

260 Acres | Oklahoma | Off N4220  
Easement Access  
Antlers, OK 74523

**\$325,000**  
260± Acres  
Pushmataha County



**MORE INFO ONLINE:**  
<https://homelandprop.com/>

**260 Acres | Oklahoma | Off N4220**  
**Antlers, OK / Pushmataha County**

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**SUMMARY**

**Address**

Easement Access null

**City, State Zip**

Antlers, OK 74523

**County**

Pushmataha County

**Type**

Recreational Land, Undeveloped Land, Timberland

**Latitude / Longitude**

34.463926 / -95.505931

**Acreage**

260

**Price**

\$325,000

**Property Website**

<https://homelandprop.com/property/260-acres-oklahoma-off-n4220/pushmataha/oklahoma/74405/>



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#### **PROPERTY DESCRIPTION**

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Just north of Antlers, Oklahoma, the "Deer Capital of the World," you will find 260+/- acres of incredible wildlife and recreational opportunity. This tract, is in the Kiamichi Mountain range and is in close proximity to the 19,247 acre [Pushmataha WMA](#).

This area is very well known for its abundance of unique wildlife. From some of the largest black bears in the country, an encapsulated herd of elk, turkeys, bobwhite quail, a healthy herd of white tails and so much more, your time in these woods could surprise you with something different every day! The rolling mountain range surrounding this tract is breathtaking. The property is comprised of both older growth pine and hardwoods mixed with pre-merchantable pine plantation, making it suitable for timber investment. The several mile views from the high elevation on this tract are just phenomenal.

The property lacks legal access. It is easy to get to, but access is prescriptive. Approximately 150 miles from the DFW Metroplex, 55 miles from Broken Bow, and 180 miles from Oklahoma City. Don't hesitate to reach out to learn more about this incredible tract of land.

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## Locator Map



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## Locator Map



**MORE INFO ONLINE:**  
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## Satellite Map



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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Walker Powell

## Mobile

(936) 661-9442

## Office

(936) 295-2500

## Email

walker@homelandprop.com

**Address**

1600 Normal Park Dr

## City / State / Zip

Huntsville, TX 77340

## NOTES



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## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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**Title Insurance Company Disclaimer:** Seller reserves the right to require the use of Seller's preferred Title Insurance Company.

**Tax Disclaimer:** Approximately \$5/Acre/Year with Timber Exemption. HomeLand Properties, Inc. provides no warranties as to the Central Appraisal Districts ("CAD") appraisal designation of the Property, market and tax values of the Property, status of any existing tax exemptions of the Property, or qualification of any exemptions based upon Buyer's future usage of the Property. Property may be subject to roll back taxes. Payment of any future rollback taxes shall be subject to negotiation between Buyer and Seller, at the time of contract. Current taxes for the Property may or may not be available due to subject Property being part of a larger overall tract, and not yet assigned a Tax Identification number by the CAD.

**Legal Description Disclaimer:** Size is approximate and subject to recorded legal description or surveyed gross acres to include, but not limited to, any acres lying within roads and/or easements. CAD shape files are not reliable. Shape files per maps herein are considered the most accurate available and are derived using the best information available, included, but not limited to, GIS data, field data, legal descriptions, and survey, if available.

**Easement Disclaimer:** Visible and apparent and/or marked in field.



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