



Chickasaw Creek Ranch, Adair County, Oklahoma, 455.44 Acres

\$2,300,000

- Agriculture, Big Game, Fishing, Stream/River, Waterfowl

Chickasaw Creek Ranch is an outstanding hunting/recreation ranch located in Atoka County, just minutes from the town of Atoka. This land's diverse habitat and terrain make it a top notch hunting property. Ranch has a combination of mountain land, creek bottoms and open meadows that lend itself to some outstanding deer habitat. In addition, the property has a 3 bedroom, 2 bath lodge-like home with just under 2,000 square feet of living.

Description: 455.44 acres located in Atoka County, Oklahoma. Ranch is located approx. 6 miles Northeast of Atoka, Ok. and sits just 10 minutes off Hwy. 69.

Terrain: Terrain ranges from 700 ft on top of the mountain to 560 ft in the Chickasaw Creek Bottom. The diversity of terrain is impressive, due to the wide array of terrain features, such as mountain tops, creek bottoms, draws and open meadows. This property is well suited to be a top notch recreation and hunting property.

Water: Ranch has 3 ponds and almost 1 mile of Chickasaw Creek. Chickasaw Creek is a year-around live creek that is a major drainage for this part of Atoka County. It has bass, catfish and Bluegill that provide year-around fishing and plenty of water for the native wildlife.

Game: This property is loaded with Whitetail deer, Eastern Wild Turkey, Wild Hogs and many other small game and non-game such as bobcat and coyote. Atoka County ranks #4 in the State for total deer harvest and is known for its trophy potential.

Brokers Notes: This is truly an outstanding deer and recreation property. Its natural habitat provides year-around browse for the native population. The availability of year-around water attracts and holds deer. This property has an excellent location and is easily accessible from Hwy 69 which is a major artery from Texas into Oklahoma. The Town of Atoka, which sits within 15 minutes, is the county seat of Atoka County and offers a wide choice of dining and retail. McKee Creek Lake which consists of 3,810 surface acres and is known for its scenic views and great recreation and fishing opportunities.

This ranch is truly located in perfect proximity to enjoy the scenic beauty of S.E. Oklahoma for any outdoor loving enthusiast.

Main Info

- Postal / Zip Code : 74569
- Lot Size Acres : 455.44 Acres
- State / Province : Oklahoma
- Dwelling : Yes
- County : Adair
- Closest City : Atoka

Broker Info



Tim Diehl

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Co-listing with: Southeastern Oklahoma Realty, Brett Heflin

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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