

Smallwood 50  
000 Cloudy  
Rattan, OK 74562

**\$225,000**  
50± Acres  
Pushmataha County





**Smallwood 50**  
**Rattan, OK / Pushmataha County**

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**SUMMARY**

**Address**

000 Cloudy

**City, State Zip**

Rattan, OK 74562

**County**

Pushmataha County

**Type**

Hunting Land, Undeveloped Land, Lot

**Latitude / Longitude**

34.2677 / -95.3411

**Acreage**

50

**Price**

\$225,000

**Property Website**

<https://livingthedreamland.com/property/smallwood-50-pushmataha-oklahoma/84257/>



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**PROPERTY DESCRIPTION**

This secluded 50-acre-plus or minus tract offers a great mix of open pasture and mature woods—perfect for hunting, running cattle, or building a homestead. Located about a mile from Mountain Pines UTV Park, with paved road access and electricity at the road. Abundant wildlife, natural shade, and scenic views make this an ideal getaway or investment. Part of a larger 80-acre tract, with an additional 30 acres available. Great potential for a future community store or rural business. Don't miss this versatile property in a growing area. Just 2.5 hrs. from Dallas, 3 hrs. from OKC, and 2.5 hrs. from Tulsa.



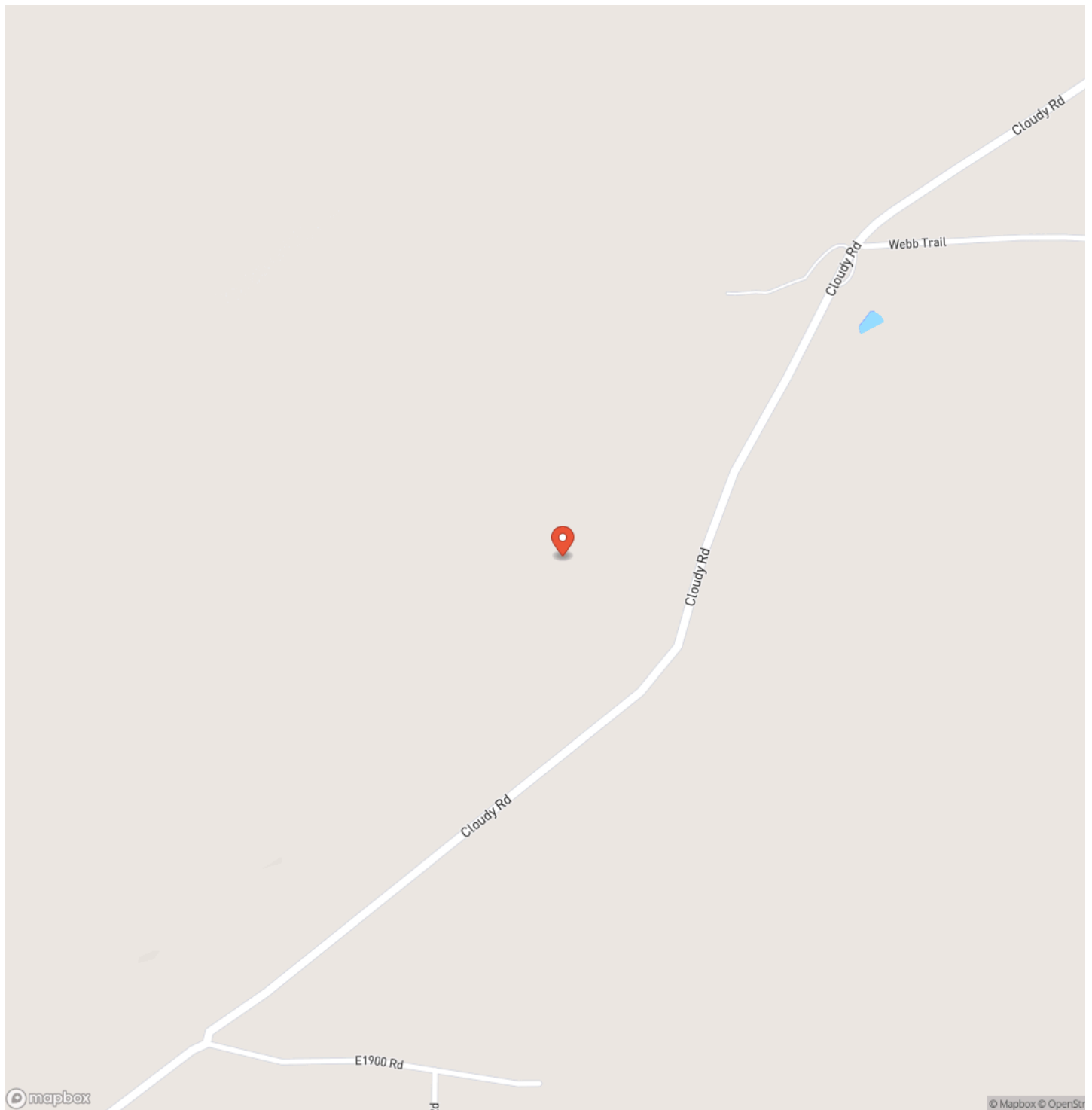


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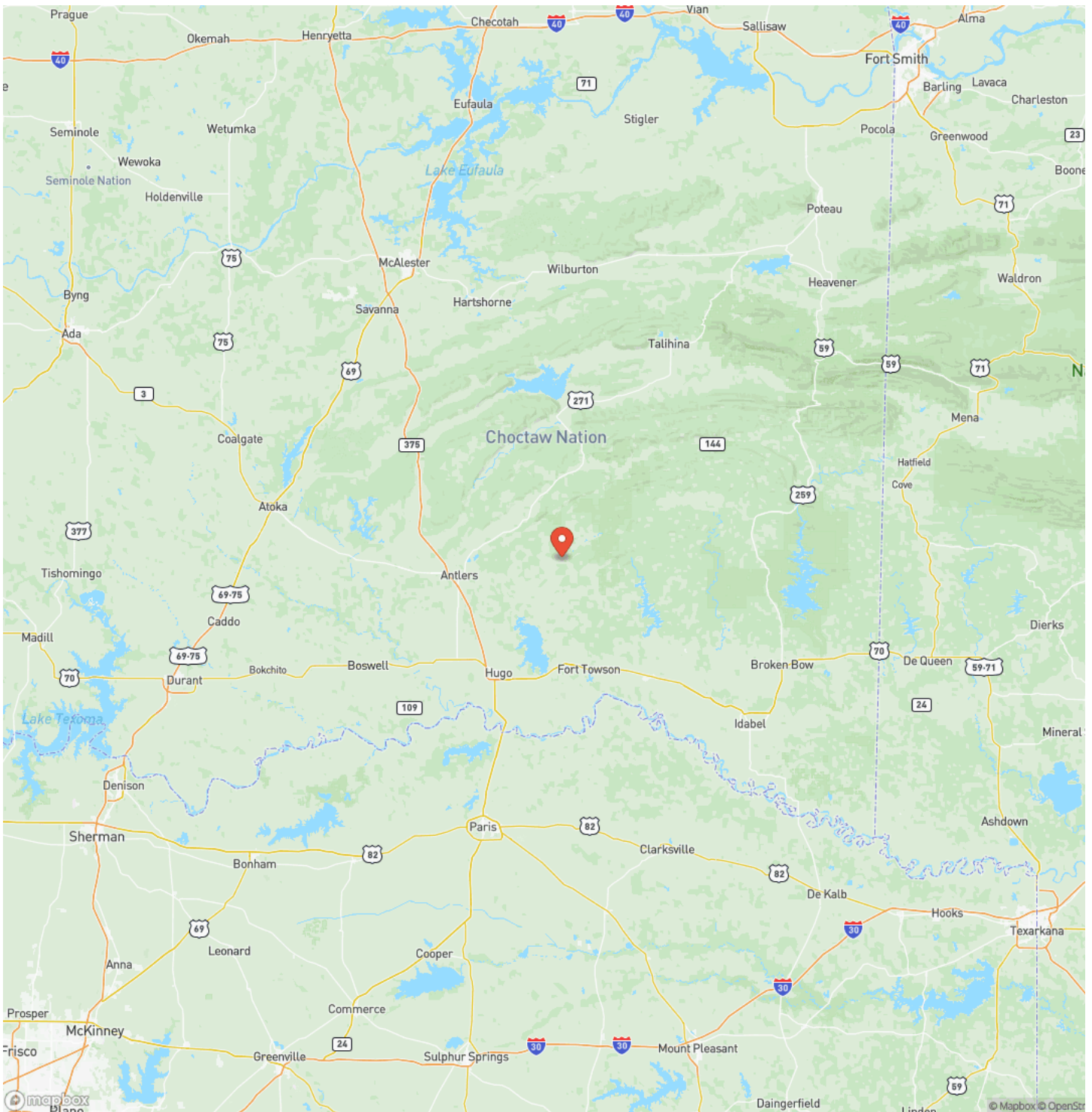


## Locator Map



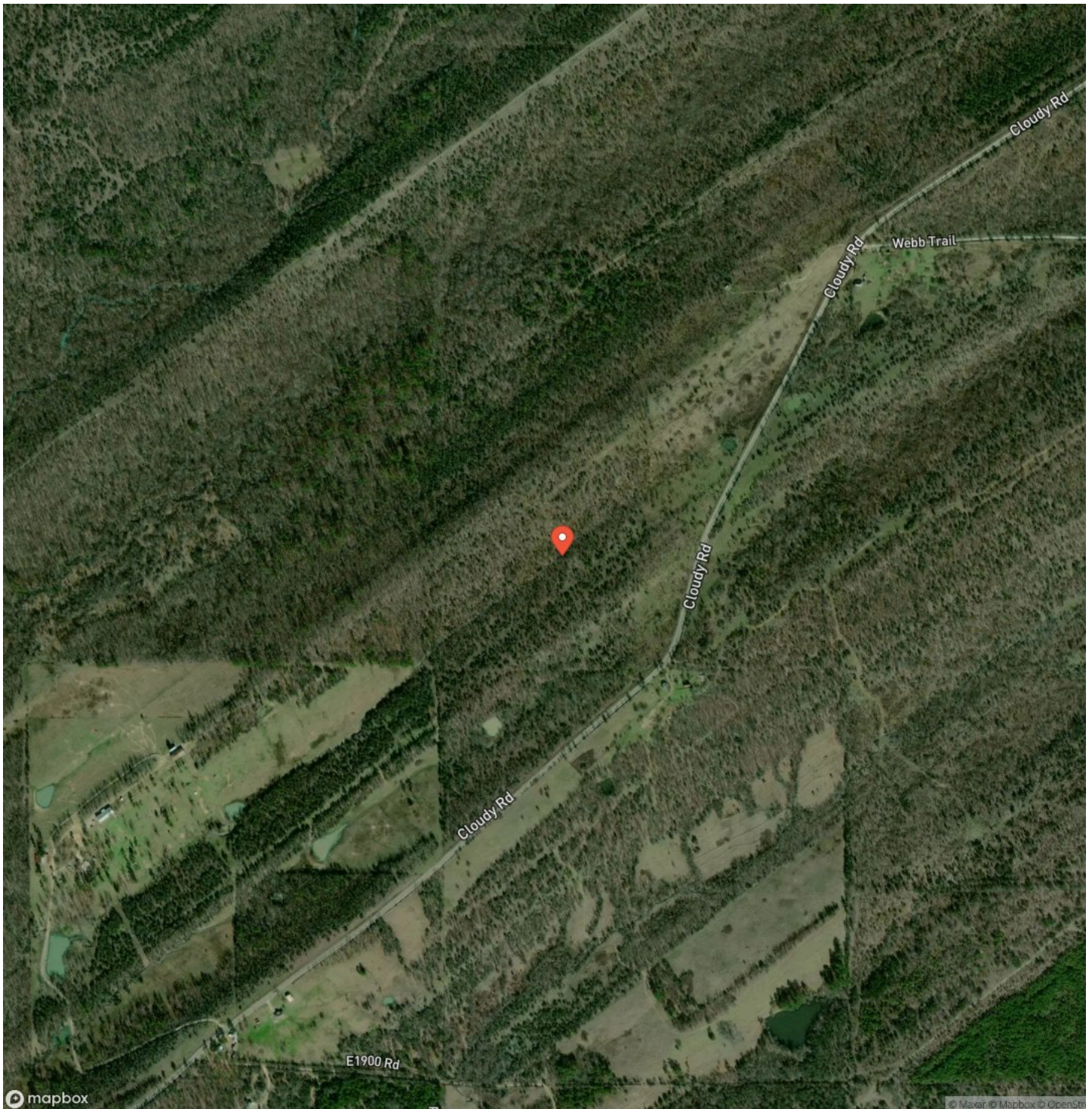


## Locator Map





## Satellite Map



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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

David Turner

## Mobile

(405) 612-3587

## Office

(855) 289-3478

## Email

davidturner@livingthedreamland.com

## Address

6485 N. Service Rd.

## City / State / Zip

## NOTES



**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**



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## **DISCLAIMERS**

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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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**Living The Dream Outdoor Properties**

6484 North Service Rd.

Leasburg, MO 65535

(855) 289-3478

<https://livingthedreamland.com/>

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