

Timber Ridge Estates Lot 1 Phase II
LOT 1 SE 1000th Ave
Tuskahoma, OK 74754

\$110,000
3.65± Acres
Pushmataha County



Timber Ridge Estates Lot 1 Phase II
Tuskahoma, OK / Pushmataha County

SUMMARY

Address

LOT 1 SE 1000th Ave

City, State Zip

Tuskahoma, OK 74754

County

Pushmataha County

Type

Lot

Latitude / Longitude

34.727066 / -95.315862

Acreage

3.65

Price

\$110,000

Property Website

<https://greatplainslandcompany.com/detail/timber-ridge-estates-lot-1-phase-ii-pushmataha-oklahoma/118102/>



PROPERTY DESCRIPTION

Phase II Lot 1 | 3.65± Acres | Timber Ridge Estates | Sardis Lake Views | Southeastern Oklahoma
Kale Crocker | Great Plains Land Company
[580-216-8160](tel:580-216-8160) | kale@greatplains.land

Property Overview

- Phase II Lot 1 consisting of 3.65± acres in Timber Ridge Estates
- Awesome views of Sardis Lake and the surrounding Southeastern Oklahoma mountains
- Ideal for a vacation home, secondary residence, or future homesite
- Located inside an exclusive gated community
- Close proximity to Sardis Lake for fishing, boating, and water recreation
- Community amenities include scenic hiking trails, pavilion, pond, and recreational areas
- Proposed helipad and pickleball courts planned for the development
- Near the Kiamichi River, Robbers Cave, Ouachita National Forest, and Talimena Scenic Drive
- Conveniently located within approximately 3 hours of Dallas, Oklahoma City, and Tulsa

Property Overview

Welcome to **Phase II Lot 1 in Timber Ridge Estates**, a beautiful 3.65± acre tract nestled in the scenic mountains of Southeastern Oklahoma offering breathtaking views of **Sardis Lake and the surrounding mountain landscape**. If you have been dreaming of a peaceful retreat, vacation property, or future homesite surrounded by natural beauty, this property deserves a closer look.

Situated in an exclusive **gated community**, this lot provides the privacy and tranquility many buyers are searching for while still offering excellent access to outdoor recreation and nearby attractions. Whether your vision is building a weekend getaway cabin, creating a second home to escape city life, or investing in a future retirement property, this tract offers an incredible setting to bring that vision to life.

Wake up to mountain views, peaceful surroundings, and fresh air while enjoying the quiet atmosphere that makes Southeastern Oklahoma one of the most sought-after destinations for outdoor enthusiasts and those looking to unplug from the fast pace of everyday life.

Timber Ridge Estates Amenities

Timber Ridge Estates offers more than just land—it offers a lifestyle. Residents can enjoy scenic hiking trails that wind throughout the development, allowing you to explore the natural beauty of the area while taking in stunning views of the mountains and surrounding countryside.

The community also features a **beautiful pavilion, pond, and recreational gathering areas**, creating spaces where residents and guests can relax, unwind, or enjoy time with family and friends. Planned future improvements, including **proposed pickleball courts and a helipad**, continue to add excitement and long-term appeal to the community.

Please note: photos of the pavilion, pond, and recreational spaces shown in marketing materials represent **community public-use amenities available within Timber Ridge Estates** and are shared spaces for residents and guests to enjoy.

Outdoor Recreation & Area Attractions

One of the biggest draws to this property is the incredible access to recreation. **Sardis Lake**, located nearby, is a favorite destination for **fishing, boating, kayaking, paddleboarding, and water sports**, making this property an ideal home base for lake enthusiasts.

The surrounding area offers endless adventure with nearby access to the **Ouachita National Forest**, the scenic **Kiamichi River, Robbers Cave State Park**, and the world-famous **Talimena Scenic Drive**, widely known as one of the most beautiful drives in Oklahoma with breathtaking mountain views year-round.

Despite feeling private and secluded, this property remains highly accessible, located within approximately a **3-hour drive from Dallas, Oklahoma City, and Tulsa**, making weekend getaways or extended stays simple and convenient.



Why You'll Love It

Finding a property that combines **mountain views, lake proximity, gated privacy, community amenities, and recreational access** is becoming increasingly difficult. Whether you are looking for a peaceful vacation retreat, a second home location, or simply a place to enjoy the beauty of Southeastern Oklahoma, **Phase II Lot 1 at Timber Ridge Estates** offers an opportunity to own your own slice of mountain paradise.

If you want **beauty, tranquility, privacy, and a peaceful setting with incredible Sardis Lake and mountain views**, this may be exactly what you have been looking for.

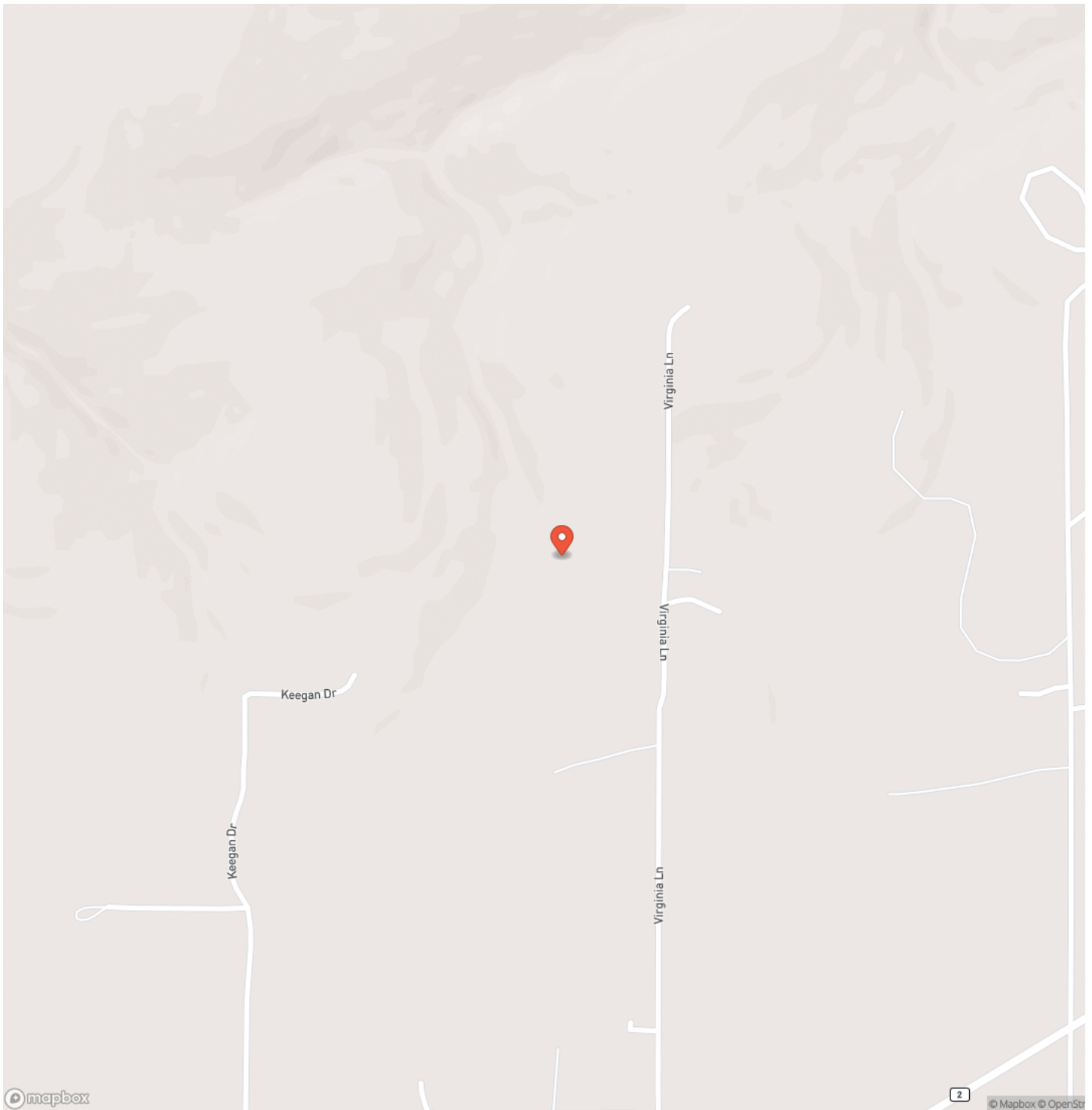
For more information or to schedule a private showing, contact **Kale Crocker with Great Plains Land Company** at [580-216-8160](tel:580-216-8160).



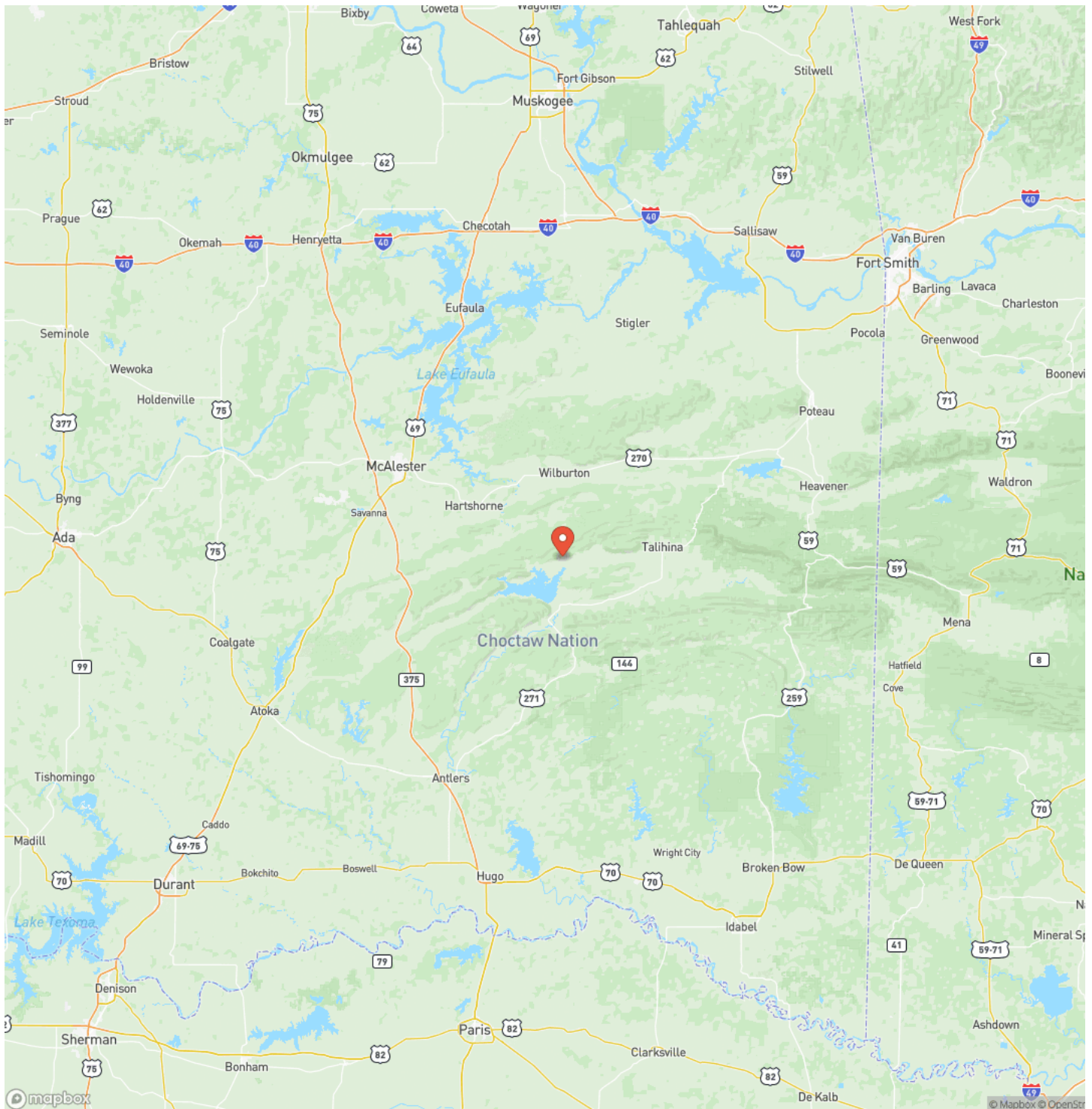
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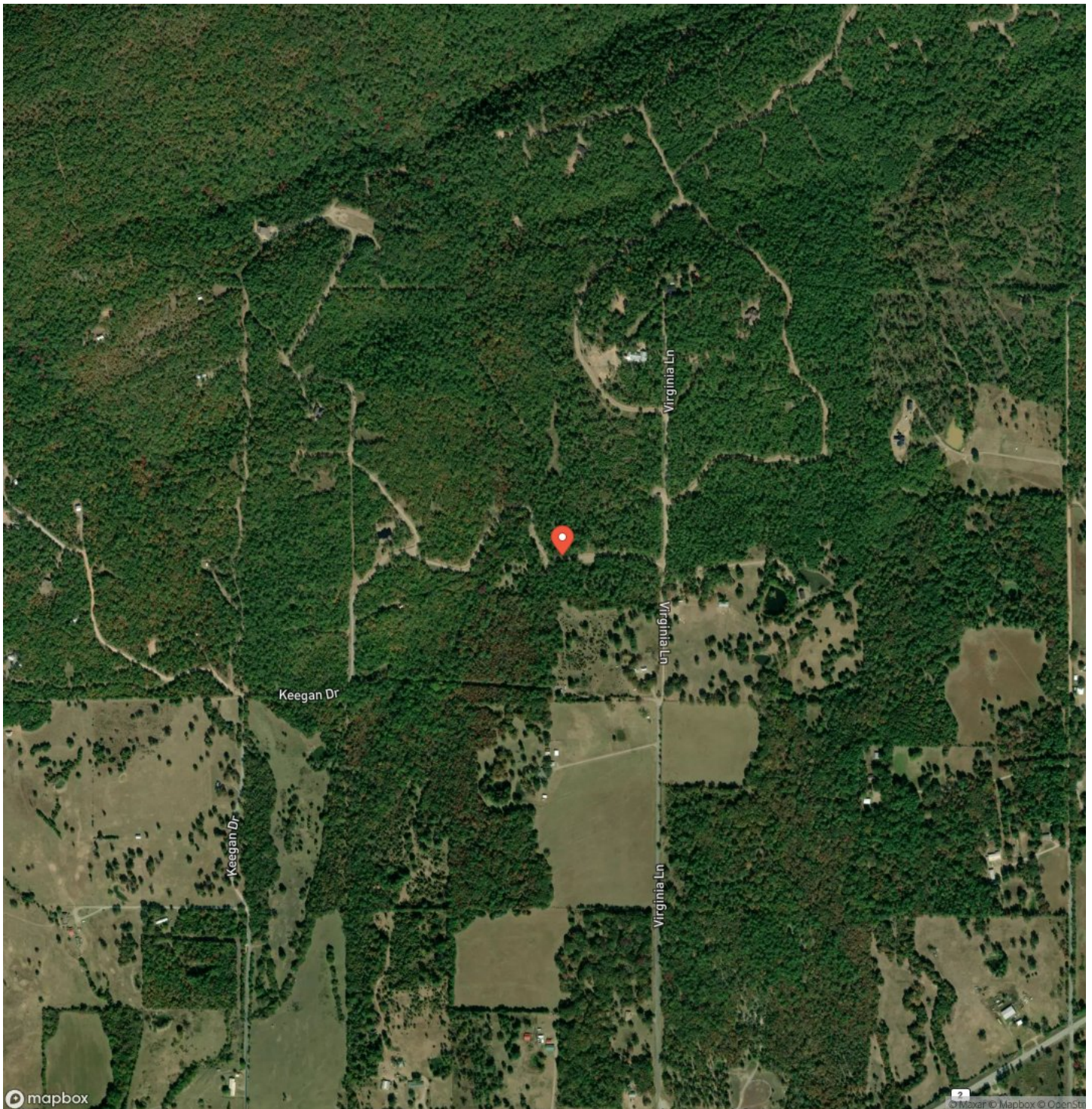
Locator Map



Locator Map



Satellite Map



Timber Ridge Estates Lot 1 Phase II
Tuskahoma, OK / Pushmataha County

LISTING REPRESENTATIVE

For more information contact:



Representative

Kale Crocker

Mobile

(580) 216-8160

Email

kale@greatplains.land

Address

City / State / Zip

Stillwater, OK 74074

NOTES

[illegible]

MORE INFO ONLINE:

<https://greatplainslandcompany.com/>

This image shows a single 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.



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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