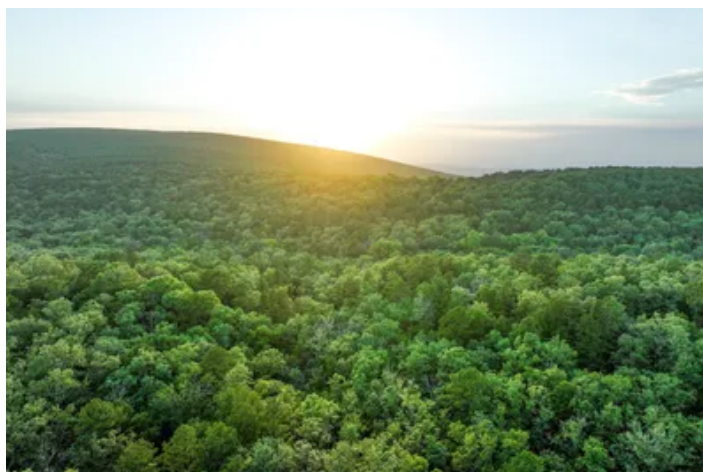


Hardy Creek Farm
00 Hw 271
Clayton, OK 74536

\$245,000
69.42± Acres
Pushmataha County



Hardy Creek Farm
Clayton, OK / Pushmataha County

SUMMARY

Address

00 Hw 271

City, State Zip

Clayton, OK 74536

County

Pushmataha County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

34.5195 / -95.2815

Dwelling Square Feet

900

Acreage

69.42

Price

\$245,000

Property Website

<https://arrowheadlandcompany.com/property/hardy-creek-farm-pushmataha-oklahoma/111323/>

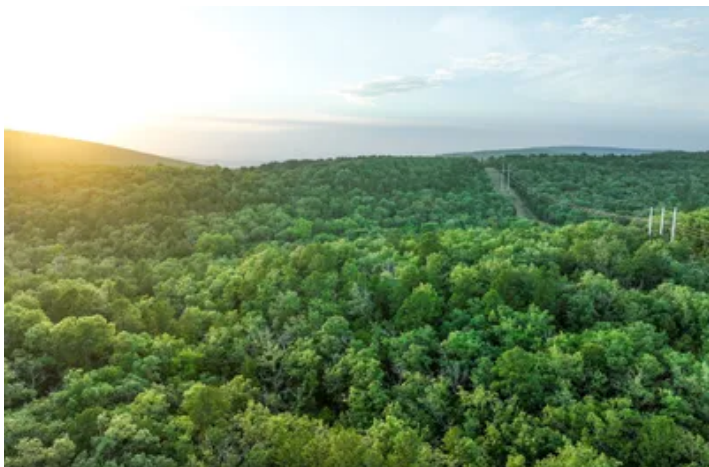


PROPERTY DESCRIPTION

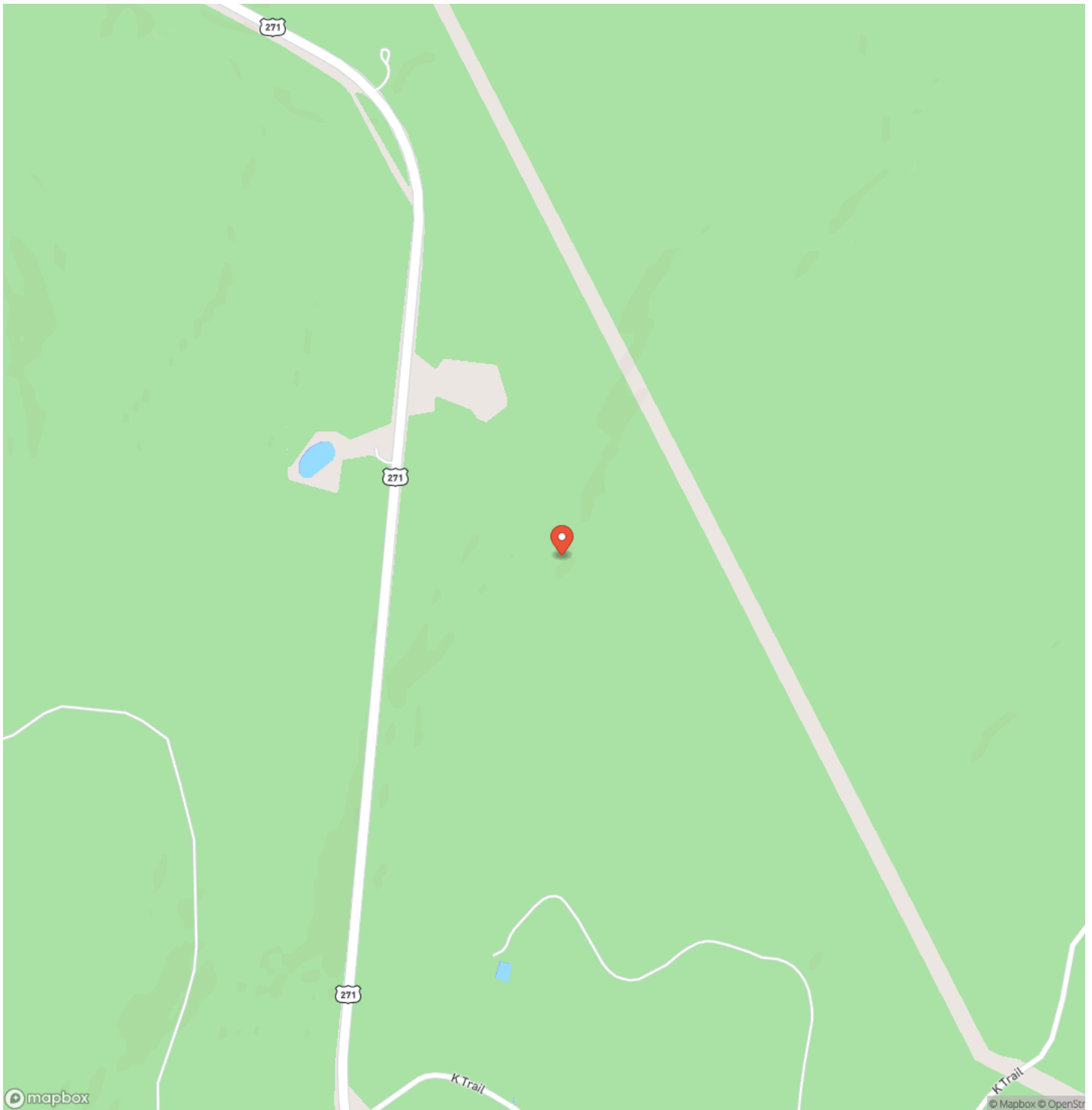
Welcome to the beauty of Southeastern Oklahoma with Hardy Creek Farm, a stunning 69.42+/- acre recreational property in Pushmataha County! Covered in mature hardwoods and towering pine timber, this property provides an excellent landscape for both hunters and overall outdoorsmen. Just steps from beautiful Hardy Creek sits a sturdy 30x30+/- partially finished off-grid container home, ready for you to customize into your own hunting cabin or weekend retreat. The spacious covered back porch overlooks the creek, providing a peaceful setting to relax. The ranch is full of wildlife including whitetail deer, eastern wild turkey, feral hogs, black bear, and a variety of small game, making it an exceptional hunting property. A transmission line crosses Hardy Creek, creating an ideal travel corridor where wildlife frequently move through and bed in the native grasses. Combined with excellent visibility down the right-of-way, it offers an outstanding location for hunting setups. The property features a gated entrance, convenient highway frontage, and water and electricity available at the road, giving you the flexibility to develop the property however you choose. For buyers looking to expand, there is also the option to purchase the adjoining 140+/- acres, creating a larger ranch of more than 209+/- acres. Whether you're looking for a hunting retreat, weekend getaway, or future homesite, Hardy Creek Farm offers endless possibilities in one of Southeastern Oklahoma's most sought-after recreational areas! Don't miss the opportunity to make this beautiful Pushmataha County property your own! The property is located 13+/- miles from Potato Hills Beach on Sardis Lake, 31+/- miles from Antlers and 56+/- miles from McAlester! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Owen Bellis at [\(918\)367-7050](tel:9183677050).

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.

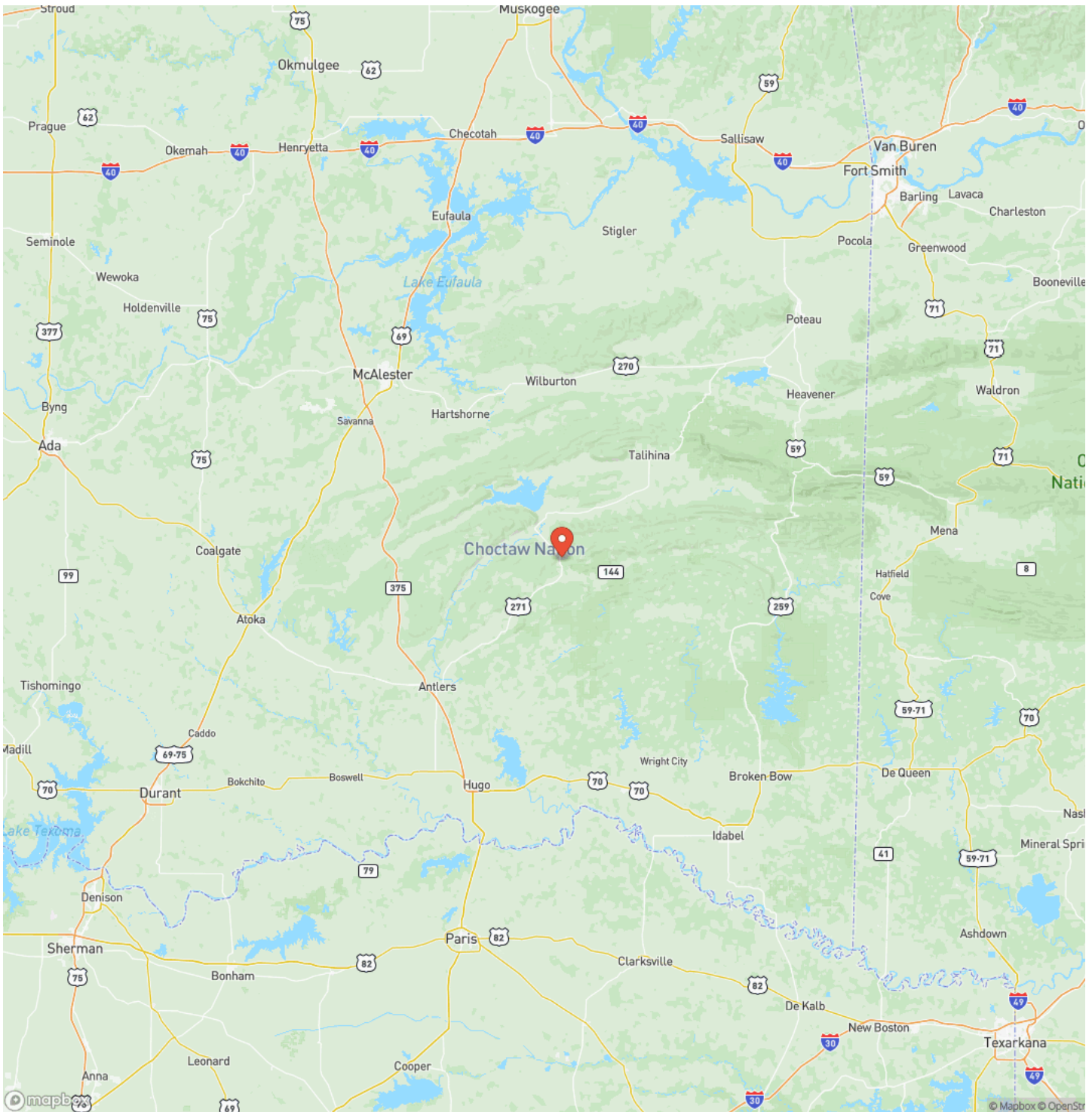
Hardy Creek Farm
Clayton, OK / Pushmataha County



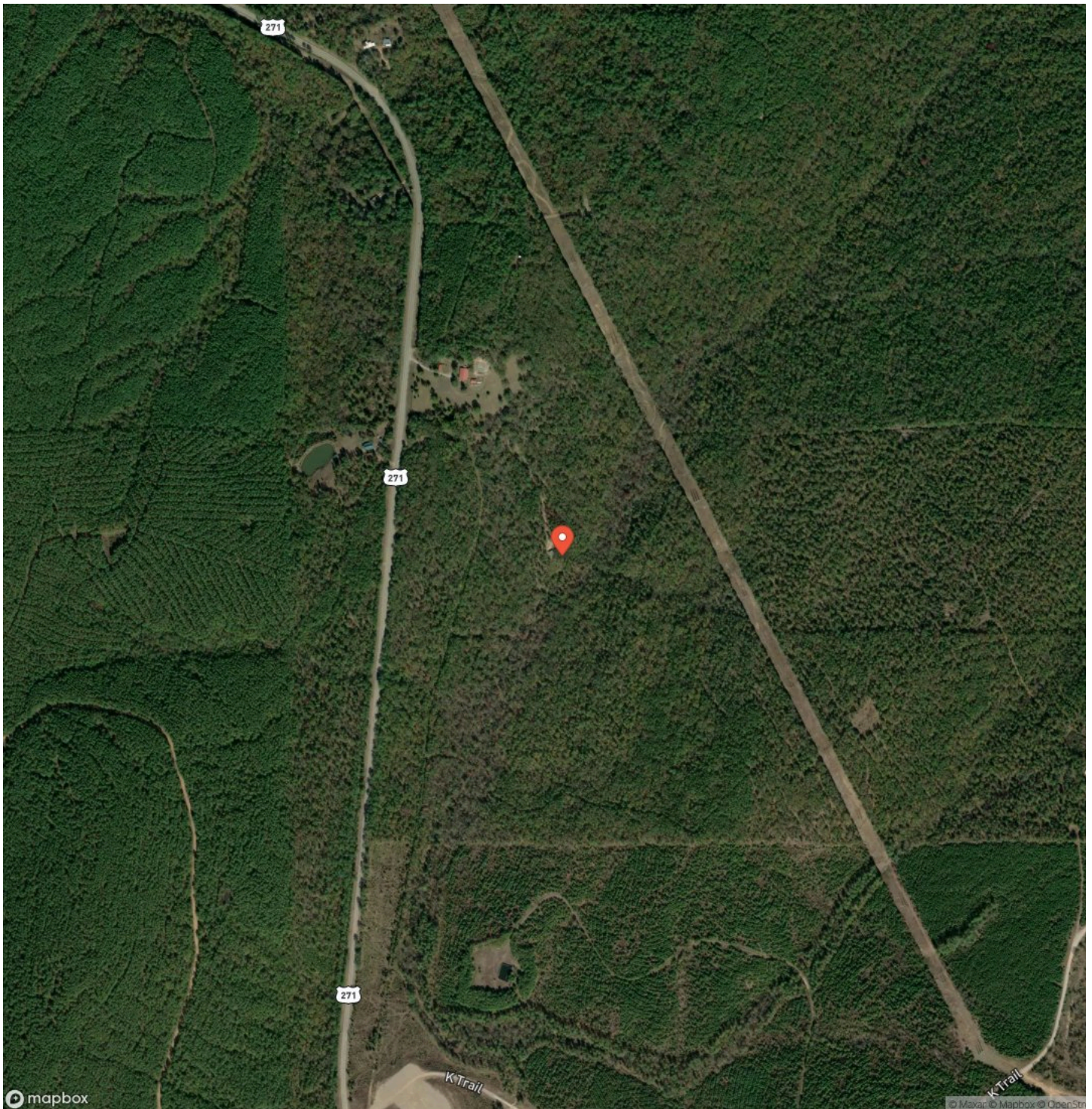
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Owen Bellis

Mobile

(918) 367-7050

Email

owen.bellis@arrowheadlandcompany.com

Address

City / State / Zip

Kellyville, OK 74039

NOTES

[illegible]

This image shows a blank 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.

Arrowhead Land Company
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