

Timber Ridge Estates Lot
Lot 46 Timber Ridge Estates
Tuskahoma, OK 74754

\$170,000
6.030± Acres
Latimer County



Timber Ridge Estates Lot
Tuskahoma, OK / Latimer County

SUMMARY

Address

Lot 46 Timber Ridge Estates

City, State Zip

Tuskahoma, OK 74754

County

Latimer County

Type

Recreational Land, Undeveloped Land, Lot

Latitude / Longitude

34.731918 / -95.319063

Acreage

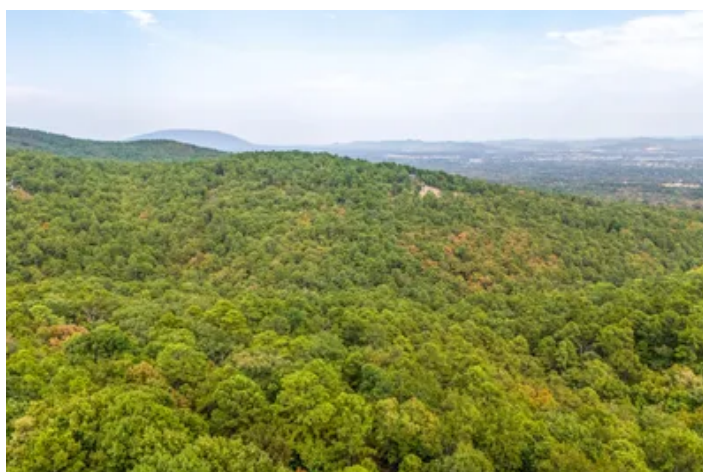
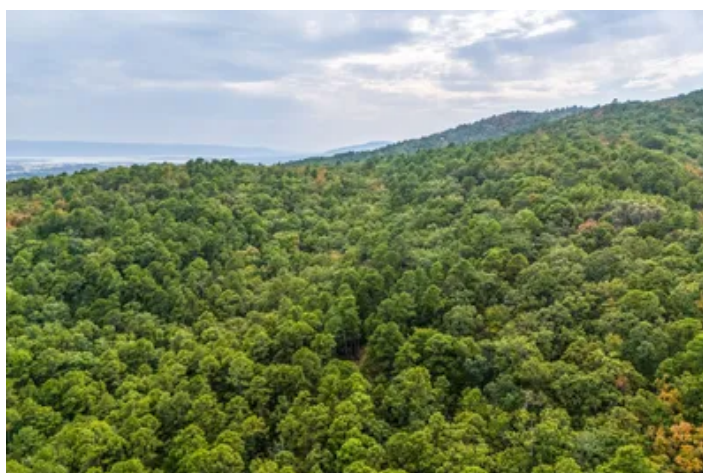
6.030

Price

\$170,000

Property Website

<https://arrowheadlandcompany.com/property/timber-ridge-estates-lot-latimer-oklahoma/116006/>



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PROPERTY DESCRIPTION

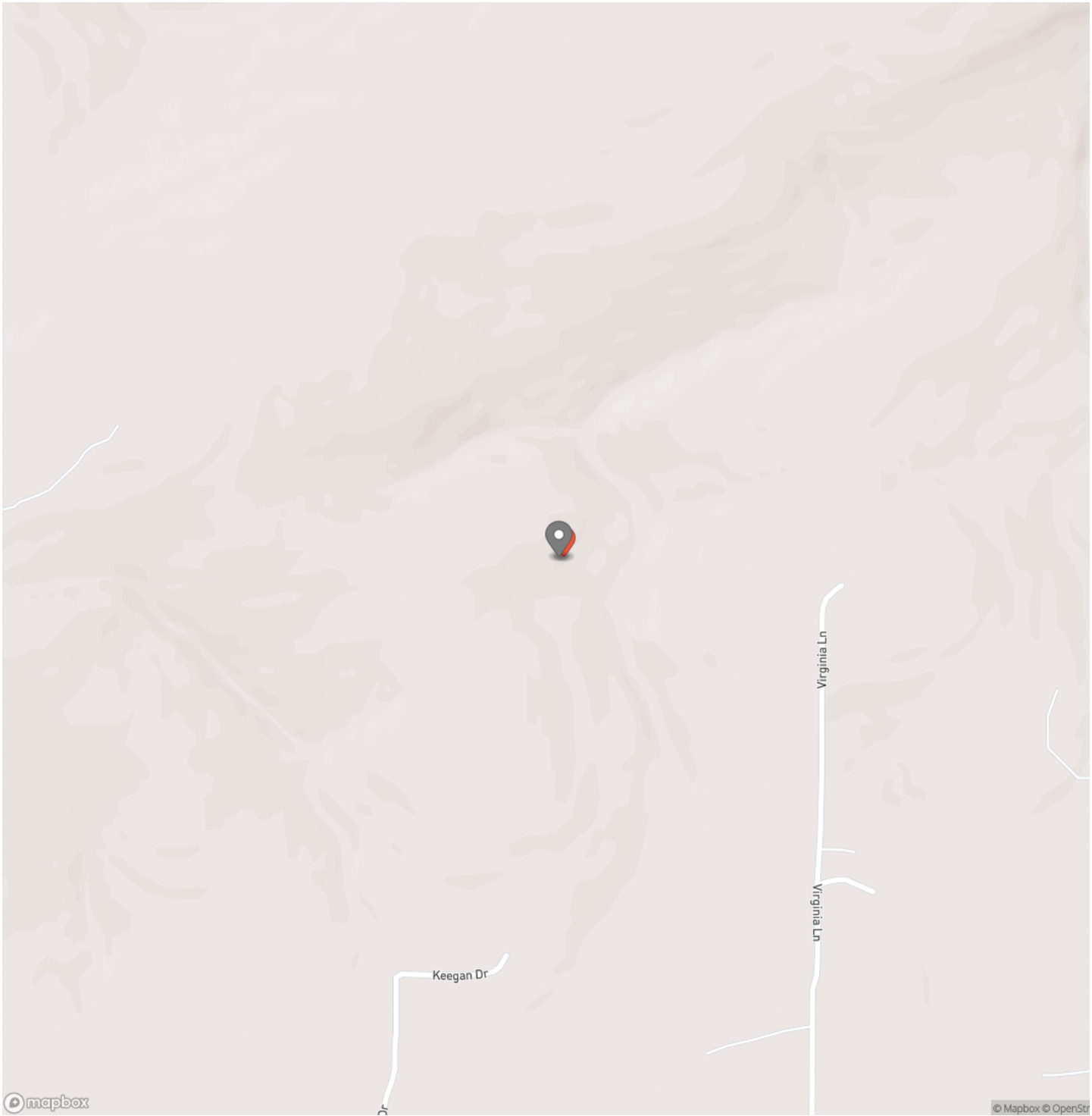
Located approximately 2.5+/- miles north of Sardis Lake, this 6.03+/- acre property in Latimer County, Oklahoma offers an excellent opportunity to build in a private, wooded setting while staying close to one of southeastern Oklahoma's most popular recreational destinations. The property is situated within the private and gated Timber Ridge Estates community, providing added privacy and limited access. The tract is covered in mature timber and features attractive topography that gives the property plenty of character and spots with great views of the mountains. Water and electricity are already available on-site, providing a major head start for anyone looking to build a full-time residence, weekend cabin, or lake-area retreat. With Sardis Lake nearby, fishing, boating, swimming, and other outdoor recreation are all within easy reach. The surrounding area also offers excellent hunting opportunities and access to the outdoor lifestyle southeastern Oklahoma is known for. Whether you are looking to build a permanent residence or establish a weekend getaway near the lake, this tract offers a great opportunity inside the gated Timber Ridge Estates community. The lot is located 15+/- minutes from Clayton, 50+/- minutes from McAlester, approximately 3 hours from Dallas. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Cooper Boatright at [\(580\) 507-5909](tel:5805075909)

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

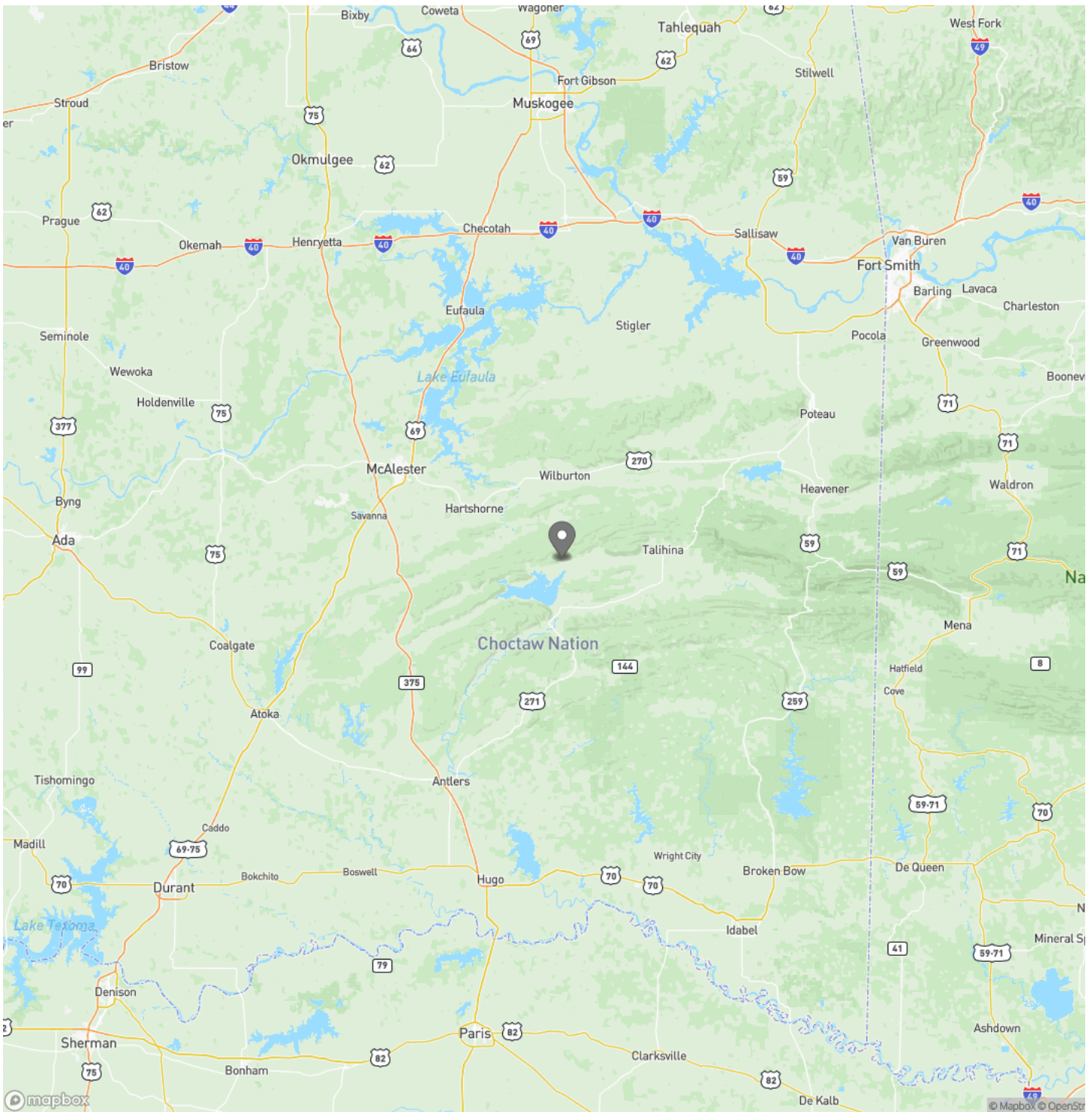
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Locator Map



Locator Map



Satellite Map



**Timber Ridge Estates Lot
Tuskahoma, OK / Latimer County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Cooper Boatright

Mobile

(580) 507-5909

Email

cooper.boatright@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://arrowheadlandcompany.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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