



**Kiamichi River Retreat, Pushmataha County, Oklahoma, 8.53 Acres**

**\$850,000**

- Big Game, Fishing, House, Income producing, River Frontage

**Kiamichi River Retreat**

If you are looking for a retreat for family and friends or an opportunity to own an established business renting cabins with huge opportunity to expand, look no further than Kiamichi River Retreat. Located only 10 miles from the Town of Clayton and Sardis Lake, this area is becoming a hugely popular get-away destination. This area is known for its scenic beauty and the Kiamichi River, which flows 177 miles eventually making its way to the Red river, is popular for fishing and canoeing.

**Distance to:**

Clayton, Ok.- 10 miles

Tulsa, Ok.- 153 miles

Okc, Ok.- 188 miles

Dallas, Tx.- 195 miles

**Cabins:** (4) 1 bed, 1 bath cabins with large living room. These are very tastefully decorated and have nice elevated porches that provide nice river and mountain views. Cabins are currently being rented through VRBO.

**Meeting Space:** Nice meeting space separate from the cabins that can be used for meetings, reunions or just hanging out.

**Laundry Room:** Full service laundry room for doing cabin laundry or can be utilized by guests. There is also a small bedroom in this building for family or an additional guest.

**River:** Approx. 1,600 ft of frontage on the Kiamichi River. Kiamichi river is known for its scenic beauty and for great fishing and canoeing. The Kiamichi River is listed as one of Oklahoma's wild and scenic rivers and offers fishing for Large

and Smallmouth Bass, catfish and many other species.

Game: Property has Whitetail Deer, Eastern Wild Turkey and Black Bear.

### Main Info

- Street Address : N/A
- Lot Size Acres : 8.53 Acres
- Postal / Zip Code : 74521
- Dwelling : Yes
- State / Province : Oklahoma
- County : Pushmataha
- Closest City : Albion

### Broker Info



#### Tim Diehl

**Southeastern Oklahoma Realty**

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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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