



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM



160± ACRE FARM
PUSHMATAHA COUNTY, OK
\$1,400,000

WITH A HOME & GUEST HOUSE



THE PUSHMATAHA 160

PROPERTY PROFILE

LOCATION:

- 452533 East 1627 Road
Albion, OK 74125
- Pushmataha County
- 29.3± Miles E of Sardis Lake
- 58.2± Miles NW
of Broken Bow Lake
- 61.6± Miles SE of McAlester
- 78.2± Miles SW
of Fort Smith, AR
- 198± Miles NE of Dallas, TX
- 203± Miles SE of Oklahoma City

COORDINATES:

- 34.67274, -95.15563

PROPERTY USE:

- Hunting
- Agricultural
- Residential
- Investment
- Recreational
- Potential Hay Income
- Potential Livestock Operation

TAX INFORMATION:

- 0000-01-02N-20E-0-001-01
- \$1,115.01 (2025)

PROPERTY INFORMATION:

- 160± Acres
- Brick Home
 - 1 Bedroom/1.5 Baths
 - Granite Countertops
 - Stainless Steel Appliances
 - Large Deck
- Bunkhouse/Guest Home
 - 2 Bedrooms/1 Bath
 - Cozy Living Room
 - Stainless Steel Utility Sink
 - Wraparound Covered Porch
- Cattle Facilities
 - Squeeze Chute with Scales
 - Freeze-Proof Waterer
- 40'×60' Shop with Bathroom
- Livestock Shed with Utilities
- Productive Hay Ground
- Water Wells with Filtration System
- Tankless Water Heaters
- 8 Water Hydrants
- 6 Ponds
- 4 Cross-Fenced Pastures
- 4 Box Stands with Multiple Feeders
- 4 Electric Meters
- 2 Propane Tanks
- Deer/Turkeys/Hogs



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WELCOME TO THE PUSHMATAHA 160

WELCOME TO THE PUSHMATAHA 160—AN INCREDIBLE RANCH PROPERTY IN ALBION, OKLAHOMA, READY TO MEET YOUR VISION. Whether you're searching for a working cattle operation, a private homestead, a premier hunting retreat, or the perfect blend of all three, this 160± acre property in Pushmataha County delivers.

This expansive ranch features a beautifully updated brick home with one bedroom and one and a half bathrooms, designed for comfort and simplicity. Inside, the kitchen boasts granite countertops and stainless-steel appliances, offering a modern touch to this rustic setting. Step outside onto the large covered composite deck and take in the peaceful surroundings—where the sounds of gobbling turkeys and the beauty of nature become part of your everyday life.

Just steps from the main home, you'll find "The Twig," a spacious bunkhouse ideal for hosting deer camp gatherings or accommodating family and friends. This inviting space includes a cozy living room perfect for resting and relaxing after those early morning hunts, along with two bedrooms with room for multiple beds. A full bath and large stainless-steel sink in the kitchen area add convenience for guests and gatherings. With wraparound covered porches and breathtaking views that stretch for miles, you can spend your days soaking in the quiet serenity and natural beauty that make this ranch truly special.



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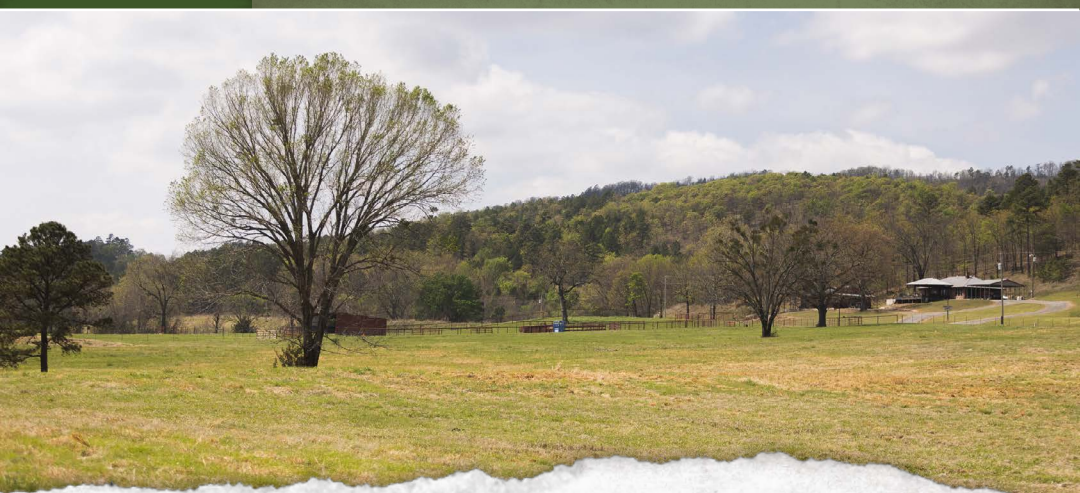
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MORE ABOUT THE PUSHMATAHA 160

The Pushmataha 160 is fully equipped for ranching operations, featuring six ponds, four cross-fenced pastures, and productive hay ground. Improvements include a horse/livestock shed with electric and water, adding even more functionality and convenience, a 40×60 shop with wood heat, bathroom, and hot water, as well as working cattle facilities complete with a squeeze chute with scales, an underground freeze-proof waterer, and multiple water hydrants around the acreage. A separate house pad with water and electric is also in place and ready to be utilized.

There are so many things that you immediately recognize as you arrive at the Pushmataha 160, with the first being how well maintained the whole property is. Every detail has been taken care of. It is absolutely move-in ready! The current owners have taken great pride in the land, and it shows.

The next thing you notice after the maintenance is just the amazing view and beauty of the Pushmataha 160 and surrounding tracts. It takes peace and quiet to a new level. No traffic jams on this county road! With the home, bunkhouse, and shop being elevated on the north side of the county road, you have a stadium view of the majority of the land where the cattle and abundant wildlife population can be seen out the windows or off the front porches. Not long after you spend time at this amazing place it is VERY hard to leave!



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MORE ABOUT THE PUSHMATAHA 160

NOW to the hunting! Located in Pushmataha County's renowned Potato Hills, the Pushmataha 160 is smack in the middle of some of the best whitetail hunting in the state and in the country. This property has produced lots of mature deer with several scoring above 150 inches. The current owner has gone to great lengths to make this a premier hunting property with elevated box stands and multiple feeders at key locations around the property for discrete entry and exit to all stands to give you the best opportunities to harvest your next trophy buck. Not only does the Pushmataha 160 cater to the local deer herd, but also abundant eastern wild turkeys, wild hogs, and the occasional bear call this place home. It truly is PREMIER when it comes to the hunting.

If you are looking for a property that truly has it all and latches onto you the moment you arrive, the Pushmataha 160 might be the one for you.

Contact **Luke Alston** or **MaRissa Nichols** today to schedule a private showing and experience #TheSmallTownWay.



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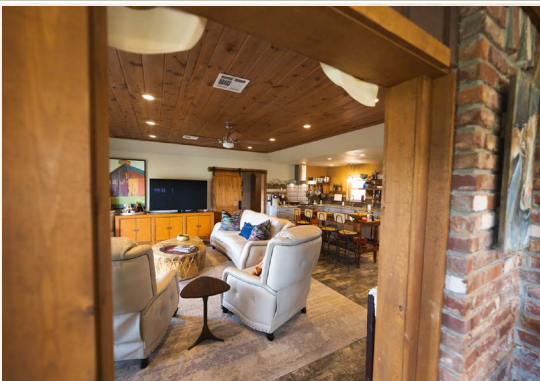
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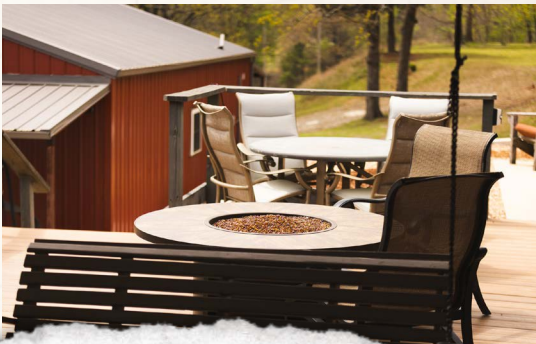
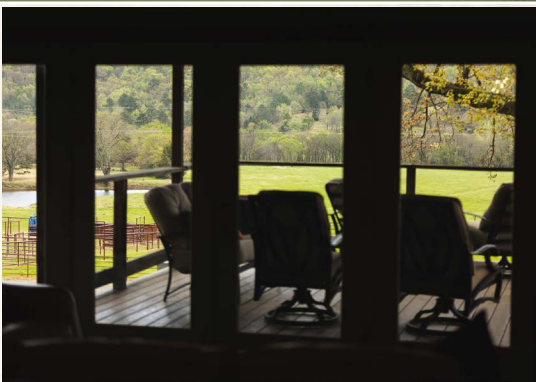


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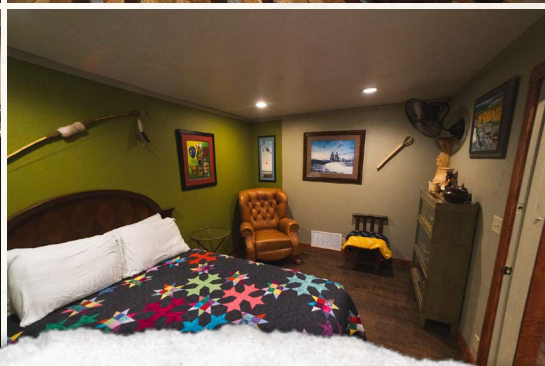


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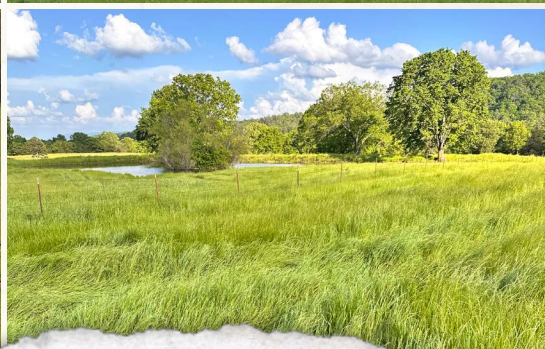
THE TWIG
Guest House



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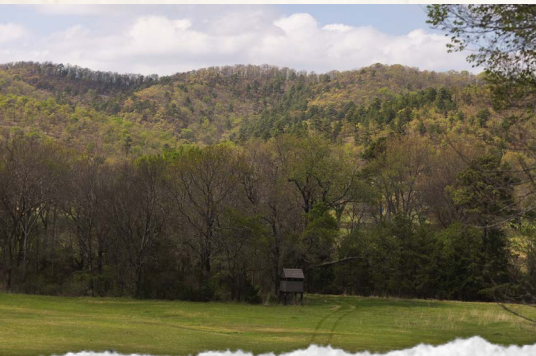
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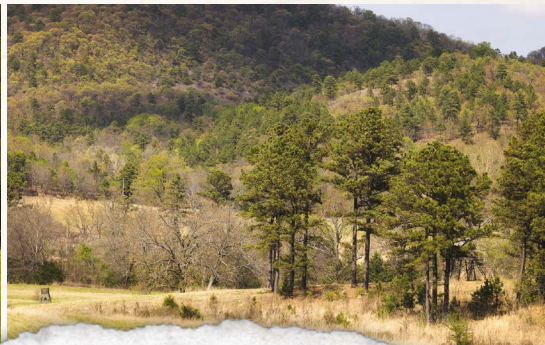
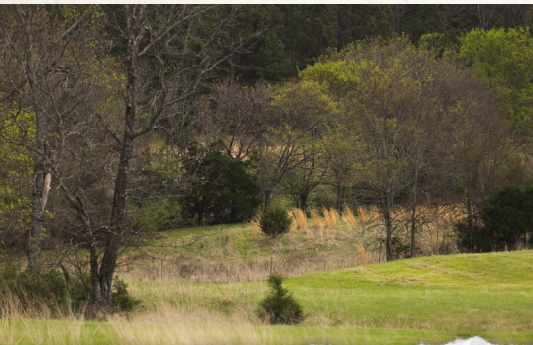


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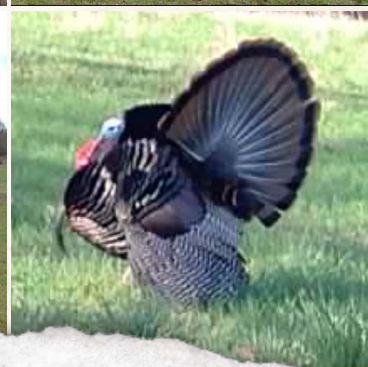
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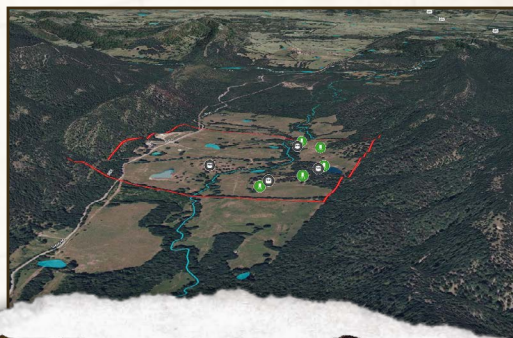
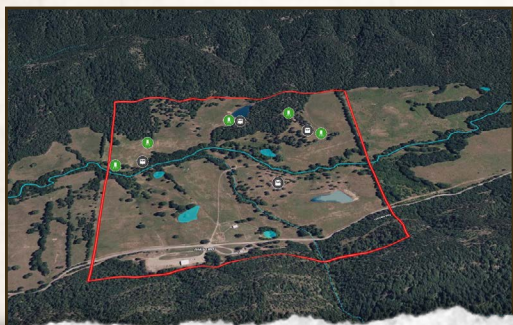
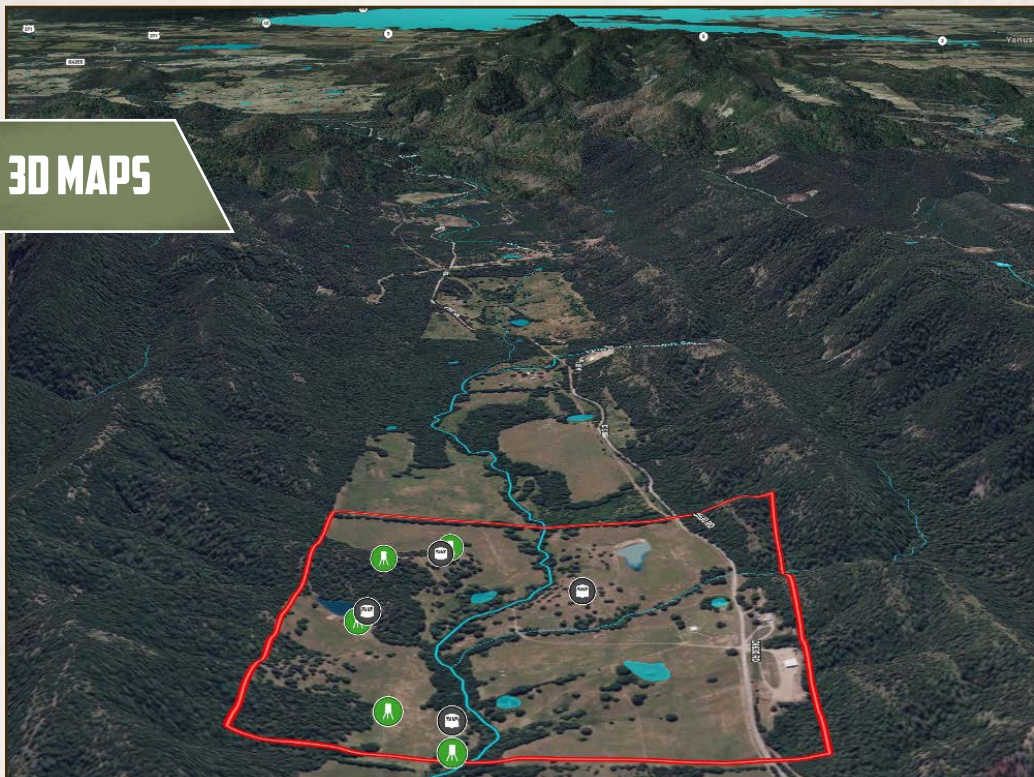
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3D MAPS



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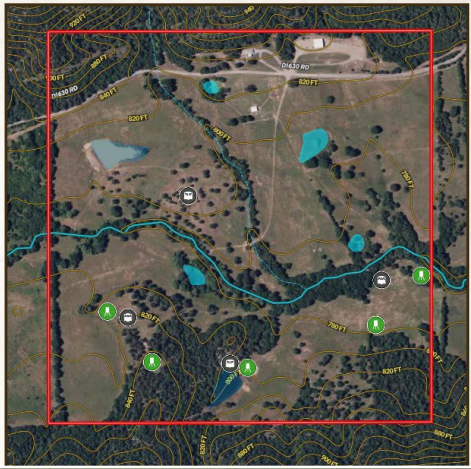
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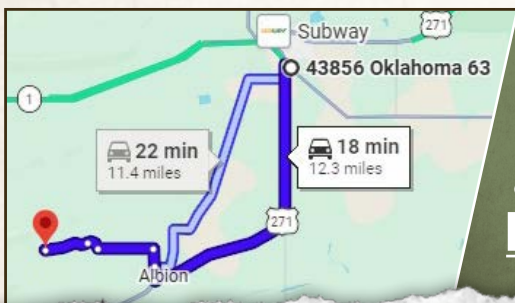


TOPOGRAPHY MAP



From the Intersection of Highway 271 and Highway 63 in Talihina, OK: Travel south on Highway 271 for 8.1 miles. Turn right onto Mell Avenue and continue for 0.4 miles. Continue onto North 4450 Road for 0.5 miles, and then continue onto East 1615 Road for 1.5 miles. Turn right onto County Road 1630 and travel for 0.4 miles. Continue straight onto East 1627 Road for 1.2 miles to the property on the right.

LINK TO GOOGLE MAP DIRECTIONS



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