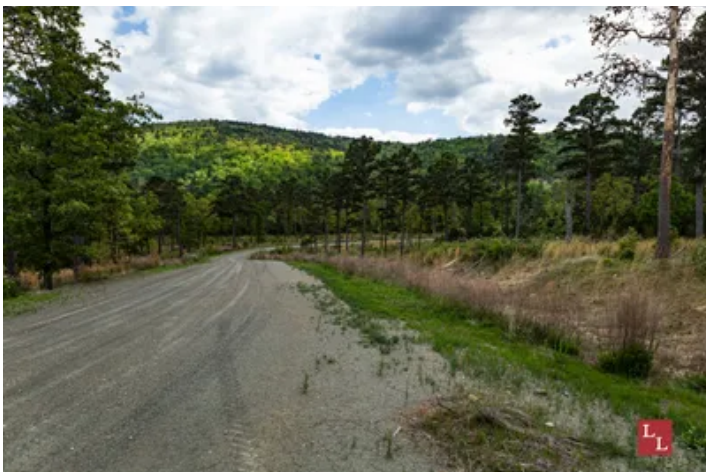


Eagles Nest Ranch  
State Hwy 43  
Clayton, OK 74536

**\$7,900,000**  
2,000± Acres  
Pushmataha County



**Eagles Nest Ranch**  
**Clayton, OK / Pushmataha County**

**SUMMARY**

**Address**

State Hwy 43

**City, State Zip**

Clayton, OK 74536

**County**

Pushmataha County

**Type**

Undeveloped Land, Business Opportunity, Lot, Timberland, Ranches, Recreational Land, Single Family

**Latitude / Longitude**

34.641212 / -95.433361

**Dwelling Square Feet**

1,456

**Bedrooms / Bathrooms**

3 / 1

**Acreage**

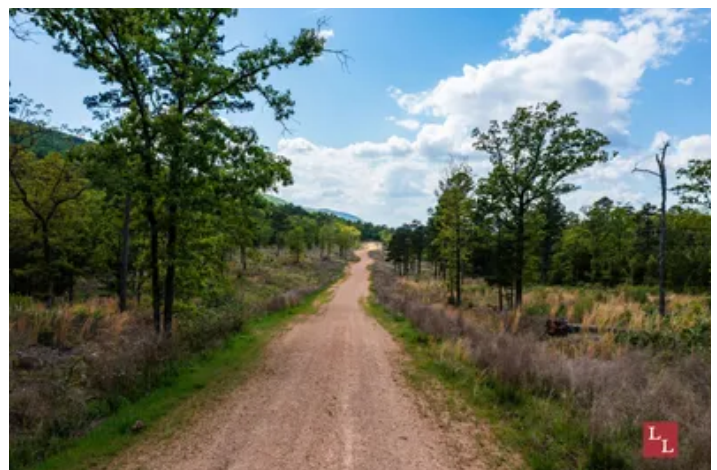
2,000

**Price**

\$7,900,000

**Property Website**

<https://legendary.land/property/eagles-nest-ranch-pushmataha/oklahoma/106281/>



## Eagles Nest Ranch Clayton, OK / Pushmataha County

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### **PROPERTY DESCRIPTION**

Eagles Nest Ranch is a scenic recreational property in Pushmataha County, Oklahoma overlooking 14,000+ acre Sardis Lake, featuring spectacular mountainous terrain, elevated views, mature timber, and secluded build sites.

#### **Location:**

- \*Clayton, OK - 8 miles
- \*Antlers, OK - 43 miles
- \*Atoka, OK - 47 miles
- \*Oklahoma City, OK - 178 miles
- \*DFW, TX - 173 miles

#### **Access:**

- \*Multiple access points from State Highway 43

#### **Water:**

- \*Maxwell Creek Headwaters
- \*3 wet-weather creeks
- \*1 pond

#### **Utilities:**

- \*Rural water is available along State Highway 43; no active meters are currently located on the property.
- \*House on the north end of the property is serviced by well water.
- \*Electric is available along State Highway 43 and services the improvements on the property.

#### **Climate:**

- \*Approximately +/- 49.2 inches of annual precipitation

#### **Minerals:**

- \*Surface Only

#### **Wildlife:**

- \*Whitetail Deer
- \*Wild Turkey
- \*Dove
- \*Wild Hogs

#### **Terrain:**

- \*Elevation Ranges from 620' to 1560'.
- \*Tract is mostly wooded and has mature timber.
- \*From the land along the highway the property rolls gently before rising significantly towards Flagpole Mountain.

#### **Improvements:**

- \*Over \$3,500,000 in capital road projects have been completed, resulting in over 20 miles of roads across the ranch.
- \*1,456 sqft House containing 3 bedrooms and 1 bathroom.
- \*25x35 shop with concrete floors, electric and 2 large roll-up doors.

#### **General Description:**

Eagles Nest Ranch is a large contiguous timbered and recreational tract positioned in northern Pushmataha County next to Highway 43 with breathtaking views of Sardis Lake. The ranch has been laid out with a road system designed for residential development. One segment of the property has already been platted with small acreage lots. Building a road system in this terrain is not only expensive but also technical. The road project was headed up by an experienced forestry and land consultant with over 20 years of road building



experience in the mountains of southeast Oklahoma. A local contractor with even more experience in the mountains of "Push" County was responsible for making this dream a reality. For clarity, this road system was laid out and designed based on the topography of the mountain. These roads are crowned and include ditches on either side to shed water down the mountain while protecting the integrity of the roads as much as possible. To the untrained eye, it would be hard to comprehend the overall value of having this road system in place on a property like this. The value it creates is both functional and financial. In planning out this property, every road location was walked and flagged before a dozer blade ever hit the dirt. This was to ensure that every switch back, every view, and every curve around the mountain made sense not only functionally but aesthetically to maximize the experience of each and every future owner of this beautiful property.

Upon entry onto the property from the highway the elevations are gently rolling with occasional wet weather creeks traversing this lower section from water cascading down the mountain toward Sardis Lake. The tree species in the lower elevations range from Sycamore, Ash, Sugar Maple, and large majestic Post Oaks, White Oaks, and Red Oaks to some of the most stunning mature pines in Oklahoma. Since the road system was designed for future development, it has a main loop road as well as an internal road network. Whether the goal is hiking, trail riding, camping, or building a private getaway, the ranch offers a strong recreational layout with plenty of room to shape the property over time.

The ranch is defined by its topography. Ridges, draws, and gradual elevation changes give the property depth and character while creating multiple vantage points across the surrounding countryside. Numerous elevated areas offer excellent potential for future cabins, homesites, or weekend retreats with long-range views and a sense of privacy that's difficult to replicate.

The land is primarily timbered with a healthy mix of mature hardwoods and native vegetation. A beautiful meadow on the north end of the property could be utilized as a food plot for deer hunting or as a pasture to bale hay. As you move through the property, the terrain transitions naturally between wooded ridges, lower pockets, and open viewpoints, creating a landscape that feels both usable and visually diverse. The elevation changes also help create a more secluded atmosphere throughout the ranch, with different portions of the property offering their own unique feel and perspective.

If your dream was to high fence a property for elk, this could be the coolest setting in Oklahoma to do that. Eagles Nest Ranch is the kind of place that makes you feel like you're on the side of a mountain somewhere deep in the Rocky Mountains!

One of the strongest features of Eagles Nest Ranch is the overall setting. The elevated terrain creates sweeping views of Sardis Lake, while the timbered draws and rolling ridges provide a quiet, secluded environment that feels far removed from the pace of city life. The property lends itself well to buyers looking for a place to unplug, spend time outdoors, and enjoy a more private land ownership experience.

While Eagles Nest Ranch was planned for subdivision, it would make a fabulous property to own individually, and it would make a fantastic place to build a rustic log home! Who needs the mountains of Colorado or New Mexico when you could own your very own mountain in Oklahoma!

*If you are not already on the Legendary Land Company website, please follow the "Property Website" link.*

When purchasing a property listed by Legendary Land Company, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Legendary Land Company.

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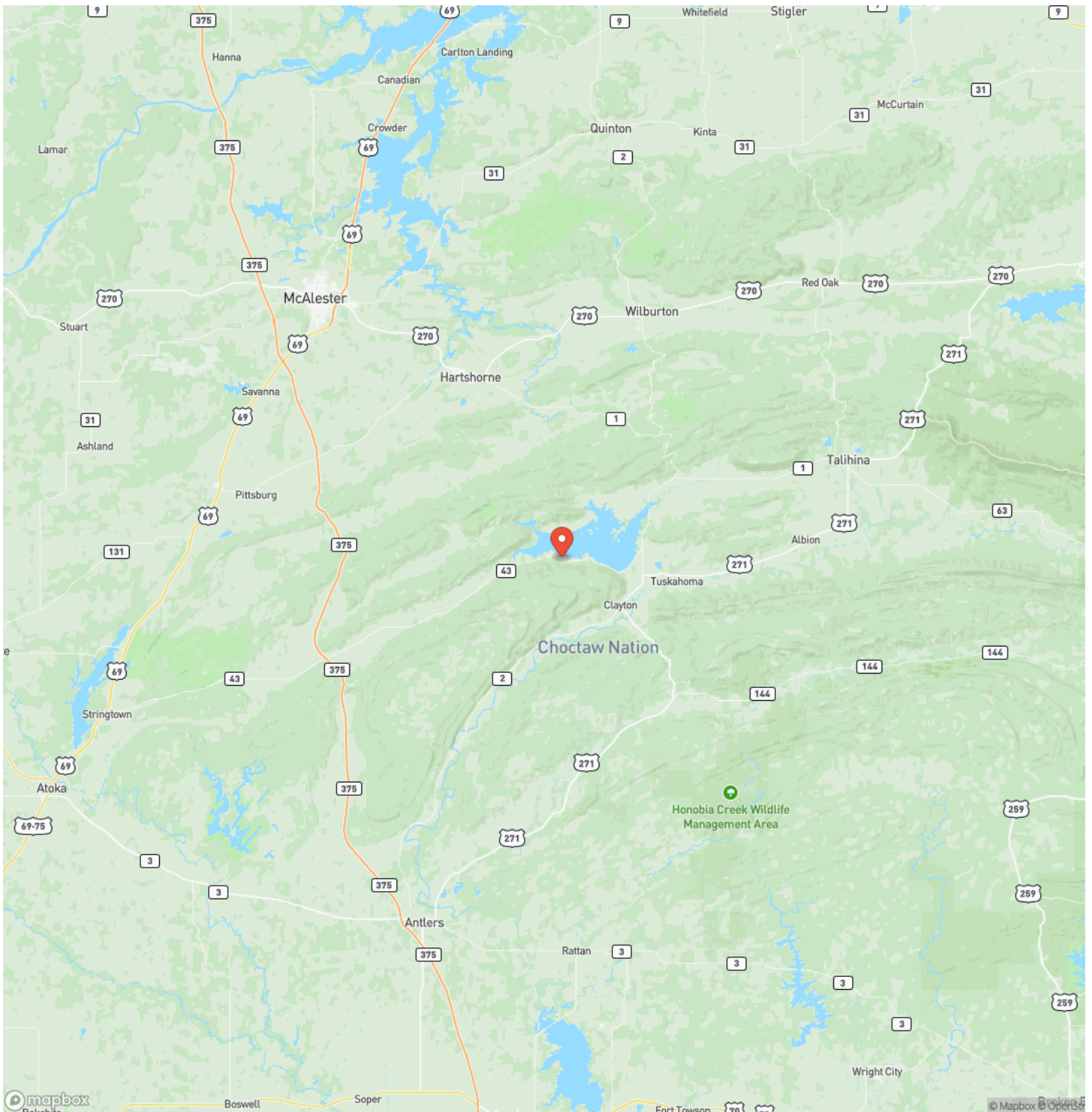
Eagles Nest Ranch  
Clayton, OK / Pushmataha County



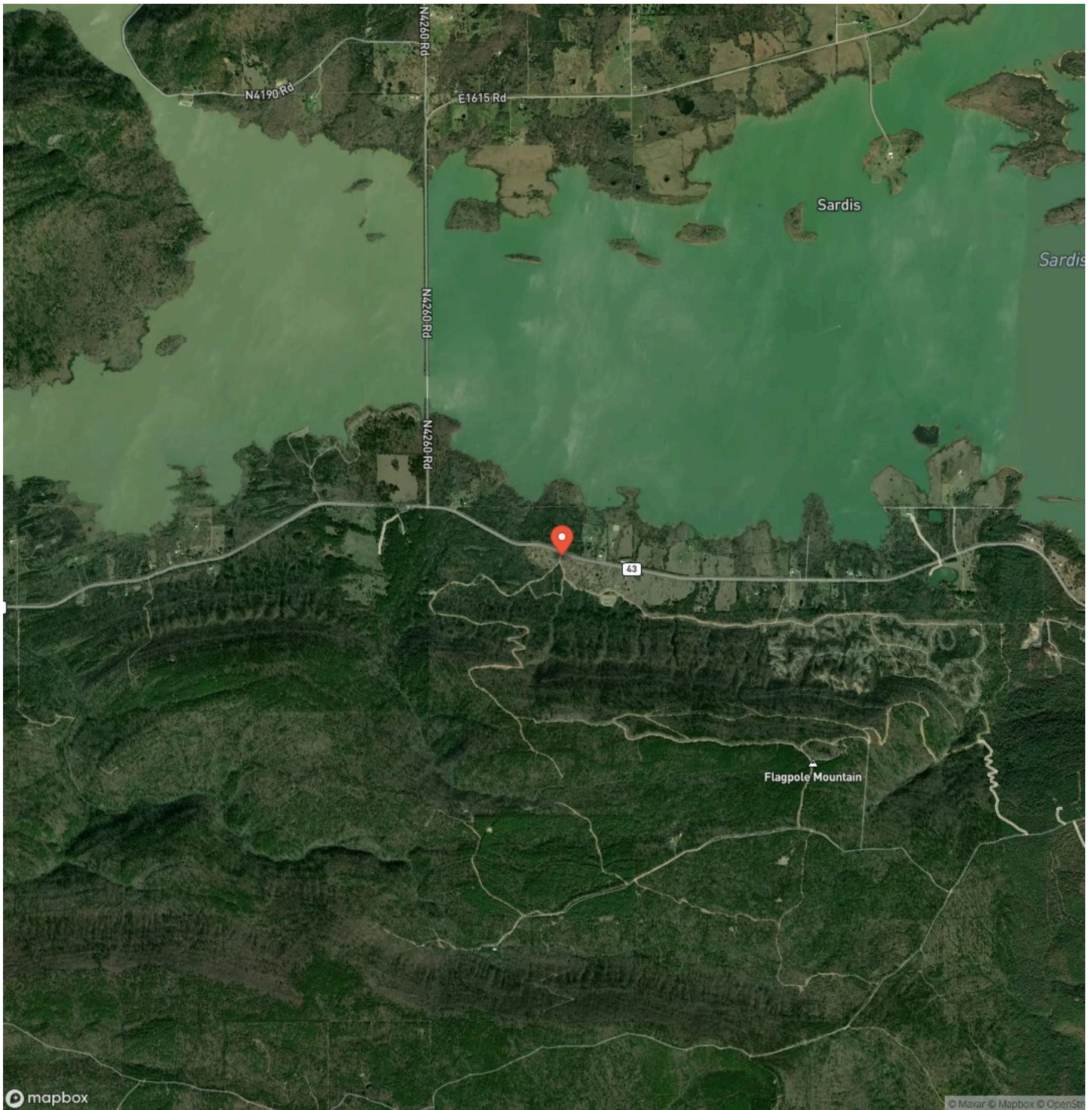
## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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