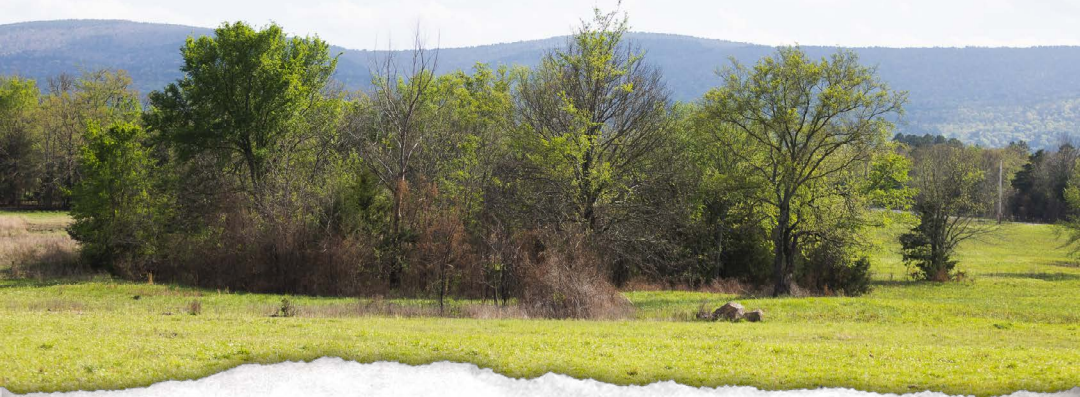


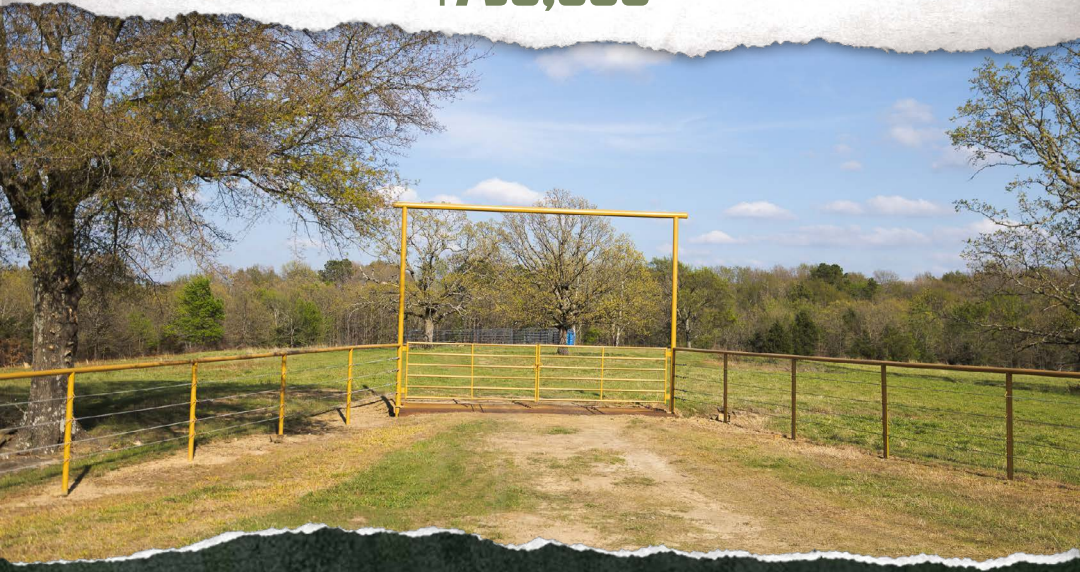


# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>



**120± ACRES**  
**PUSHMATAHA COUNTY, OK**  
**\$750,000**



# 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

### PROPERTY USE:

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

### 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

### TAX INFORMATION:

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



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# 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.



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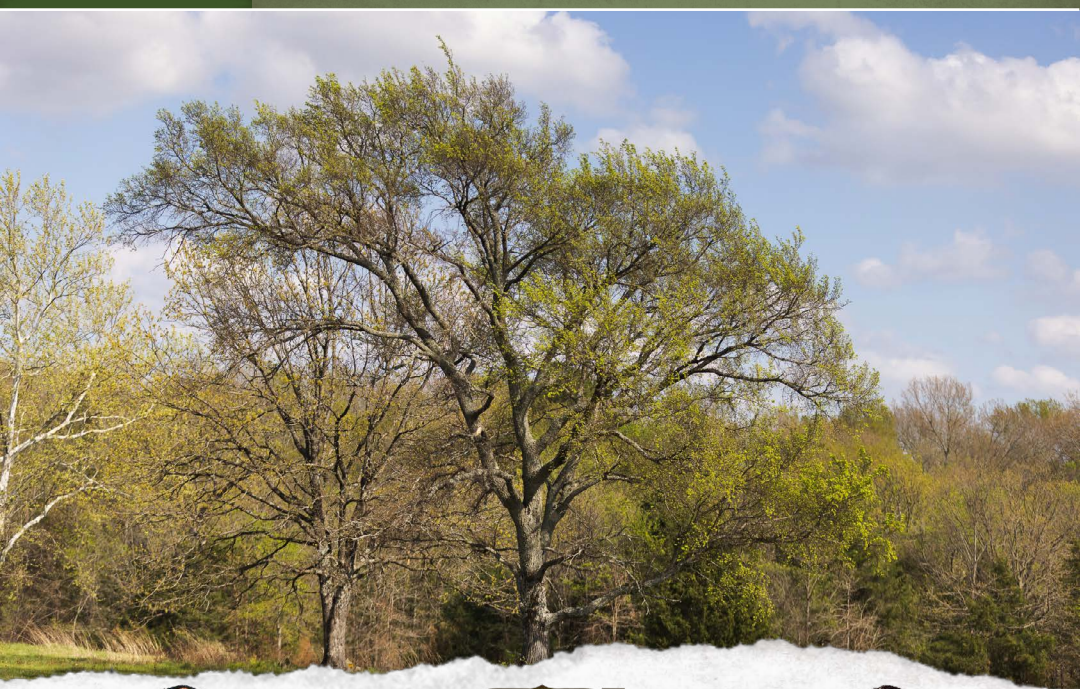
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# MORE ABOUT THE PUSHMATAHA 120

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.**



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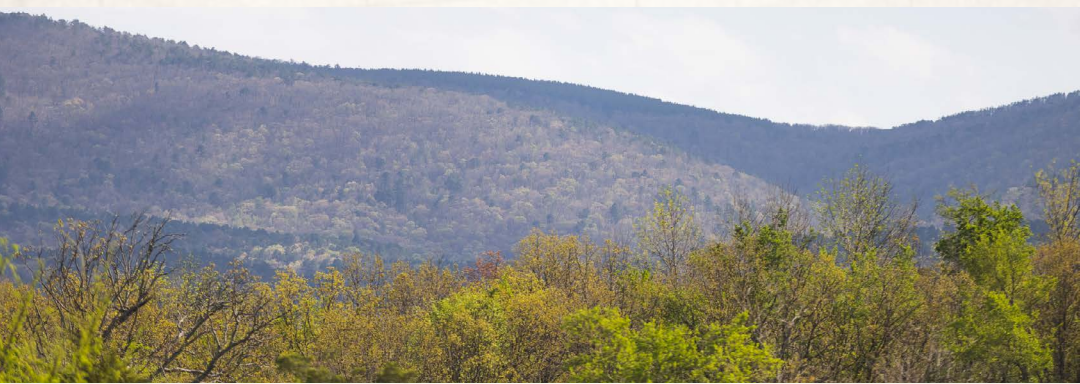
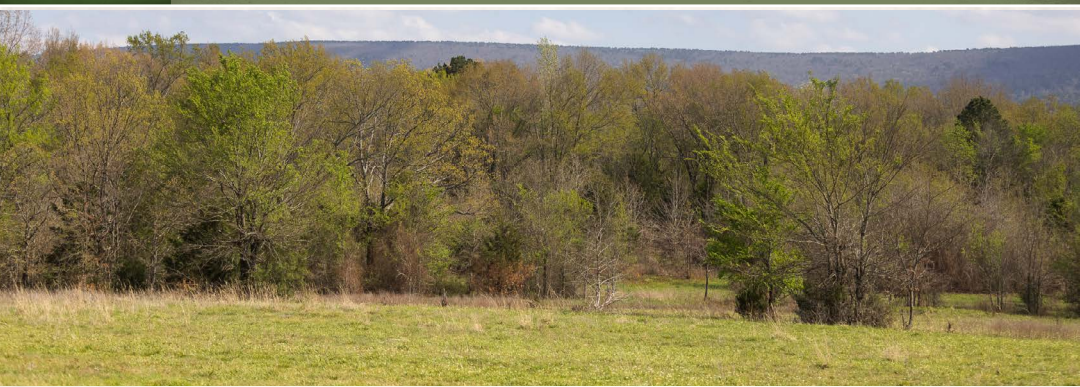
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120± ACRES

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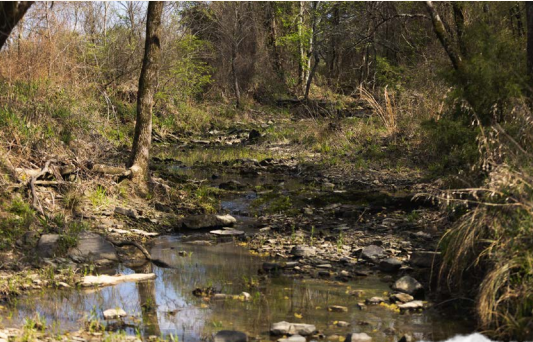
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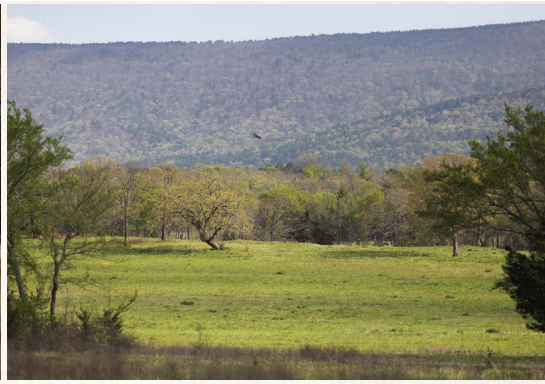
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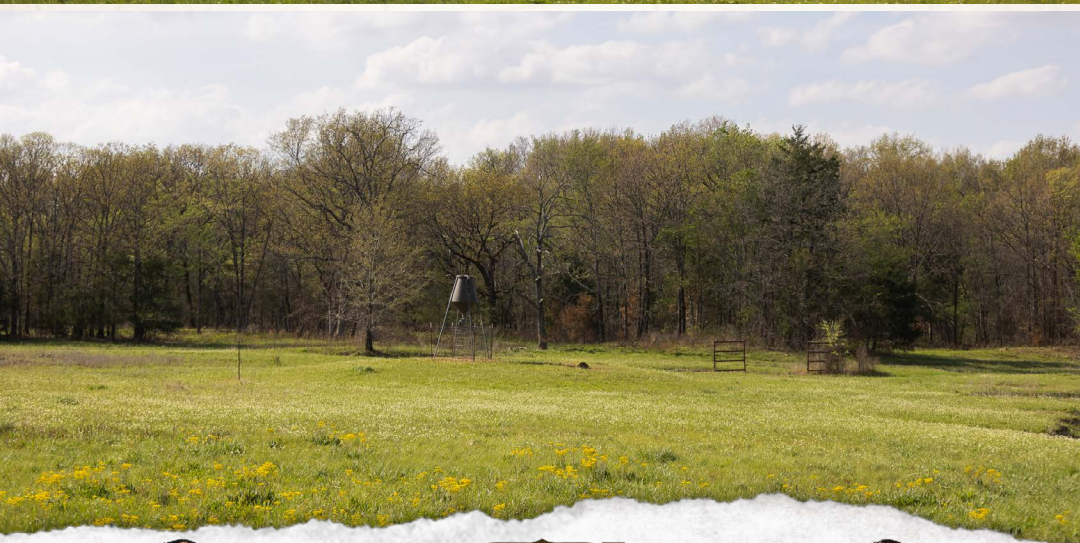
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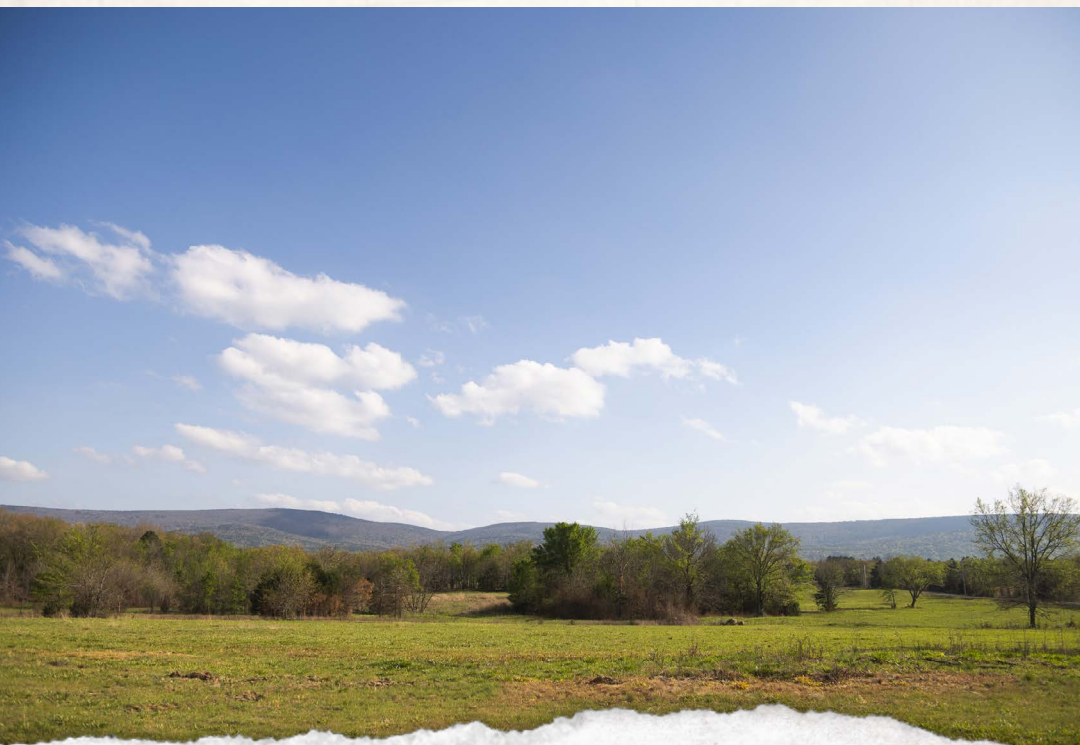
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### 3D MAP



### TOPOGRAPHY MAP



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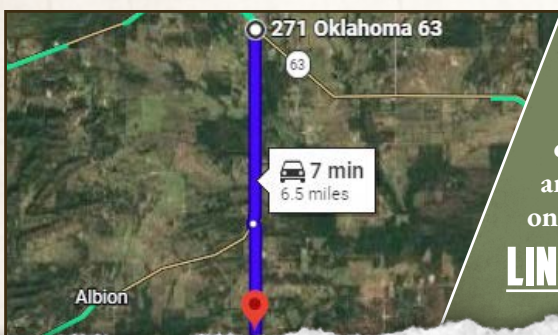
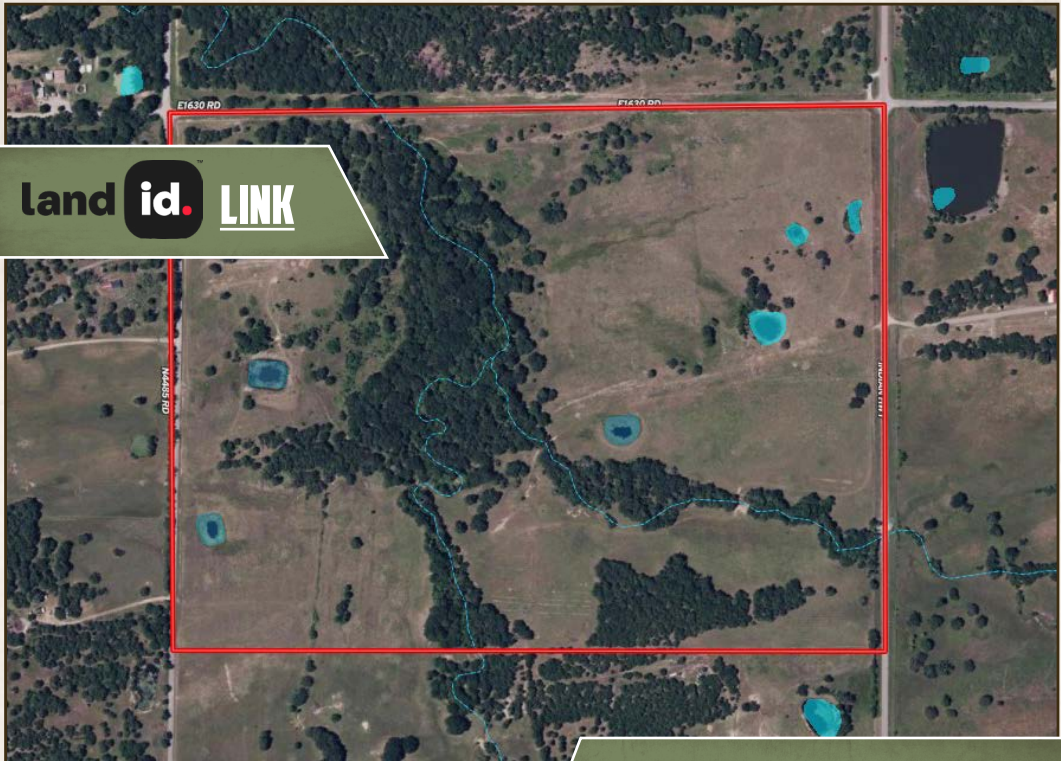
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land id. LINK



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](#)



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