



**Crumb Creek Ranch, Pushmataha County, Oklahoma, 3,500.00 Acres**

**\$2,432,500**

- Big Game, Fishing, Off-Road, Timberland

Crumb Creek Ranch is a majestic piece of recreational property located in the Ouchita Mountains of Southeastern Okla. This tract of land has all the qualities of any of the local State Parks. Scenic mountain land, Pine and Hardwood forests, Year around live creek, and amazing views. If you want to own a pristine ranch comparable to your own private state park, take a look at Crum Creek Ranch.

Distance to;

Clayton, Ok.- 5 miles

Tulsa, Ok.- 170 miles

Okc, Ok.- 185 miles

Dallas, Tx.- 185 miles

Description: 3,500 acres located approx. 5 miles south of Clayton, Ok.

Terrain: Splendid mountain land with scenic vistas, mountain tops, creek bottoms, rock bluffs and any other terrain feature imaginable.

Water: Approx. 4 miles of Crumb Creek which is a year around live creek and numerous other small creeks and springs flowing from the numerous draws and canyons.

Utilities: Ranch fronts on State Highway 2 which has electricity along the highway.

Game: This would make a tremendous hunting ranch with Excellent numbers of Whitetail Deer, Black Bear, Eastern Wild Turkey and small game such as rabbits and squirrels. Property also has non-game species such as Bobcat, Coyote and Wild Hog. This ranch is located in Pushmataha County is located in one of the counties open for Oklahoma's Black Bear season.

Brokers Notes: This splendid ranch was put together over 80 years ago and is the first time ever offered for sale. This ranch offers everything to be a one-of-a-kind world class recreational retreat. It is located in the Ouchita Mountains and is located in the same range that was made into a National Forest by the federal government in 1907 to preserve the natural beauty of this area. This property is of the same quality of the Ouchita National Forest. Over 4 miles of crystal clear Crumb Creek flow through this property bordered by fantastic rock bluffs, water falls, and natural springs. As you climb from the Valley

floor out of Crumb Creek, you will rise over 400 ft in elevation to a fantastic mile long rock bluff that provides a view east overlooking the Kiamichi River Valley and you can see for miles. Very few undeveloped tracts exist that can be turned into a legacy for the right visionary for his family and friends to enjoy this natural beauty. Ranch is loaded with wildlife, offers fishing in Crumb Creek and is located just minutes from Sardis Lake.

**Interactive map on Lands of America site: An interactive map showing an aerial view and boundary of the property is available below. Look underneath the map box shown below and click the Blue Icon named "Show Mapright Map".**

#### Main Info

- Postal / Zip Code : 74536
- Lot Size Acres : 3,500.00 Acres
- State / Province : Oklahoma
- Dwelling : No
- County : Pushmataha
- Closest City : Clayton

#### Broker Info



#### Tim Diehl

Southeastern Oklahoma Realty

(P:) [918-424-3264](tel:918-424-3264)

(M:) [918-424-3264](tel:918-424-3264)

[tddiehl68@gmail.com](mailto:tddiehl68@gmail.com)

[seokrealty.net](http://seokrealty.net)

Tim Diehl is the broker/owner of Southeastern Oklahoma Realty LLC, located in McAlester, Oklahoma. Tim has over 20 years experience in the real estate industry including sales, development, and rental properties. Tim has specialized in selling hunting, recreation, and ranching land, which has allowed him the opportunity to help many outdoorsmen and ranchers find their perfect properties. Raised in Oklahoma, Tim has firsthand knowledge of the land and knows the spirit that landowners in Oklahoma possess. His passion for the outdoors makes him the perfect person to help you with your purchases of hunting land, cattle land, and 1031 exchanges. Being an avid hunter and sportsman himself gives Tim added insight to help you find your perfect property. Whether you are looking to buy or sell you Oklahoma land, let Southeastern Oklahoma Realty LLC put our experience to work for you!

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