



Sandy Creek 360, Pittsburg County, Oklahoma, 360.00 Acres

\$792,352

- Agriculture, Big Game, Lake/Pond

Sandy Creek 360.16

Location: 2 miles east of Stuart, Ok.

Mcalester, Ok.- 20 miles

OKC, Ok.- 103 miles

Tulsa, Ok.- 102 miles

Dallas, Tx.- 177 miles

Access: State Hwy 270 frontage.

Water: 2 ponds and over 1 mile of Sandy Creek frontage which is a live creek.

Climate: Approx. 42 +/- inches of rainfall per year.

Game: This property has Whitetail Deer, Eastern Wild Turkey and wild hogs. The property has a perfect mix of habitat with its native pastures and scattered timber that were left along Sandy Creek and the various hills and draws. Pittsburg county ranks #1 out of 77 counties in total Whitetail Deer harvest and ranks highly in Cy Curtis and Boone and Crocket Deer. The property also has small game species such as rabbit, squirrel and dove. Non-game species such as bobcat, fox, coyote and hog also frequent the property. Utilities: Rural Water and electric along the state highway.

Broker Notes: This is an excellent multi use property. It is set up for cattle and has been cross fenced to maximize carrying capacity. The mix of timber and native pastures along with the abundance of water also make this an excellent Whitetail and recreational property. The 2 acre pond provides duck hunting and fishing opportunities. The over 1 mile of Sandy Creek also provides year around fishing opportunities. This property has a great access and allows the owner to be in Stuart, Ok. in minutes and Mcalester, Ok. within 20 minutes.

Main Info

- Postal / Zip Code : 74570
- Lot Size Acres : 360.00 Acres
- State / Province : Oklahoma
- Dwelling : No
- County : Pittsburg
- Closest City : Stuart

Taxes

Tax Year : 2022

Estimated Taxes per year are \$215.00

Broker Info



Tim Diehl

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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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