



# MOON SHADOW MEADOWS

*Canadian River · Muskogee County, Oklahoma*

0000 E 323rd Street S, Porum, OK 74455

LIST PRICE

## \$250,000

\$12,183 per acre · 20.52 acres · \$29/year taxes (2025)

TOTAL ACRES <b>20.52</b>	RIVER FRONTAGE <b>945 ft</b>	WHITE SAND BEACH <b>~3 acres</b>
HAY MEADOW <b>14.5 acres</b>	WOODED / TIMBER <b>3.2 acres</b>	PASTURE NCCPI <b>84.8 / 100</b>

<b>OVERALL NCCPI</b> <b>70.7 / 100</b>	<b>ANNUAL TAXES</b> <b>\$29 (2025)</b>	<b>BLUFF HEIGHT</b> <b>~25 feet</b>
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## Overview

Moon Shadow Meadows is one of eastern Oklahoma’s most remarkable small tracts — a 20.52-acre Muskogee County property where the Canadian River meets premium agricultural ground, mature timber, and a world-class private home site. Positioned along the bluff side of the river between Lake Eufaula and Robert S. Kerr Reservoir, this property delivers the kind of combination most buyers spend years searching for: white sand beach, high-and-dry pasture, wildlife habitat, and just \$29 a year in property taxes.

Whether you’re looking for a weekend retreat, a small homestead, or a place to run horses and cattle, Moon Shadow Meadows is a property built to deliver — white sand beach at river level, high-and-dry meadow above the floodplain, and the kind of quiet that’s increasingly hard to find.

## The Beach & River

Nearly 945 feet of Canadian River frontage frames the western edge of this property, anchored by approximately three acres of pristine white sand beach. A natural bluff rises roughly 25 feet above the waterline, creating dramatic views up and down the river and a commanding sense of place. Whether you’re hauling horses down to the water, launching ATVs across the sand, or simply watching the sun drop behind the river at the end of the day, this is riverfront Oklahoma at its finest. The Canadian is well known for bass, catfish, and crappie — your private fishing hole is steps from your back door.

## The Pasture — High & Dry

Twenty-five feet above the river, the 14.5-acre hay meadow sits completely above the active floodplain — no flood insurance required for structures on the meadow. The ground is anchored by Severn very fine sandy loam, one of the most productive alluvial soils in eastern Oklahoma, carrying an impressive NCCPI rating of 84.8 out of 100. The meadow is lush, well-established, and well-suited for hay production, horses, or cattle. The overall NCCPI score for the full 20.52-acre tract scores 70.7 — exceptional productivity for a riverfront property at this price point.

SOIL TYPE	% OF TRACT	ACRES	NCCPI
Severn very fine sandy loam, 0–1% slopes, rarely flooded	64.8%	10.0	84.8
Garton silt loam, 0–1% slopes, rarely flooded	23.1%	3.5	67.8
Water / river transition	12.1%	1.9	—

## The Woods & Wildlife

Along the south boundary, approximately 3.2 acres of mature deciduous timber — pecan trees among them — creates a natural windbreak, a wildlife travel corridor, and a beautiful backdrop for the home site. Trail camera footage confirms steady deer, turkey, and other wildlife activity throughout the property. This southern tree line frames the meadow beautifully and provides natural privacy from neighboring tracts.

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## Home Site

The elevated meadow offers one of the finest small-acreage home sites in the region — commanding river views, natural privacy, and the kind of quiet that’s increasingly hard to find. Custom-built and manufactured homes are both permitted. This parcel is unplatted, so there is no HOA. There is no zoning in this part of Muskogee County. Partial barbed wire fencing is in place.

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## Utilities & Property Details

Electricity	Available within ¼ mile
Water	Rural water ends ~1 mile away; water well required on site
Sewer	None — septic system required
Mineral Rights	Retained by seller — not included in sale
Mobile Homes	Allowed
HOA	None
Zoning	There is no zoning in this part of Muskogee County
Fencing	Barbed wire, partial

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## Flood Zone Disclosure

Per the FEMA flood report, a portion of this property — primarily the beach and bluff transition zone — falls within the 1% annual chance flood hazard area (Zone AE). The hay meadow plateau sits above the active floodplain and does not flood. Buyers should review the FEMA flood map and consult with their lender and insurance agent regarding flood insurance requirements prior to closing.

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## Location & Directions

Situated in Muskogee County between Lake Eufaula and Robert S. Kerr Reservoir — two of eastern Oklahoma's manmade lakes. Near the community of Porum in the Porum Public School District.

**DIRECTIONS FROM TULSA**

Take State Hwy 351 (Muskogee Turnpike) to I-40. Go 5 miles west on I-40 to the Porum exit (Exit 278). Head south on State Hwy 2 through Porum and Briartown. Just past Briartown, turn west onto E. 323rd Street S. Go one mile west to the neighbor's gate. Park on the left side of the road and walk through the treeline to the south of the neighbor's fence. (The treeline has grown up along the old county road, which has been decommissioned.)

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*Information deemed reliable but not guaranteed. Mineral rights not included. Buyers to verify all data independently.*