



Nashoba Bottom 150, Pushmataha County, Oklahoma, 148.00 Acres

\$236,060

Description: 148 acres M/L in Pushmataha County, OK east of Nashoba, OK. The tract sits just north of Highway 144 between Nashoba and Hanobia nestled against the southern boundary of 25,000+ acres of timberland. The south end of the property has crisscrossing wet-weather creeks that snake through hardwood/pine bottoms. The northern end of the property offers a little more diverse terrain, offering up some draws, ridges, and a possible location for a cabin/house. The property is wooded from corner to corner and historically had roads across the property from instances when the timber was harvested.

Water: This property has a small .25-acre pond on the west boundary and multiple streams that move water during the rainy months and pool in the warmer months.

Game: After doing an extensive walk on this tract it has become obvious that it is a small island of habitat in a sea of timbered forest land. Buck rubs are numerous and bedding areas are scattered throughout. Flat runs near the creeks hold large hardwoods providing mast in the winter for White-tailed deer along with brushy browse. Pushmataha County is also open for Oklahoma's Black bear season and Eastern wild turkey. There is also opportunity to hunt small game and non-game animals such as rabbit, squirrel, fox, bobcat, and coyote.

Brokers Notes: The property needs some management, but the opportunity is already there. With all the logging activity from surrounding timber property, this tract could be a welcome refuge for white-tailed deer to rut in the fall and fawn in the spring. In fact, from time spent on the property one can see that the sign and the food are there. You could not ask for better highway access to drive right to your gate and leave the city behind.

- Postal / Zip Code : 74558
- Lot Size Acres : 148.00 Acres
- State / Province : Oklahoma
- Dwelling : No
- County : Pushmataha
- Closest City : Nashoba

Broker Info



Tim Diehl

Southeastern Oklahoma Realty

(P:) 918-424-3264

(M:)918-424-3264

tddiehl68@gmail.com

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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