

Timber Ridge Development Lot

4.55 Acres | Latimer County, OK | \$140,000



HAYDEN  OUTDOORS.

Timber Ridge Development Lot

TOTAL ACRES:

4.55

PRICE:

\$140,000

COUNTY:

Latimer County

CLOSEST TOWN:

Tuskahoma, OK

Activities & Amenities:

Development Potential
House/Cabin
Timber

Land Details

Address: 1 Lot 3, Tuskahoma,
Oklahoma 74574, USA

Closest Town: Tuskahoma

Total Acres: 4.55

Zoning: Rural

Estimated Taxes: \$1,354 - 2025

Source of lot size: Assessor/Tax Data

Annual Average Temperature:

73°F (High), 51°F (Low)

Annual Precipitation:

Approximately 49 inches

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.

Property Summary

4.55± wooded acres in Timber Ridge Estates, a gated community in the hills of southeastern Oklahoma. Ready for residential development, this homesite offers privacy, community amenities, and the freedom to bring your own builder with no required build timeline. Located just over two miles from Sardis Lake, it's an ideal setting for a full-time home or weekend retreat.

Land

Located in the scenic hills of southeastern Oklahoma, this 4.55± acre homesite offers an opportunity to build within a gated community known as Timber Ridge Estates in Latimer County. The property is primarily wooded, providing natural privacy and a peaceful setting for a future full-time residence, weekend getaway, or vacation home. As part of Timber Ridge Estates, the acreage is intended for residential development and will be subject to the Timber Ridge Estates Homeowners Association and applicable community covenants and design standards. Timber Ridge Estates advertises private hiking/biking trails, stocked fishing ponds, a pavilion, pickleball court, gated access, and the ability to bring your own builder, with no required build timeline. HOA fees are \$600 per year which helps ensure roads are maintained as well as access to the above mentioned amenities.





One of the property's biggest draws is its proximity to Sardis Lake, located just over two miles away. Sardis Lake encompasses approximately 14,360 acres of water and an impressive 117 miles of shoreline, providing plenty of room for boating, fishing, swimming, camping, and other outdoor recreation. The lake is particularly well known for its bass fishing while also offering opportunities for crappie, catfish, and walleye. With the surrounding Ouachita Mountain landscape and thousands of acres of public hunting and wildlife areas nearby, this area has plenty to offer outdoor enthusiasts.

Timber Ridge Estates combines a secluded, wooded setting with convenient access to nearby communities including Clayton, Talihina, and Wilburton. The development is also within approximately three hours of Oklahoma City, Tulsa, and the Dallas-Fort Worth area, making it an attractive location for a weekend retreat or second home without sacrificing accessibility.

With 4.55± courthouse acres, mature timber for added privacy, proximity to Sardis Lake, and a setting designed for residential development, this property provides a great opportunity to create your own place in the mountains of southeastern Oklahoma.

Legal Description: Lot 3, Timber Ridge Phase III, 927/429, 928/244, 928/774, Latimer County, Oklahoma.

Link to Timber Ridge Estates: <https://www.timberridgeoklahoma.com>

Note: Financial verification is required for interested buyers. Please contact the listing agent for more information, questions, or to schedule a private showing.

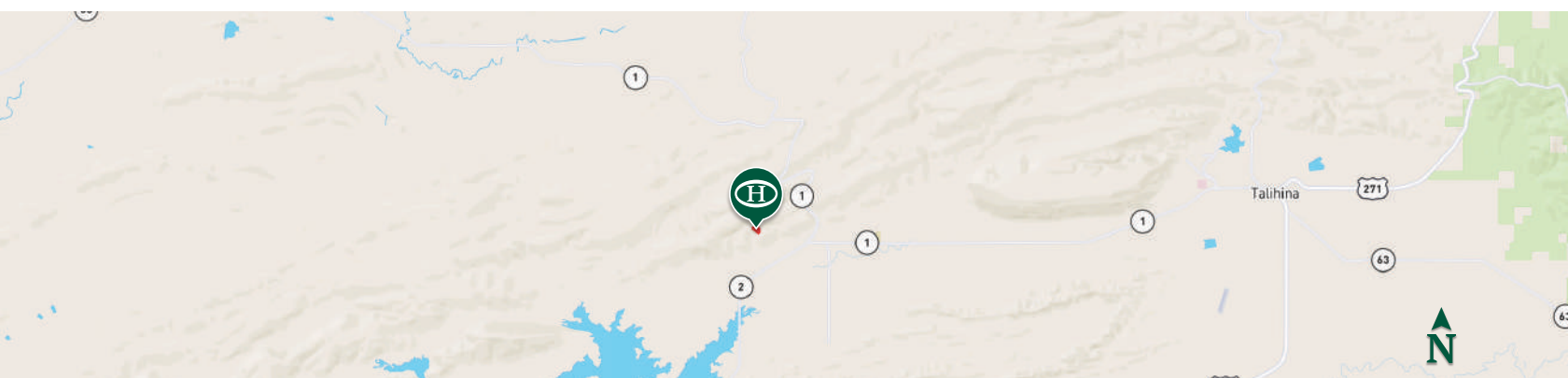




 Boundary

BOUNDARY LINES

MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.



HAYDEN OUTDOORS

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