80± ACRES WITH 3 CABINS
PUSHMATAHA COUNTY, OK

$275,000

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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

THE PUSHMATAHA 80

PROPERTY PROFILE

LOCATION:

- Pushmataha County Road
  Clayton, OK 74536
- Pushmataha County
- 7± Miles E of Clayton
  Lake State Park
- 12± Miles SE of Clayton
- 17± Miles SE of Sardis Lake
- 34± Miles N of Antlers
- 195± Miles SE of Oklahoma City

COORDINATES:

- 34.55614, -95.2653

PROPERTY USE:

- Hunting
- Recreation
- Off-Grid Living
- Investment

PROPERTY INFORMATION:

- 80± Total Acres
- Mixed Pine & Hardwoods
- Surrounded by Large
  Timber Company Tracts
- Large Quantity of
  Landscape Quality Rocks
- 3 Off-Grid Cabins
- Solar Panel Array with
  Framing to Expand
- New Building Materials to Convey
- Abundant Wildlife
  (Deer, Turkey, Bear & Elk)

TAX INFORMATION:

- Parcel: 0000-13-01N-19E-0-001-01
- $39

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LUKE ALSTON, ALC
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lukealston@smalltownproperties.com
5607 Highway 71 South - Cove, AR 71937
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Information is believed to be accurate but not guaranteed.

WELCOME TO THE PUSHMATAHA 80

THE PUSHMATAHA 80 IS AN OUTDOOR ENTHUSIAST'S DREAM COME TRUE AND IS LOCATED IN ONE OF THE MOST SOUGHT-AFTER COUNTIES IN OKLAHOMA FOR BIG WHITETAILS. 80± acres of mixed hardwood and pine timber cover the Pushmataha County mountainside property. The vast raw acreage surrounding this tract, plus the difficult terrain, make it one of the few in this area that is on the market and basically untouched in decades. In addition to the deer, a large population of wild game calls this place home, including turkeys, bears, and the occasional elk...yes, I said elk!

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MORE ABOUT THE PUSHMATAHA 80

Three modest off-grid cabins are located along the only road, at the highest elevation point for undetected access to the remaining acreage. One of the cabins is 100% solar powered with a solar panel array, lithium battery bank, and converter, all included with the larger of the three cabins. The larger cabin also has a loft, bedroom, kitchenette, window unit a/c, propane cook stove/wall heater, and a porch. The other two cabins have building supplies available so the next owner can add their finishing touches. When you pull up to the gathering of cabins, you immediately get that feel of this being a hunting camp for years and years to come.

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MORE ABOUT THE PUSHMATAHA 80

Want to know the two best-kept secrets about this great place? It has not been hunted in over 15 years, AND there is an abundance of landscape-quality rocks!! If owning a place that offers total seclusion, income potential, and unlimited hunting opportunities is on your wish list, the Pushmataha 80 is a contender.

Contact Luke Alston today to schedule a private tour and experience #TheSmallTownWay!

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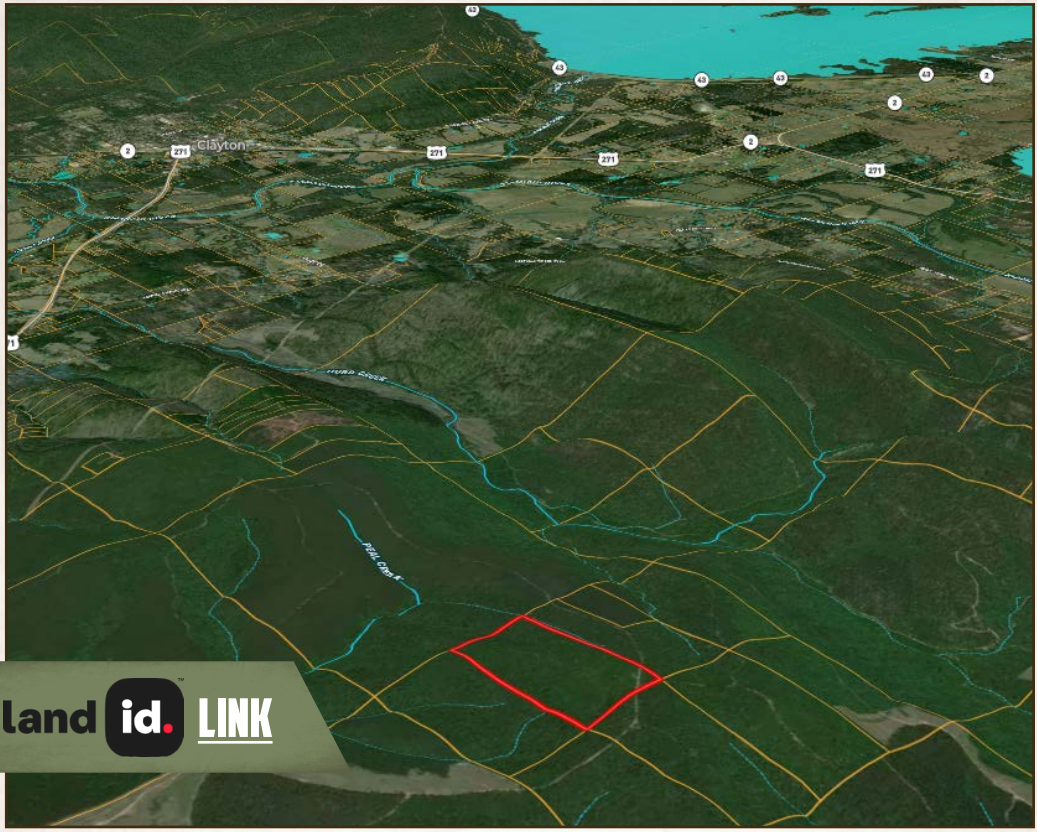

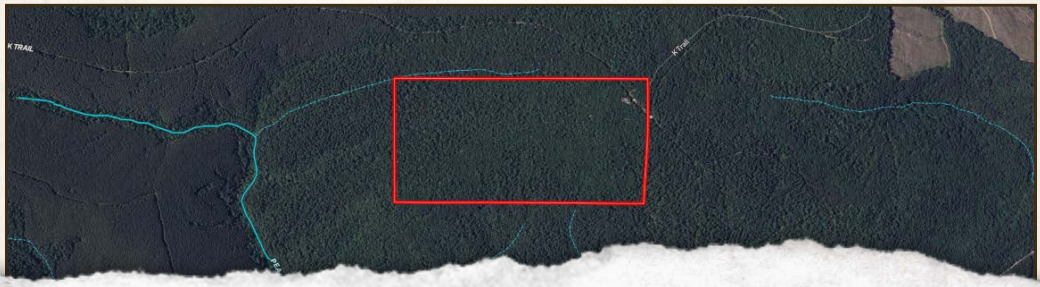

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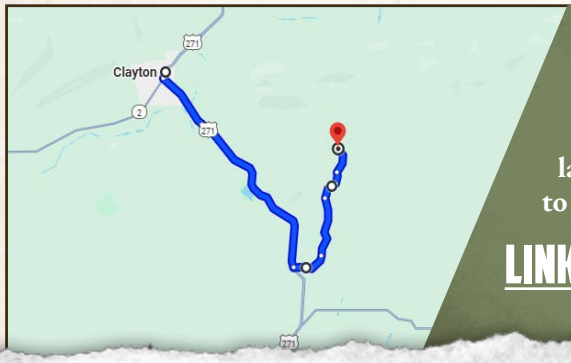

Directions From Clayton, OK: Travel 7.5 miles on US-271 S. Turn left on K Trail, the gated road with a large staging pad, and travel 4.5 miles to the destination.

LINK TO GOOGLE MAP DIRECTIONS

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