



ACTIVE · SET PRICE

Brushy Creek 2

± 58 Acres | Pushmataha County | Oklahoma | Near Cloudy

±88 Acres – Timberland & Hunting Property – Outside Cloudy, OK

PRICE	PRICE / ACRE	ACREAGE
\$288,840	\$4,980	± 58

PROPERTY OVERVIEW

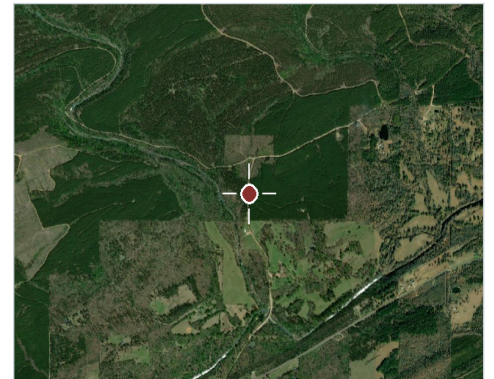
For those seeking income-producing timberland with recreational potential, this ±88-acre tract outside Cloudy, Oklahoma checks all the boxes. The property is planted in a 16-year-old loblolly pine plantation that's ready for its first thinning harvest, offering immediate return potential for timber investors or rural land buyers. An access road from the county road on the west side leads into the property, with an internal road system already in place for easy navigation across the acreage. The mix of gently rolling terrain and dense pine cover makes an excellent habitat for deer and other wildlife, making it just as appealing for hunting and weekend recreation as for investment. Features: □ 16-year-old loblolly pine plantation — ready for first thinning harvest □ Abundant wildlife and excellent deer hunting □ County road access with established internal road system □ Rolling terrain and secluded setting □ Unrestricted — ideal for timbe...

PROPERTY DETAILS

TYPE	ACCESS
Timberland (Merchantable Pine Plantation)	Gravel Road
UTILITIES	VIEWS
Telephone	Timber · Mountains

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

LOCATION



Pushmataha County, Oklahoma



Monte Bartek

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Principal Broker: Eric Gage (Oklahoma)

SCAN TO VIEW



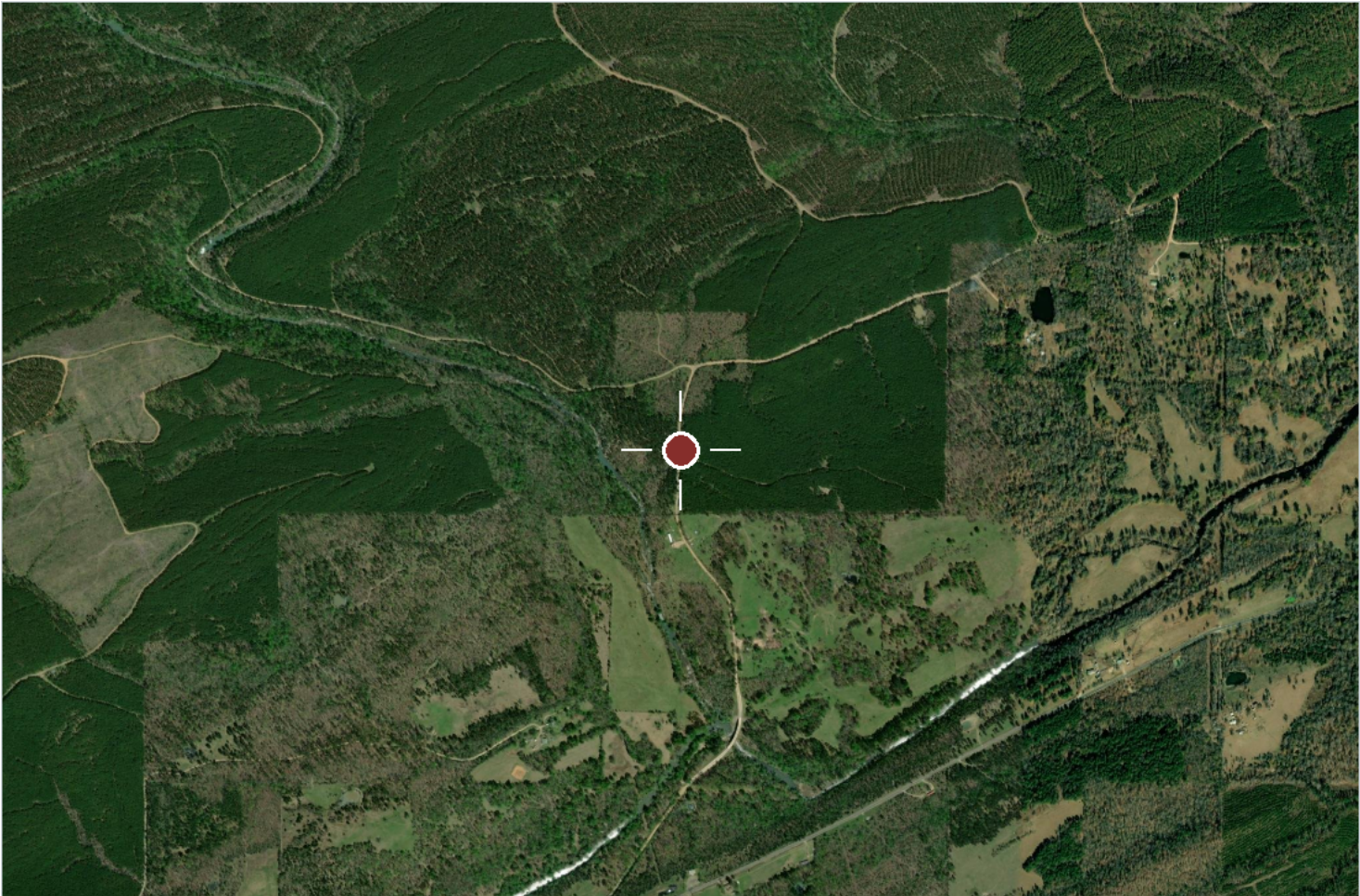
Property Photos

Brushy Creek 2 · Pushmataha County · Oklahoma · Near Cloudy

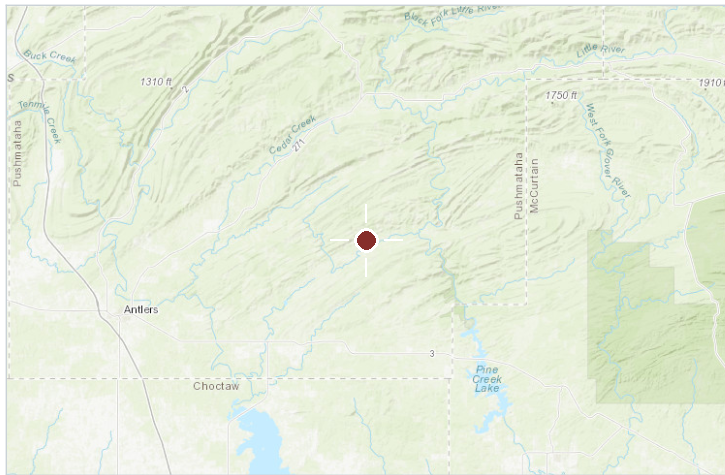


Location & Access

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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
34.31836, -95.27375

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

INTERACTIVE MAP



<https://id.land/maps/c5489c3b800164fc292dc940676fa031/share>