SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

60± ACRES WITH A BARNDOMINIUM PUSHMATAHA COUNTY, OK

$525,000

OFFICE (479) 588-1034 | WWW.SMALLTOWNPROPERTIES.COM

THE PUSHMATAHA 60

PROPERTY PROFILE

LOCATION:

- 169767 State Hwy 2
  Clayton, OK 74536
- Pushmataha County
- 10.4± Miles W of
  Clayton Lake State Park
- 19.4± Miles S of Sardis Lake
- 29.1± Miles E of Antlers
- 51.6± Miles W of the
  Billy Creek Recreation Area
- 72.7± Miles NW of
  Broken Bow Lake
- 177± Miles NE of Dallas
- 191± Miles SE of Oklahoma City

COORDINATES:

- 34.55965, -95.4424

PROPERTY USE:

- Residential/Homestead
- Small Farm
- Hunting & Fishing
- Recreation

PROPERTY INFORMATION:

- 60± Acres
- Fenced and Cross-Fenced
- 1,600± SqFt Barndominium
  - Built in 2015
  - 3 Bedrooms/2 Baths
  - 1,200± SqFt Garage
  - Wraparound Covered Porches
- 20x30 Detached Garage with
  Attached Covered Shed
- 3 Ponds
- Multiple Fruit Trees
- Mountain Views
- Ample Road Frontage

TAX INFORMATION:

- Parcel ID
  0000-17-01N-18E-0-012-01
- 2025: $578.64

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

LUKE ALSTON, ALC | EXECUTIVE BROKER - AR
MANAGING BROKER - OK, ASSOCIATE BROKER - LA
C: 479-234-1376 | lukealston@smalltownproperties.com

MARISSA NICHOLS | LAND & RESIDENTIAL SPECIALIST
C: 580-306-5671 | marissa@smalltownproperties.com

5607 Hwy 71 South - Cove, AR 71937 | O: 479-588-1034 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE PUSHMATAHA 60

WELCOME TO THE PUSHMATAHA 60 IN CLAYTON, LOCATED RIGHT IN THE HEART OF PUSHMATAHA COUNTY—AN AREA KNOWN FOR SOME OF THE BEST DEER AND TURKEY HUNTING IN SOUTHEAST OKLAHOMA, PLUS TONS OF OUTDOOR FUN. If you love fishing, hunting, camping, or ATV riding, you're going to feel right at home here. The 60± acre property gives you plenty of room to spread out and enjoy country living while still being close to Sardis Lake and Clayton Lake State Park for even more adventure.

A 1,600± square foot barndominium, built in 2015, offers an open kitchen and dining area, three bedrooms, and two full baths. Granite countertops and extra lighting above and below the cabinets give the kitchen a warm, cozy feel, perfect for everyday living and gatherings. Attached to the home is a 1,200± square foot garage complete with ample shelving and plenty of workspace for projects or storage. Step outside to enjoy wraparound covered porches and built-in flower and garden beds ready for planting. In addition, the property includes a 20×30 detached garage with an attached livestock shed and tack room. Water and electricity are already in place in the garage and pen areas, making daily livestock care convenient and efficient.

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

LUKE ALSTON, ALC | EXECUTIVE BROKER - AR
MANAGING BROKER - OK, ASSOCIATE BROKER - LA
C: 479-234-1376 | lukealston@smalltownproperties.com

MARISSA NICHOLS | LAND & RESIDENTIAL SPECIALIST
C: 580-306-5671 | marissa@smalltownproperties.com

5607 Hwy 71 South - Cove, AR 71937 | O: 479-588-1034 | smalltownproperties.com

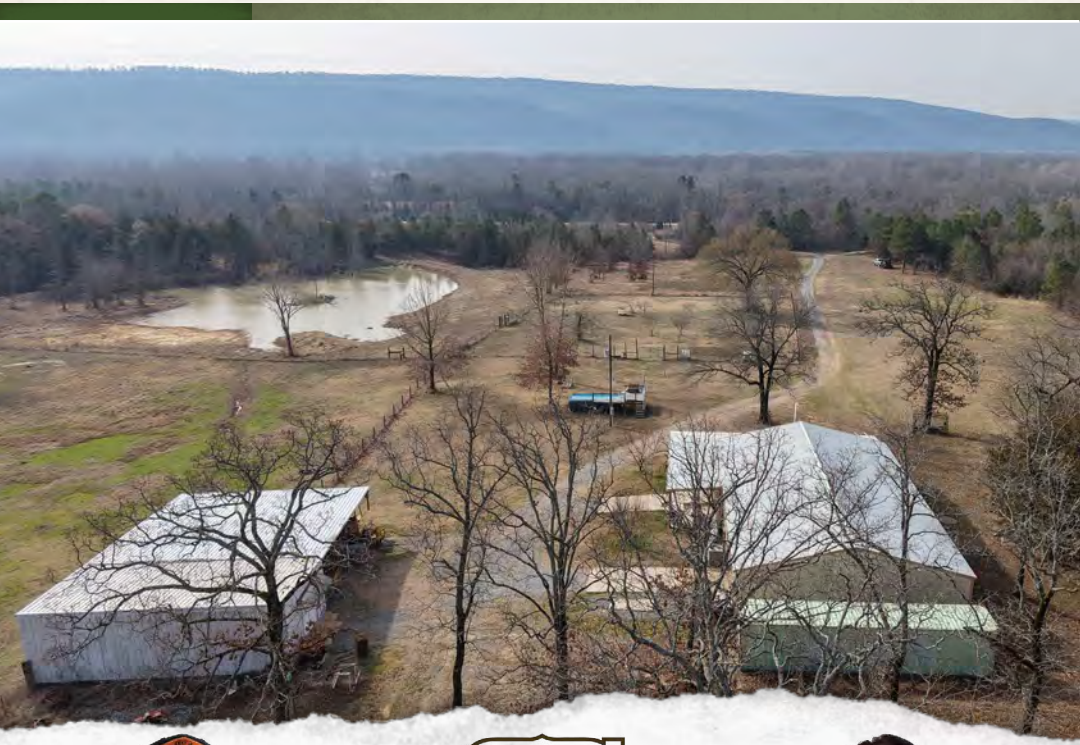
Information is believed to be accurate but not guaranteed.

MORE ABOUT THE PUSHMATAHA 60

The barn setup is ready for goats, sheep, horses, or any combination you choose. Fenced property lines and cross-fencing make this farm truly move-in ready. You'll also enjoy peach, pear, and apple trees, along with three ponds scattered across the land, enhancing both the beauty and functionality of the property.

The Pushmataha 60 is nestled in the heart of the scenic Kiamichi Mountains, where peaceful country living meets outdoor adventure.

To schedule a personal tour, call Luke Alston or MaRissa Nichols today and experience #TheSmallTownWay!



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

LUKE ALSTON, ALC | EXECUTIVE BROKER - AR
MANAGING BROKER - OK, ASSOCIATE BROKER - LA
C: 479-234-1376 | lukealston@smalltownproperties.com

MARISSA NICHOLS | LAND & RESIDENTIAL SPECIALIST
C: 580-306-5671 | marissa@smalltownproperties.com

5607 Hwy 71 South - Cove, AR 71937 | O: 479-588-1034 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

60± ACRES WITH A BARNDOMINIUM | PUSHMATAHA COUNTY, OKLAHOMA

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

LUKE ALSTON, ALC | EXECUTIVE BROKER - AR
MANAGING BROKER - OK, ASSOCIATE BROKER - LA
C: 479-234-1376 | lukealston@smalltownproperties.com

MARISSA NICHOLS | LAND & RESIDENTIAL SPECIALIST
C: 580-306-5671 | marissa@smalltownproperties.com

5607 Hwy 71 South - Cove, AR 71937 | O: 479-588-1034 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

LUKE ALSTON, ALC | EXECUTIVE BROKER - AR
MANAGING BROKER - OK, ASSOCIATE BROKER - LA
C: 479-234-1376 | lukealston@smalltownproperties.com

MARISSA NICHOLS | LAND & RESIDENTIAL SPECIALIST
C: 580-306-5671 | marissa@smalltownproperties.com

5607 Hwy 71 South - Cove, AR 71937 | O: 479-588-1034 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

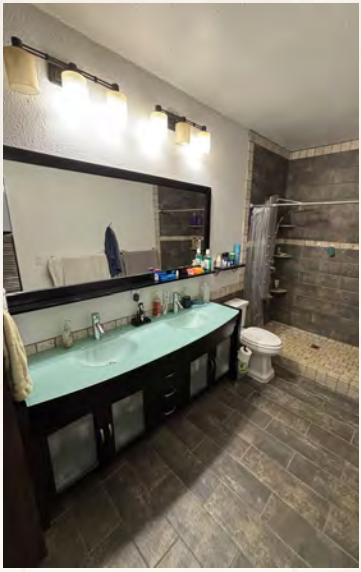
SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

LUKE ALSTON, ALC | EXECUTIVE BROKER - AR
MANAGING BROKER - OK, ASSOCIATE BROKER - LA
C: 479-234-1376 | lukealston@smalltownproperties.com

MARISSA NICHOLS | LAND & RESIDENTIAL SPECIALIST
C: 580-306-5671 | marissa@smalltownproperties.com

5607 Hwy 71 South - Cove, AR 71937 | O: 479-588-1034 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

LUKE ALSTON, ALC | EXECUTIVE BROKER - AR
MANAGING BROKER - OK, ASSOCIATE BROKER - LA
C: 479-234-1376 | lukealston@smalltownproperties.com

MARISSA NICHOLS | LAND & RESIDENTIAL SPECIALIST
C: 580-306-5671 | marissa@smalltownproperties.com

5607 Hwy 71 South - Cove, AR 71937 | O: 479-588-1034 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

60± ACRES WITH A BARNDOMINIUM | PUSHMATAHA COUNTY, OKLAHOMA

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

LUKE ALSTON, ALC | EXECUTIVE BROKER - AR
MANAGING BROKER - OK, ASSOCIATE BROKER - LA
C: 479-234-1376 | lukealston@smalltownproperties.com

MARISSA NICHOLS | LAND & RESIDENTIAL SPECIALIST
C: 580-306-5671 | marissa@smalltownproperties.com

5607 Hwy 71 South - Cove, AR 71937 | O: 479-588-1034 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

LUKE ALSTON, ALC | EXECUTIVE BROKER - AR
MANAGING BROKER - OK, ASSOCIATE BROKER - LA
C: 479-234-1376 | lukealston@smalltownproperties.com

MARISSA NICHOLS | LAND & RESIDENTIAL SPECIALIST
C: 580-306-5671 | marissa@smalltownproperties.com

5607 Hwy 71 South - Cove, AR 71937 | O: 479-588-1034 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

LUKE ALSTON, ALC | EXECUTIVE BROKER - AR
MANAGING BROKER - OK, ASSOCIATE BROKER - LA
C: 479-234-1376 | lukealston@smalltownproperties.com

MARISSA NICHOLS | LAND & RESIDENTIAL SPECIALIST
C: 580-306-5671 | marissa@smalltownproperties.com

5607 Hwy 71 South - Cove, AR 71937 | O: 479-588-1034 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

60± ACRES WITH A BARNDOMINIUM | PUSHMATAHA COUNTY, OKLAHOMA

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

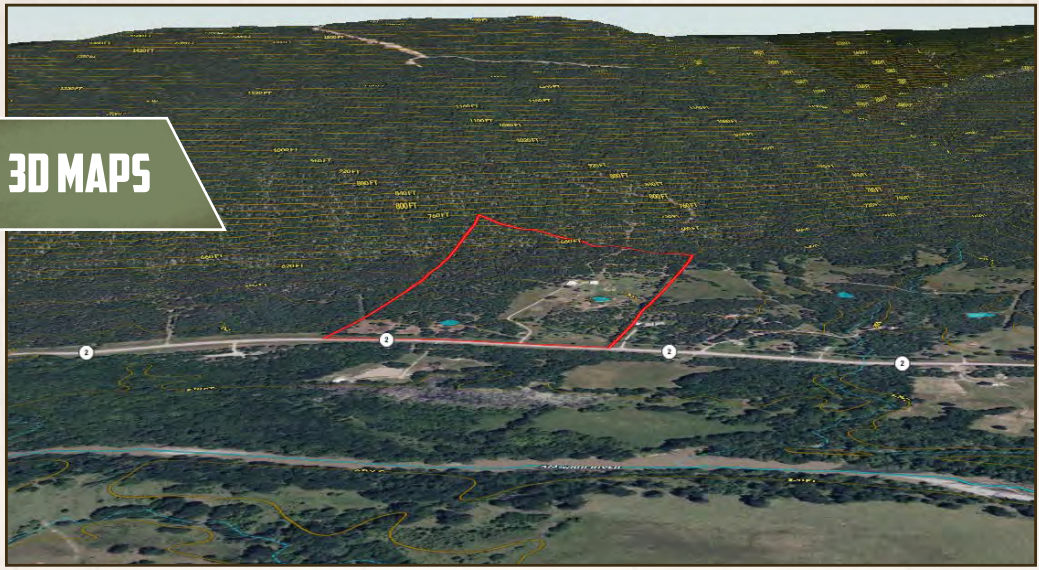
LUKE ALSTON, ALC | EXECUTIVE BROKER - AR
MANAGING BROKER - OK, ASSOCIATE BROKER - LA
C: 479-234-1376 | lukealston@smalltownproperties.com

MARISSA NICHOLS | LAND & RESIDENTIAL SPECIALIST
C: 580-306-5671 | marissa@smalltownproperties.com

5607 Hwy 71 South - Cove, AR 71937 | O: 479-588-1034 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

3D MAPS



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

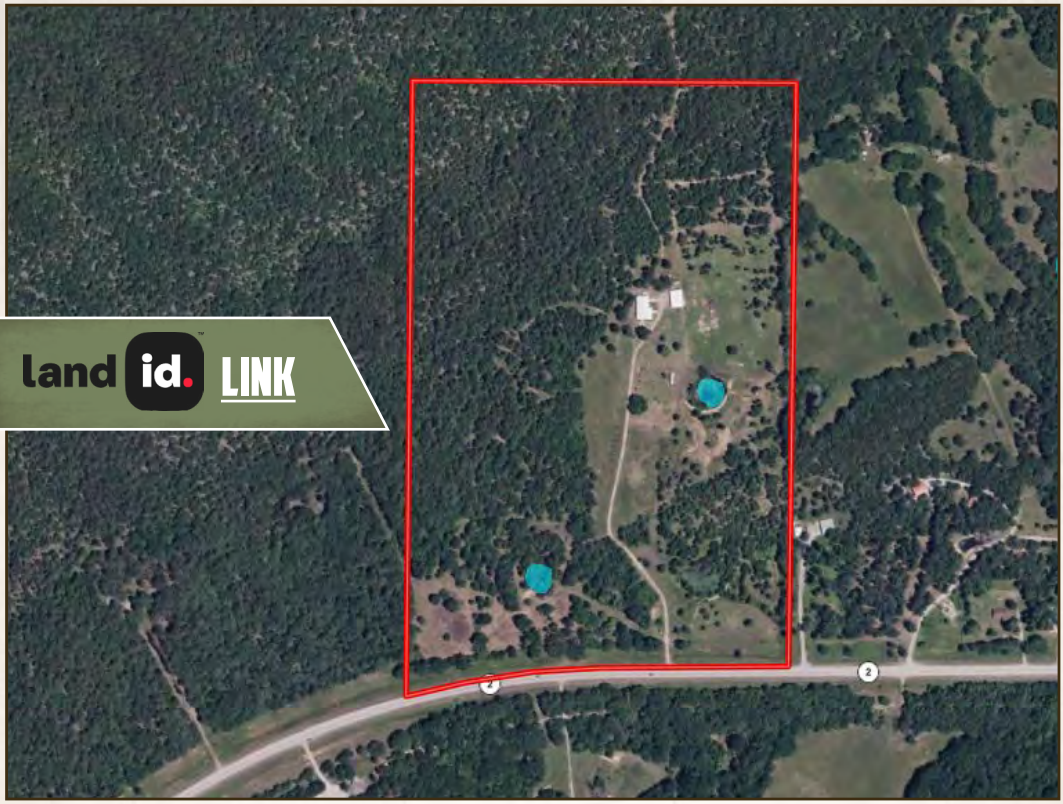
LUKE ALSTON, ALC | EXECUTIVE BROKER - AR
MANAGING BROKER - OK, ASSOCIATE BROKER - LA
C: 479-234-1376 | lukealston@smalltownproperties.com

MARISSA NICHOLS | LAND & RESIDENTIAL SPECIALIST
C: 580-306-5671 | marissa@smalltownproperties.com

5607 Hwy 71 South - Cove, AR 71937 | O: 479-588-1034 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

60± ACRES WITH A BARNDOMINIUM | PUSHMATAHA COUNTY, OKLAHOMA



Directions From the Intersection of HWY 271/HWY 2 in Clayton, OK: Travel 5.5 miles southwest on HWY 2. Turn right into the driveway.

LINK TO GOOGLE MAP DIRECTIONS

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

LUKE ALSTON, ALC | EXECUTIVE BROKER - AR
MANAGING BROKER - OK, ASSOCIATE BROKER - LA
C: 479-234-1376 | lukealston@smalltownproperties.com

MARISSA NICHOLS | LAND & RESIDENTIAL SPECIALIST
C: 580-306-5671 | marissa@smalltownproperties.com

5607 Hwy 71 South - Cove, AR 71937 | O: 479-588-1034 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.