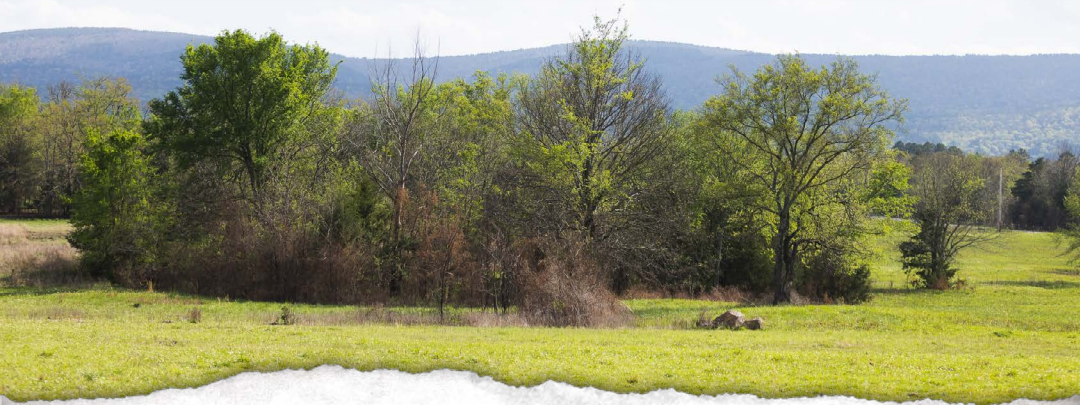




SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATESM**



120± ACRES
PUSHMATAHA COUNTY, OK
\$699,000



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

THE PUSHMATAHA 120

PROPERTY PROFILE

LOCATION:

- Indian Highway
Albion, OK 74521
- Pushmataha County
- 31.3± Miles E of Sardis Lake
- 51.1± Miles NW
of Broken Bow Lake
- 57.9± Miles SE of McAlester
- 74.1± Miles SW
of Fort Smith, AR
- 188± Miles SE of Oklahoma City
- 200± Miles NE of Dallas, TX

COORDINATES:

- 34.6515, -95.0427

PROPERTY INFORMATION:

- 120± Acres
- 2,000'± Highway Frontage
- Double County Road Frontage
- Pastureland & Wooded Terrain
- Mountain View
- 4 Ponds
- Plentiful Wildlife
- Utilities Available

PROPERTY USE:

- Hunting
- Investment
- Agricultural
- Recreational
- Potential RV Site
- Potential Home/Cabin Site

TAX INFORMATION:

- 0000-13-02N-21E-0-003-01
- \$81.97 (2025)



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

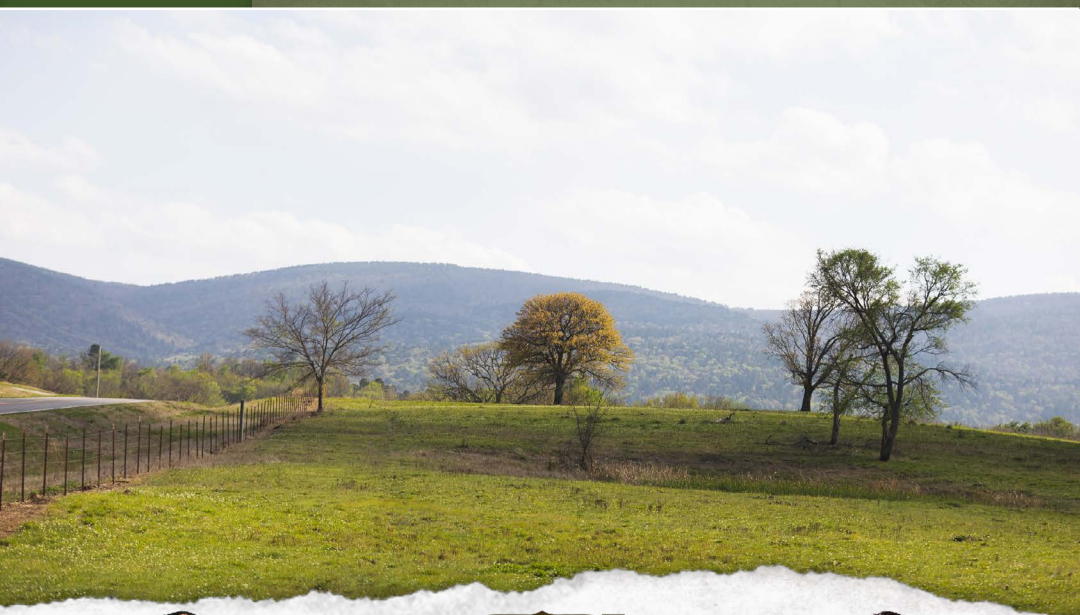
5607 Hwy 71 South - Cove, AR 71937 | O: 479-588-1034 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE PUSHMATAHA 120

WELCOME TO THE PUSHMATAHA 120—A FULLY FENCED, EXCEPTIONAL PROPERTY LOCATED BETWEEN THE KIAMICHI MOUNTAIN AND KIAMICHI RIVER, NEAR TALIHINA, OKLAHOMA, WITH BOTH HIGHWAY FRONTAGE AND TWO SIDES OF PAVED COUNTY ROAD FRONTAGE. This versatile 120± acre tract in Pushmataha County features an amazing mountain view with a balanced mix of open pasture and wooded terrain, ideal for livestock and recreational use or the perfect setting for your dream home or ranch headquarters. Four ponds provide an abundant water supply to support your operation or provide a place to catch fish for your table.

Boasting nearly 2,000 feet of highway frontage and additional access from two county roads, the Pushmataha 120 is not only a turnkey agricultural setup but also presents strong potential for future development or subdivision. So, if owning all 120± acres is not what you are looking for, the readily available water and electric utilities make this acreage easily subdivided for multiple homes or a potential RV park.



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 120

The recreational value of the Pushmataha 120 is something that could be overlooked until you spend some time here and see not only what roams this land, but also what all is nearby to enjoy from the National Forest, Billy Creek Recreational Area, Kiamichi River, K-Trail, and Sardis Lake—just to name a few. Pushmataha County is recognized as one of the best counties in Oklahoma for its hunting, and this property is no exception.

If you are looking for a property with multiple uses and benefits, then the Pushmataha 120 could be the ticket!

**Contact Luke Alston or MaRissa Nichols today to schedule
a private showing and experience #TheSmallTownWay.**



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

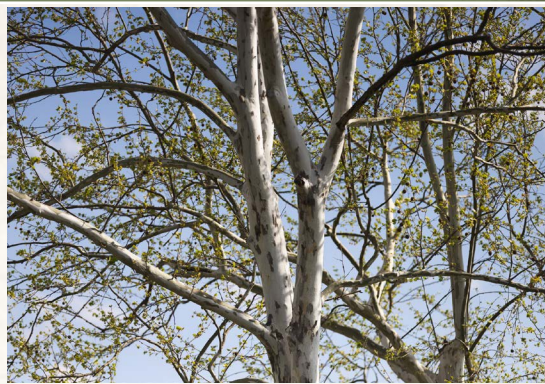
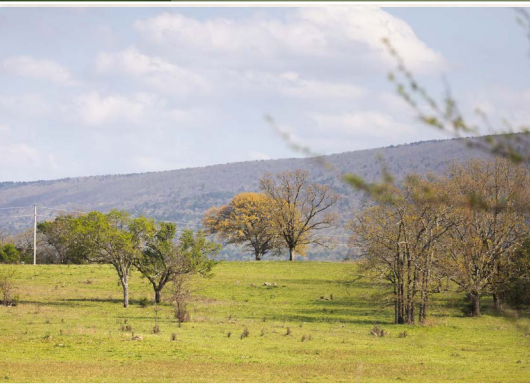
MARISSA NICHOLS | LAND & RESIDENTIAL SPECIALIST
C: 580-306-5671 | marissa@smalltownproperties.com

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

Information is believed to be accurate but not guaranteed.

120± ACRES

PUSHMATAHA COUNTY, OKLAHOMA



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

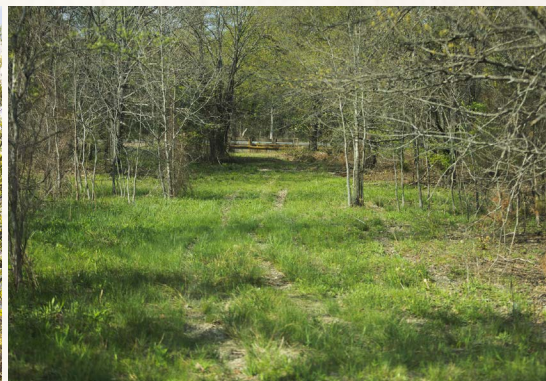
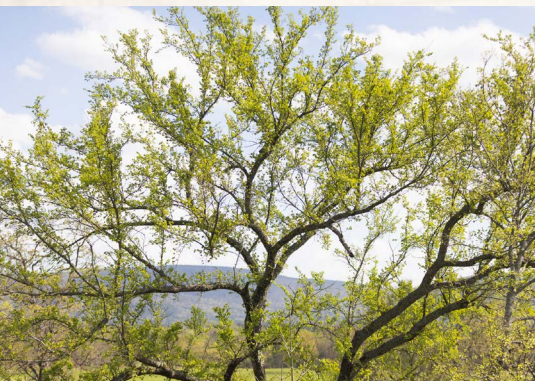
MARISSA NICHOLS | LAND & RESIDENTIAL SPECIALIST
C: 580-306-5671 | marissa@smalltownproperties.com

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

Information is believed to be accurate but not guaranteed.

120± ACRES

PUSHMATAHA COUNTY, OKLAHOMA



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

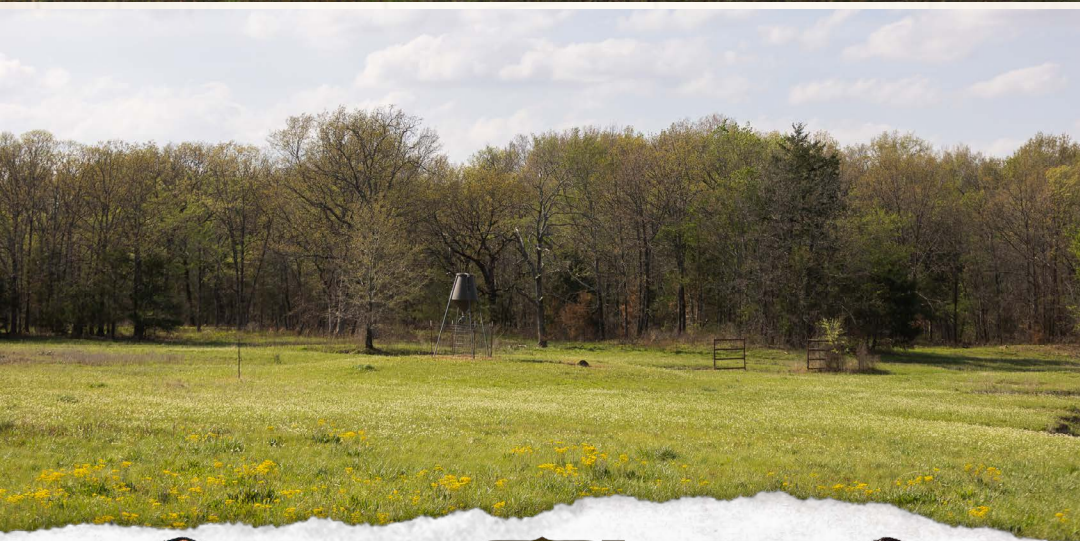
MARISSA NICHOLS | LAND & RESIDENTIAL SPECIALIST
C: 580-306-5671 | marissa@smalltownproperties.com

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

Information is believed to be accurate but not guaranteed.

120± ACRES

PUSHMATAHA COUNTY, OKLAHOMA



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.

120± ACRES

PUSHMATAHA COUNTY, OKLAHOMA



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.

120± ACRES

PUSHMATAHA COUNTY, OKLAHOMA



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

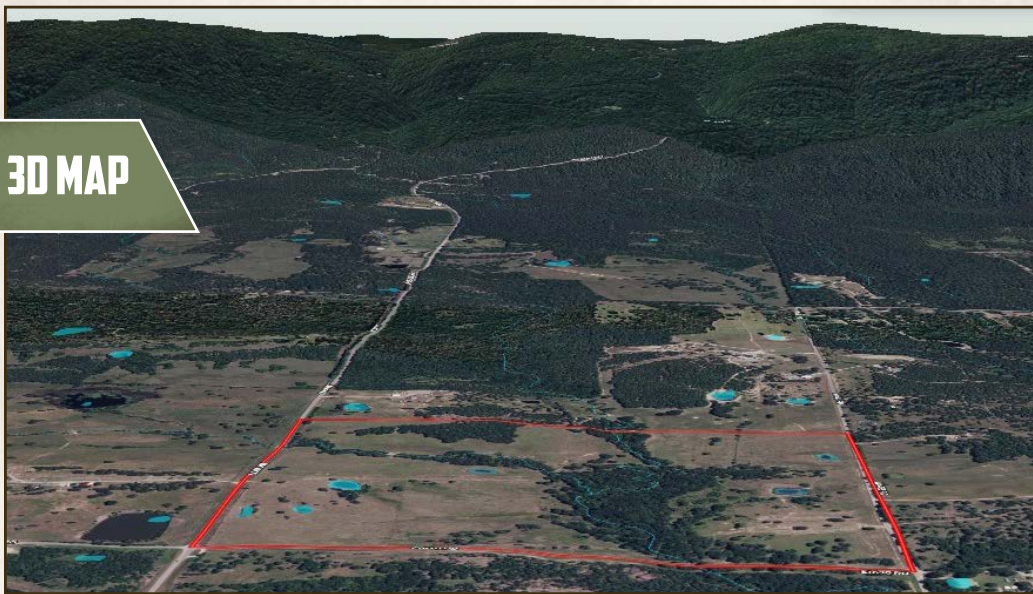
5607 Hwy 71 South - Cove, AR 71937 | O: 479-588-1034 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

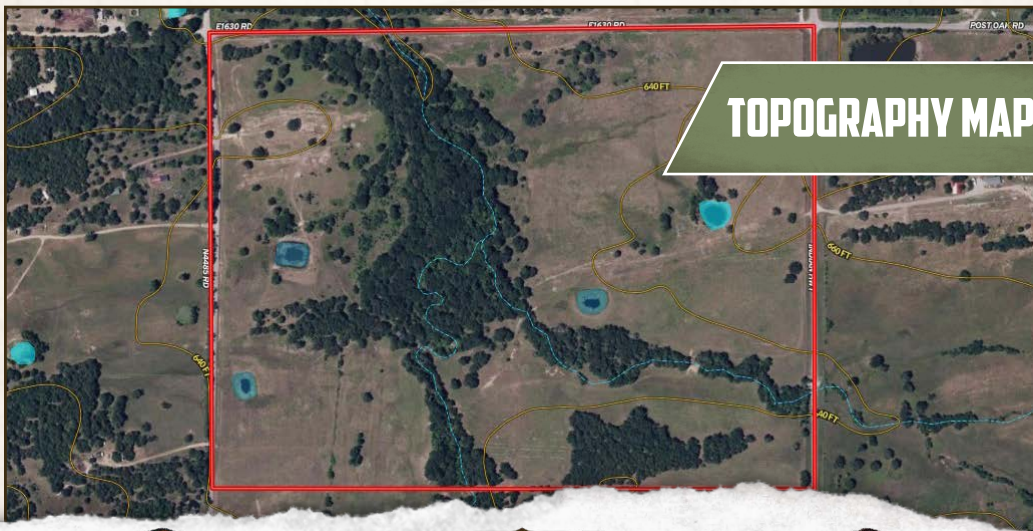
120± ACRES

PUSHMATAHA COUNTY, OKLAHOMA

3D MAP



TOPOGRAPHY MAP



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

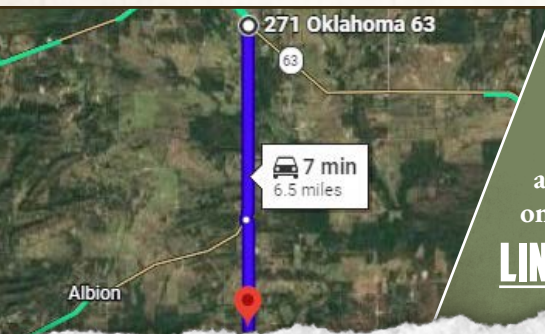
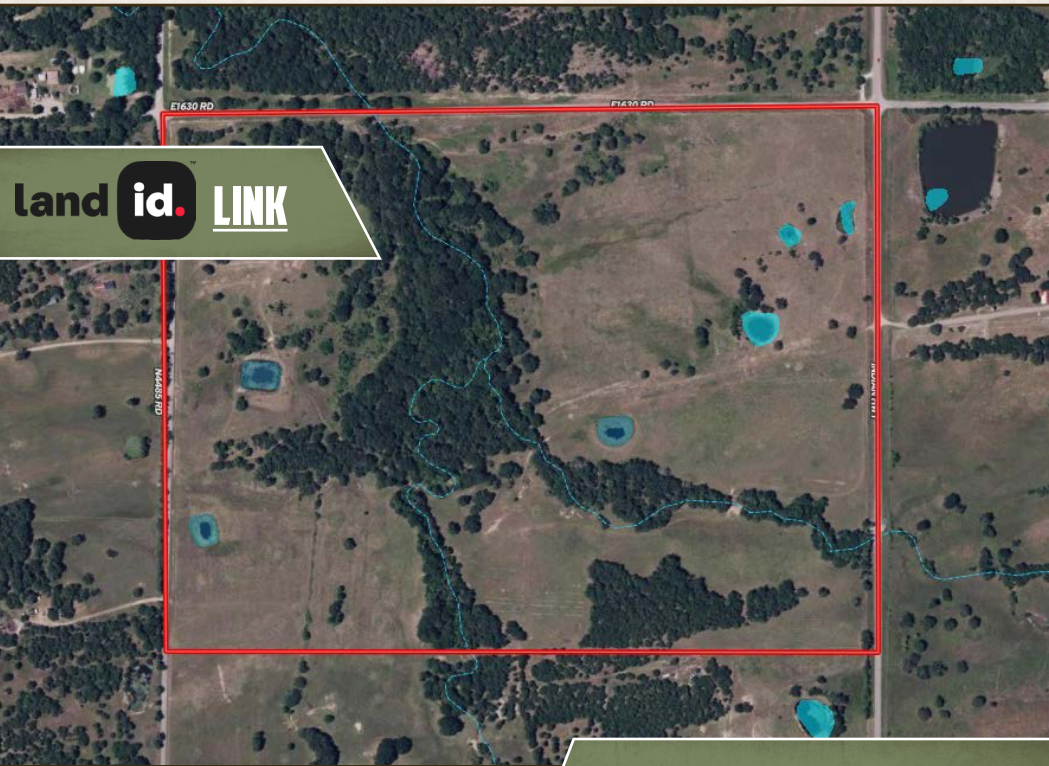
5607 Hwy 71 South - Cove, AR 71937 | O: 479-588-1034 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

120± ACRES

PUSHMATAHA COUNTY, OKLAHOMA

land **id.** LINK



Directions from the Intersection of Highway 271 and Highway 63 in Talihina, OK: Travel south on Highway 271 for 4.1 miles. Turn left onto 440th Avenue/Indian Highway and continue for 2.3 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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.