



ACTIVE · SET PRICE

## Brushy Creek 1

± 42 Acres | Pushmataha County | Oklahoma | Near Cloudy

±42 Acres of Timber &amp; Wildlife – Pond, Road Frontage &amp; Priced to Move!

| PRICE     | PRICE / ACRE | ACREAGE |
|-----------|--------------|---------|
| \$209,160 | \$4,980      | ± 42    |

### PROPERTY OVERVIEW

Own ±42 acres of prime timberland just outside Cloudy, Oklahoma, perfect for recreation, hunting, or income-producing investment. This property offers county road frontage on two sides (west and north) for easy access and usability. The land is covered in a 16-year-old loblolly pine plantation, thick and healthy — ready for its first thinning harvest. A small pond sits quietly on the property, attracting deer and other wildlife, making it a great site for hunting or a future cabin. Property Highlights: □ Approx. 16-year-old loblolly pine plantation — ready for first thinning harvest □ Small pond on-site for wildlife or potential water source □ Deer hunting and recreation potential □ County road frontage on west & north sides ☎ Phone line along county road ✂ Electric approx. 300 yards away □ Unrestricted — build, hunt, or just enjoy the land your way This property combines natural beauty, investment value, and accessibility, making it i...

### PROPERTY DETAILS

#### ACCESS

Gravel Road

#### UTILITIES

Telephone

#### WATER FEATURES

Ponds

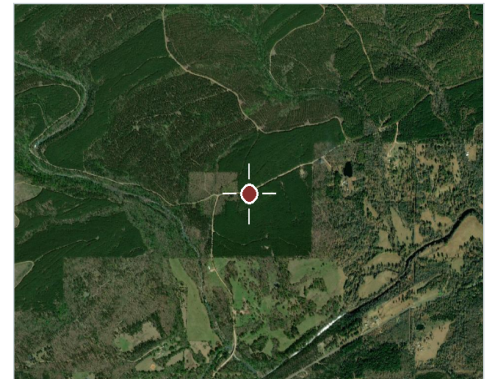
#### VIEWS

Timber · Mountains

#### COUNTY TAX PARCEL IDS

0000-01-03S-19E-0-007-01  
(00000103S19E000701)

### LOCATION



Pushmataha County, Oklahoma



### Monte Bartek

Real Estate Salesperson, AR, OK

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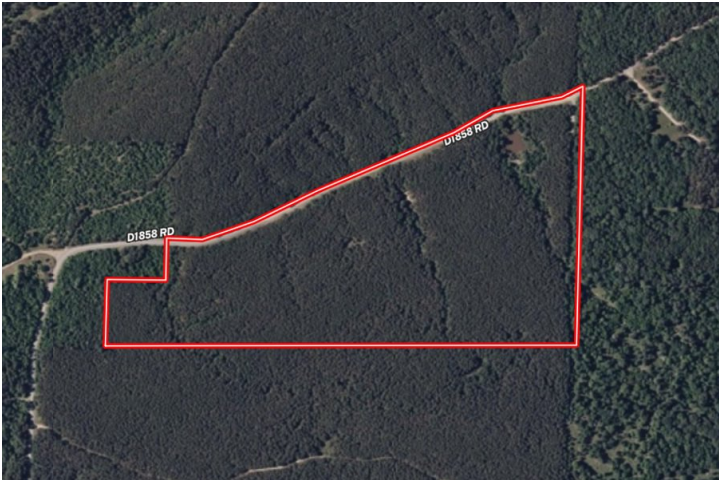
Principal Broker: Eric Gage (Oklahoma)

SCAN TO VIEW



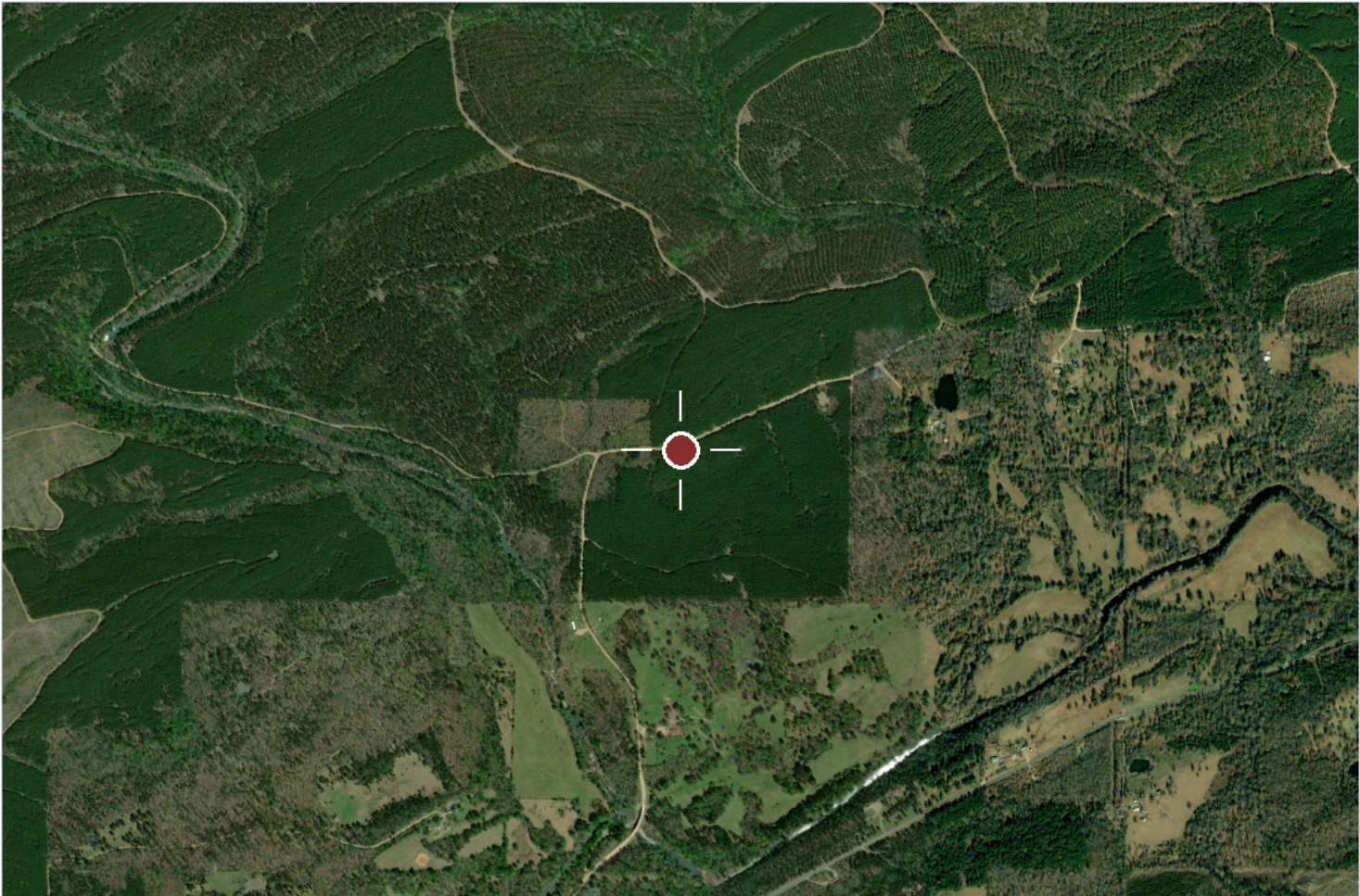
# Property Photos

Brushy Creek 1 · Pushmataha County · Oklahoma · Near Cloudy

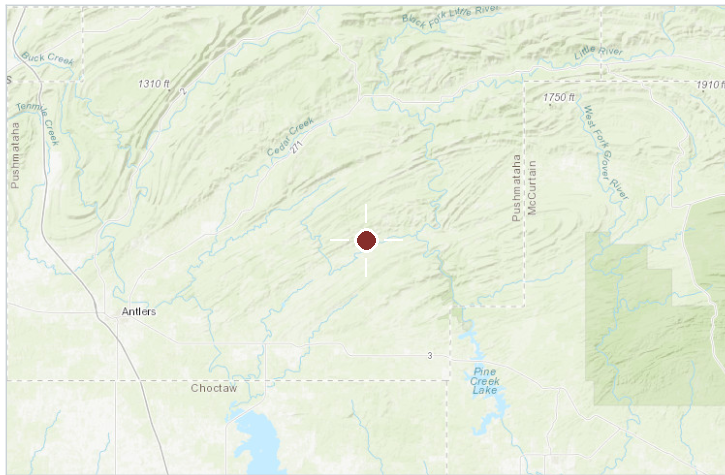


# Location & Access

Brushy Creek 1 · Pushmataha County · Oklahoma · Near Cloudy



Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.



Regional locator

COUNTY & STATE  
Pushmataha County, Oklahoma

NEAREST CITY  
Cloudy

APPROXIMATE CENTRE  
34.3207, -95.27062

COUNTY TAX PARCEL IDS  
0000-01-03S-19E-0-007-01 (00000103S19E000701)

INTERACTIVE MAP



<https://id.land/maps/0a07c90ebb5336746b4c1667dd5bec86/share>