

Tushka 35
Katy Road
Atoka, OK 74525

\$310,000
35± Acres
Atoka County



Tushka 35
Atoka, OK / Atoka County

SUMMARY

Address

Katy Road

City, State Zip

Atoka, OK 74525

County

Atoka County

Type

Undeveloped Land, Hunting Land, Recreational Land

Latitude / Longitude

34.279779 / -96.164521

Acreage

35

Price

\$310,000

Property Website

<https://greatplainslandcompany.com/detail/tushka-35-atoka-oklahoma/80643/>



PROPERTY DESCRIPTION

35± Acres in Tushka, OK – Scenic Land with Pasture, Woods & Ponds, Tushka School District

This beautiful 35± acre property in Atoka County offers an exceptional blend of open space, natural privacy, and development potential. Located in the Tushka School District, just off Highway 69, it provides a rare combination of seclusion and convenience, with easy access to local schools, nearby towns and major travel routes.

The land features approximately 50% open pasture and 50% mature hardwoods, making it ideal for a wide range of uses—whether you're envisioning a dream homesite, a weekend hunting retreat, or a small-scale ranching operation. Two scenic ponds add charm and provide reliable water sources for livestock and native wildlife. With most of the fencing already in place, the property is nearly turnkey for livestock. Featuring gently rolling terrain that's perfect for exploring, horseback riding, or a front porch to soak in the peace and quiet of country living.

Utilities are available at the road, offering a head start on building your home or cabin. This is a great opportunity for anyone looking to invest in quality rural land, enjoy the outdoors, or establish a peaceful homestead in Southeastern Oklahoma.

Don't miss out—come experience the potential and natural beauty for yourself.

13 minutes to Atoka, OK

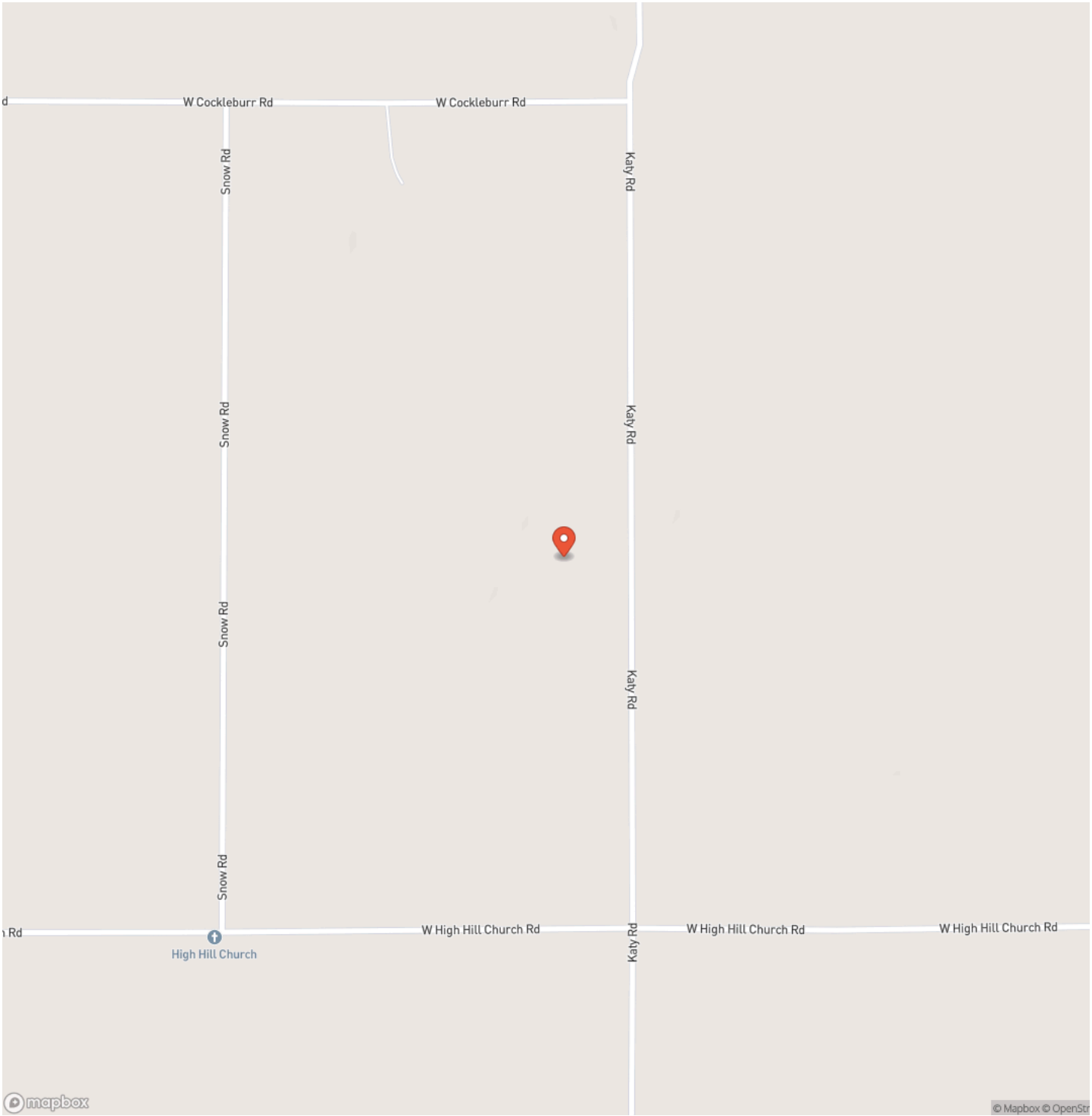
1 hour 53 minutes to Dallas, TX

2 hours 23 minutes to Oklahoma City, OK

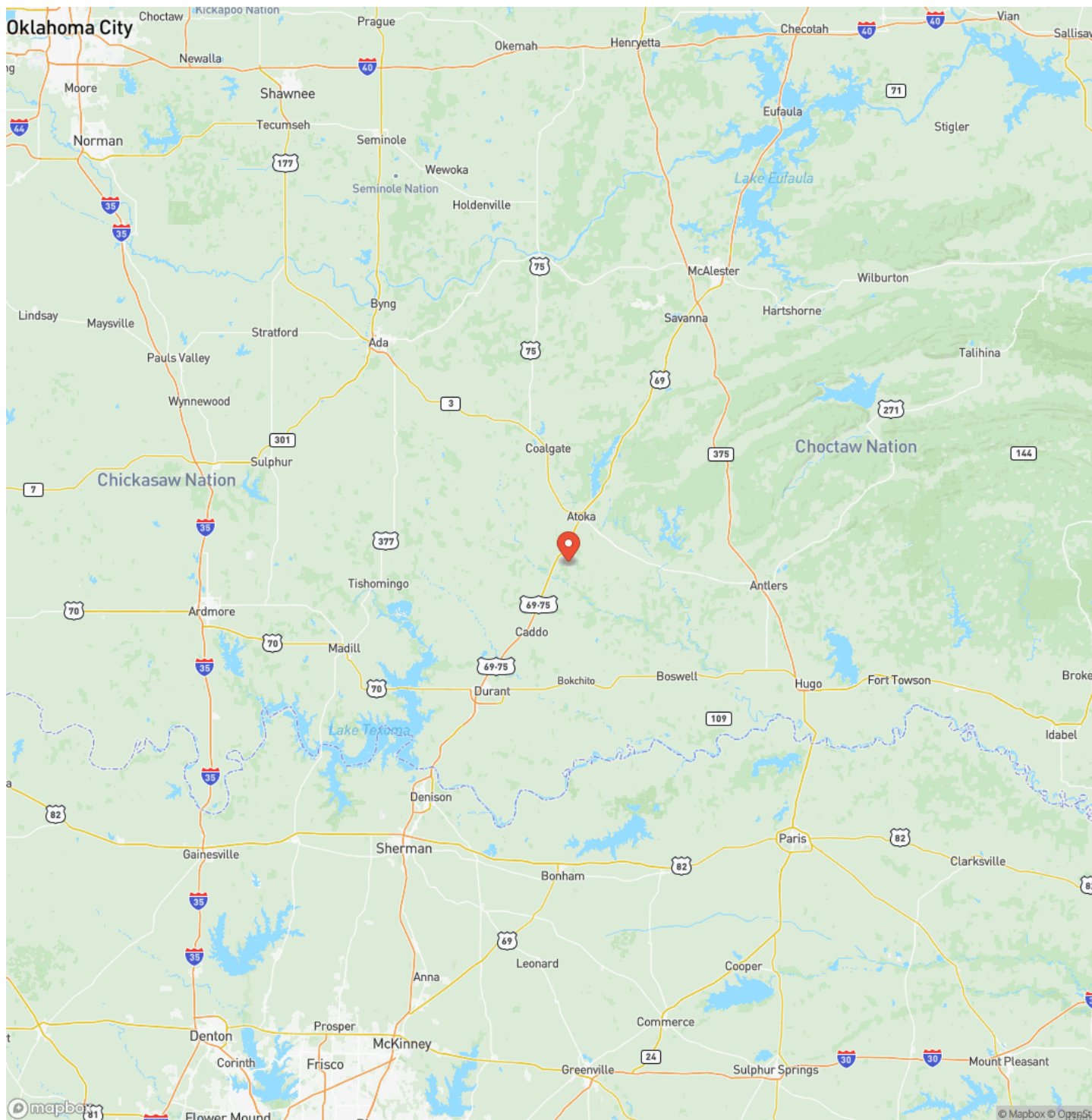
To schedule a showing, contact Colton Snead with Great Plains Land Company at [\(918\) 424-1564](tel:9184241564).



Locator Map



Locator Map



Satellite Map



Tushka 35
Atoka, OK / Atoka County

LISTING REPRESENTATIVE

For more information contact:



Representative

Colton Snead

Mobile

(918) 424-1564

Email

colton@greatplains.land

Address

3515 Haywood Road

City / State / Zip

NOTES

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This image shows a full page of blank, lined paper. It features approximately 20 evenly spaced horizontal black lines across its entire width, typical of notebook or legal stationery. The background is a solid off-white color, and there are no margins, text, or other markings present.



MORE INFO ONLINE:
greatplainslandcompany.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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