

Smallwood 30
000 County Road
Rattan, OK 74562

\$150,000
30± Acres
Pushmataha County



Smallwood 30
Rattan, OK / Pushmataha County

SUMMARY

Address

000 County Road

City, State Zip

Rattan, OK 74562

County

Pushmataha County

Type

Hunting Land, Lot

Latitude / Longitude

34.2678 / -95.3367

Acreage

30

Price

\$150,000

Property Website

<https://livingthedreamland.com/property/smallwood-30-pushmataha-oklahoma/84253/>



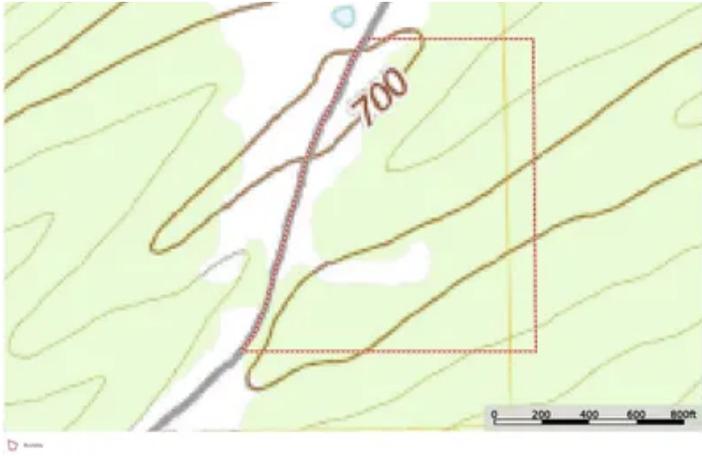
Smallwood 30
Rattan, OK / Pushmataha County

PROPERTY DESCRIPTION

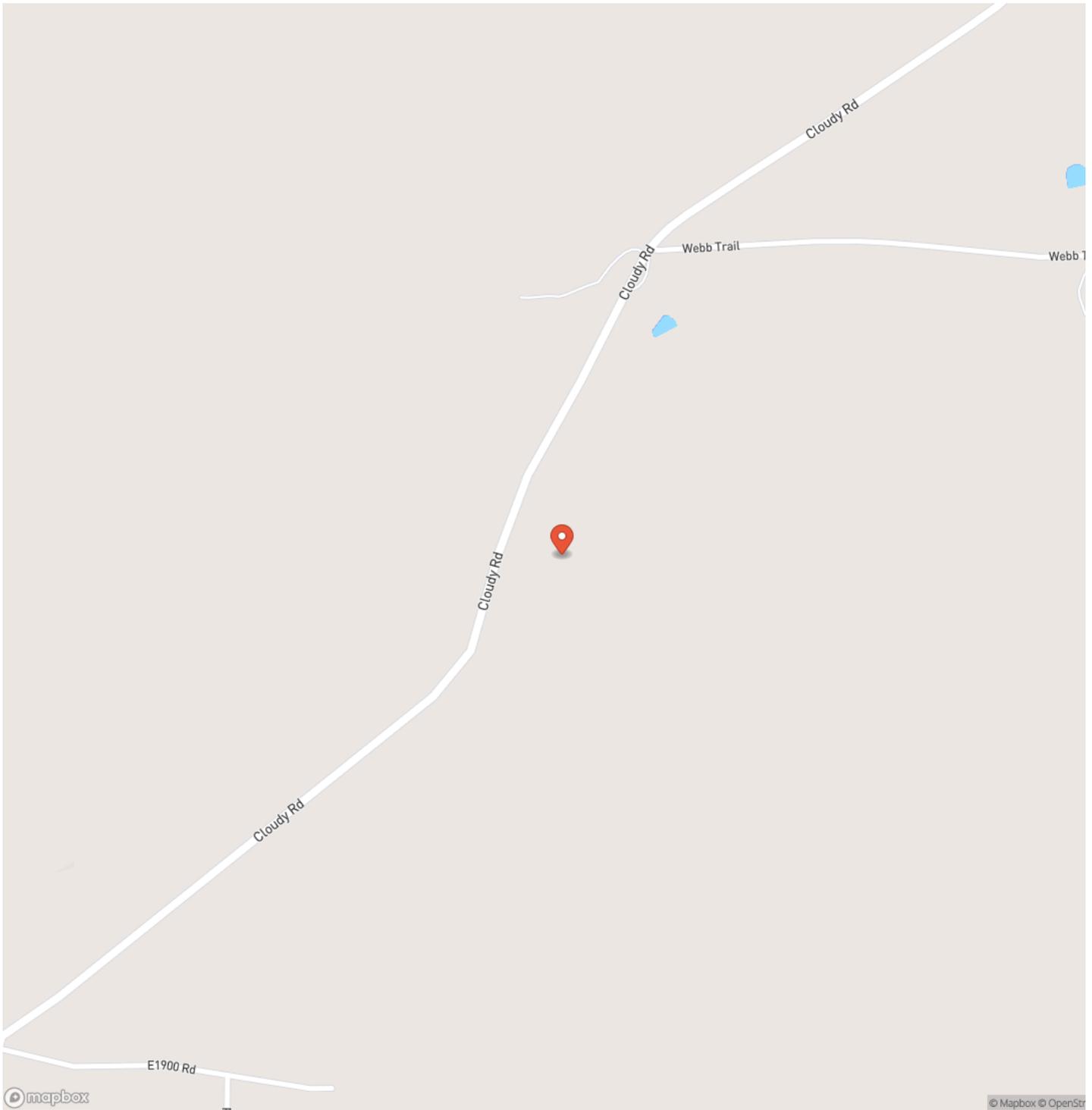
This 30-acre-plus or minus tract offers an exceptional opportunity for outdoor enthusiasts, homesteaders, or investors. Located approximately one mile from the popular Mountain Pines UTV Park, the property is easily accessible via a paved road, with electricity available at the road. A mix of open and wooded terrain creates the perfect setting for a future homestead, hunting cabin, or recreational retreat. The area is known for its abundant wildlife, making it a great spot for hunting or simply enjoying nature. This property is part of a larger 80-acre-plus or minus tract, with an additional 50 acres available, allowing the buyer to acquire the full 80 acres if desired. With its strategic location and visibility, this could also be a prospective site for a small community store or local business, serving the growing number of outdoor visitors and nearby property owners. Don't miss this rare chance to own a versatile slice of secluded land with endless potential. Just 2.5 hrs. from Tulsa, 3 hrs. from OKC, and 2.5 hrs. from Dallas



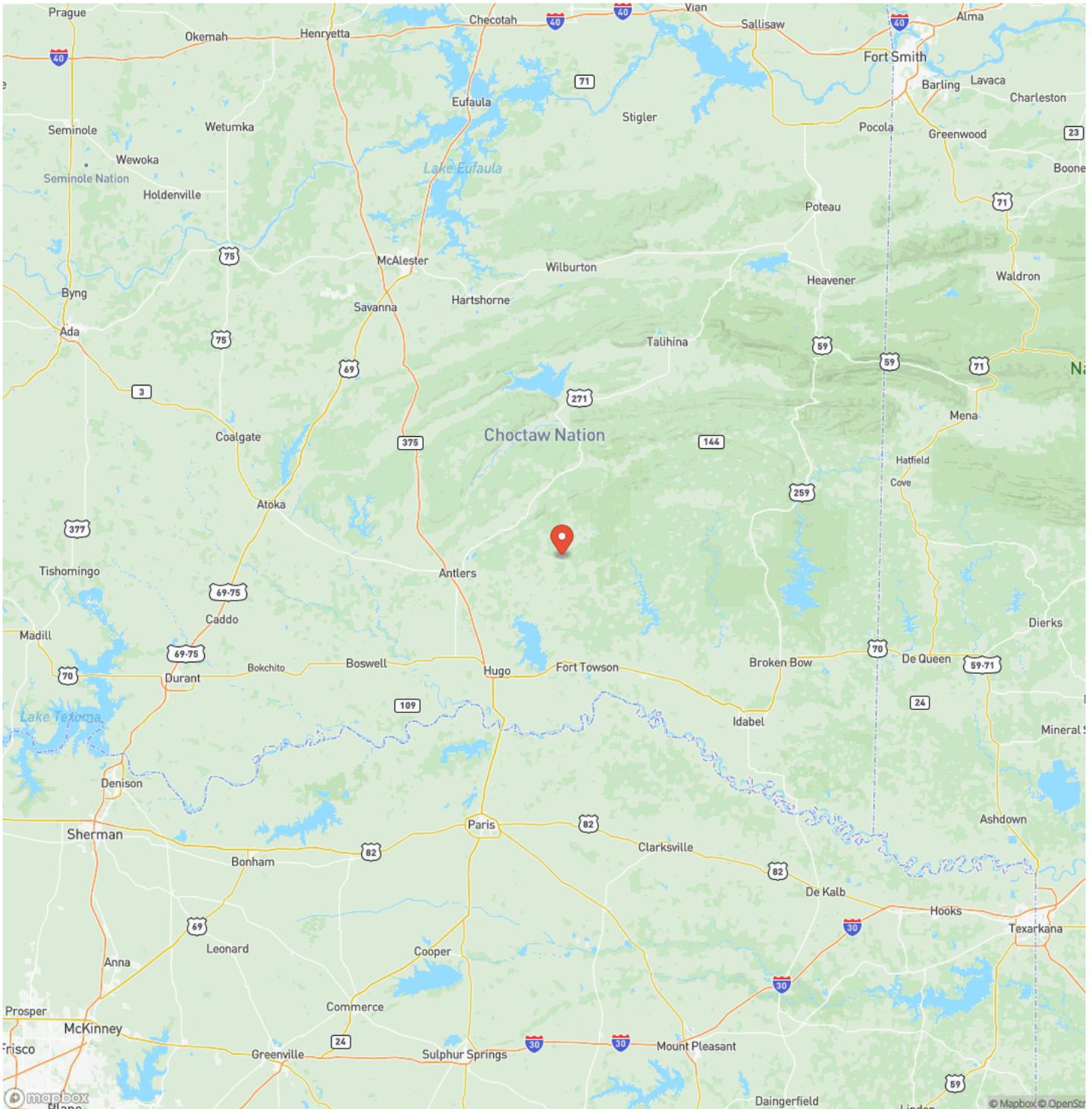
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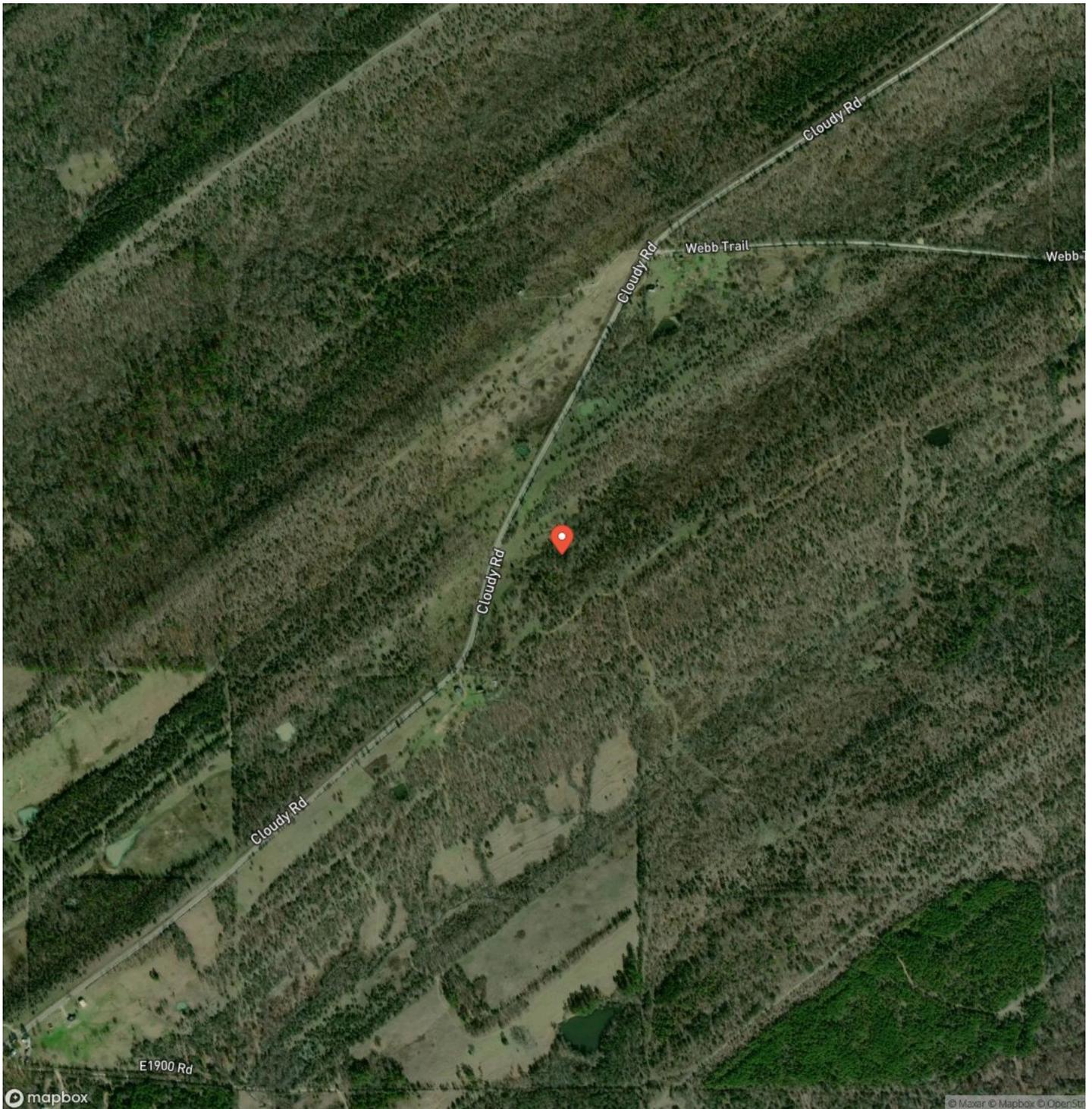
Locator Map



Locator Map



Satellite Map



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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