

Friendship Road Ranch
3783 Friendship Road
Stuart, OK 74570

\$545,000
59.200± Acres
Pittsburg County



Friendship Road Ranch
Stuart, OK / Pittsburg County

SUMMARY

Address

3783 Friendship Road

City, State Zip

Stuart, OK 74570

County

Pittsburg County

Type

Farms, Single Family, Ranches, Recreational Land, Residential Property

Latitude / Longitude

34.78531 / -96.037649

Dwelling Square Feet

1968

Bedrooms / Bathrooms

4 / 2.5

Acreage

59.200

Price

\$545,000

Property Website

<https://arrowheadlandcompany.com/property/friendship-road-ranch-pittsburg-oklahoma/89494/>



Friendship Road Ranch Stuart, OK / Pittsburg County

PROPERTY DESCRIPTION

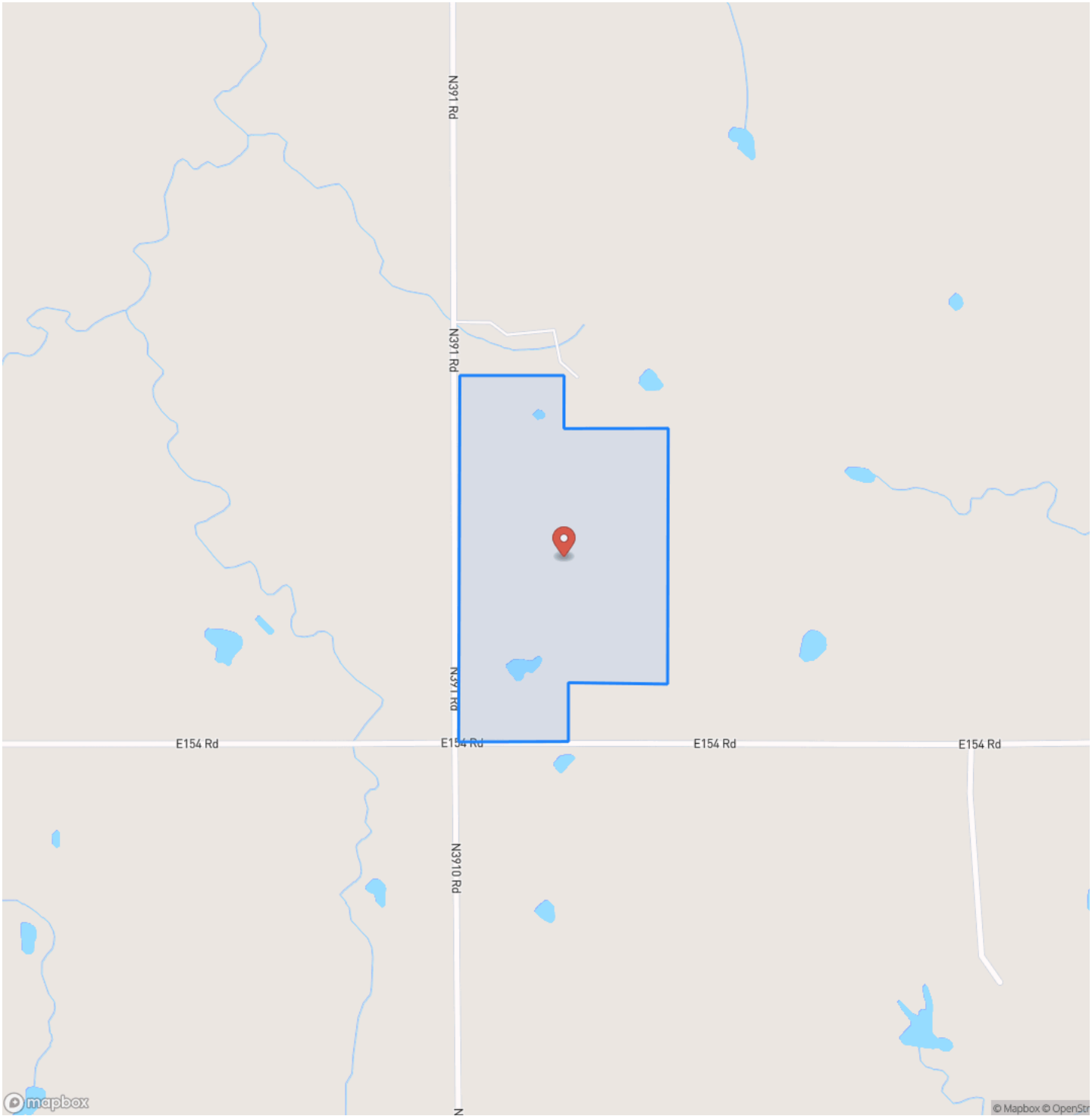
Welcome to Friendship Road Ranch, a 59.2 +/- acre property located in Pittsburg County, Oklahoma that combines comfortable country living with productive cattle land! The ranch features a charming 4 bedroom, 2.5 bath home that was remodeled in 2018. The home is complete with a large utility room, open kitchen and living room, and an attached carport. Recent updates include a new water heater and new central heat and air. The ranch is primarily open pasture, ideal for running cattle. Two nice ponds provide reliable water sources, both of which have historically held water through droughts. The north side of the property offers a small stretch of timber that has a couple good potential deer stand locations. A metal shop provides additional space for equipment or parking vehicles. Here is your chance to own the Friendship Road Ranch! The property is located 30 +/- minutes from Coalgate and Mcalister, and approximately 2 +/- hours from Tulsa. All showings are by appointment only. For more information or to schedule a private viewing please contact Steele Schwonke at [\(918\) 424-6065](tel:9184246065).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

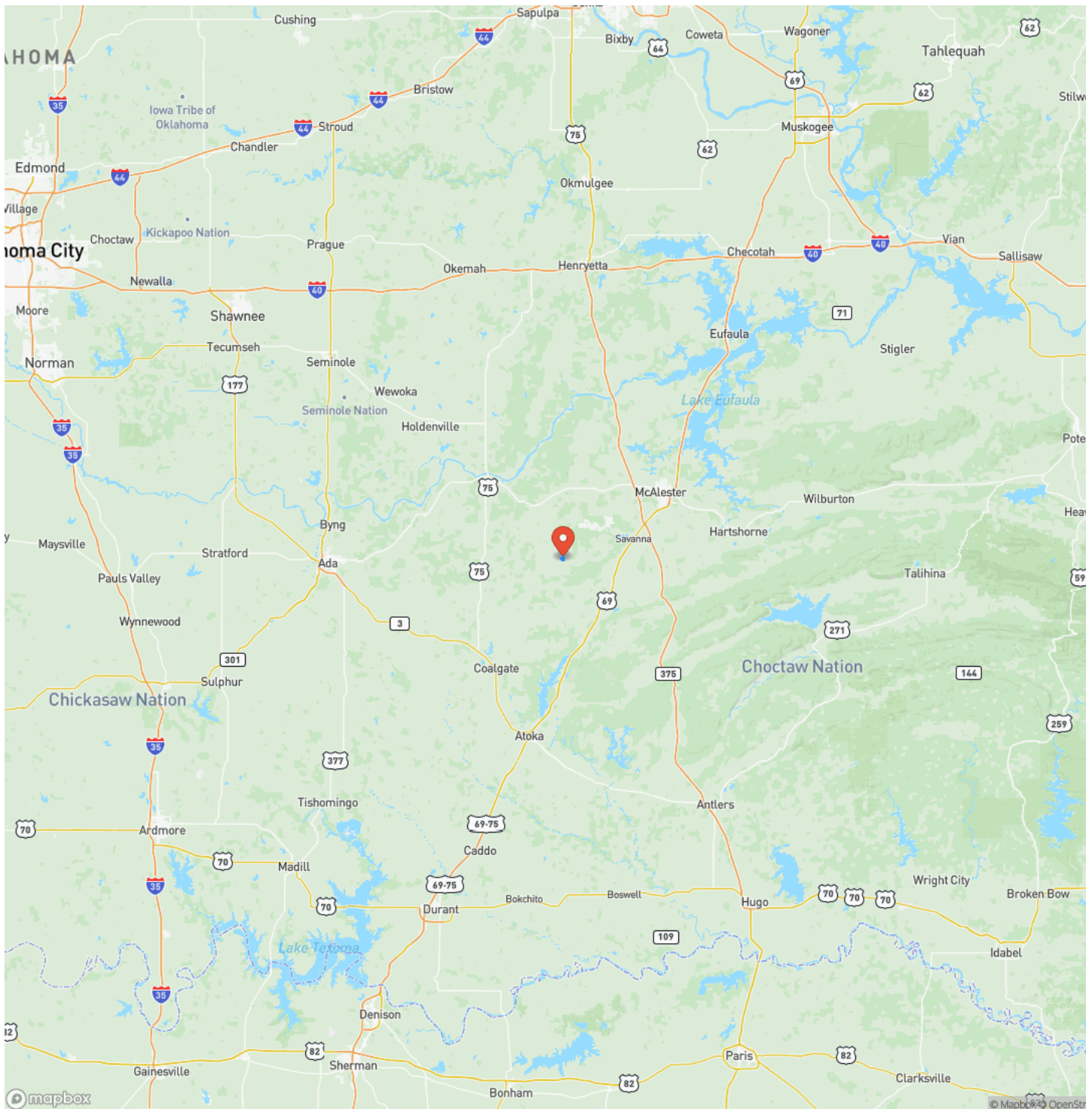
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Stuart, OK / Pittsburg County**



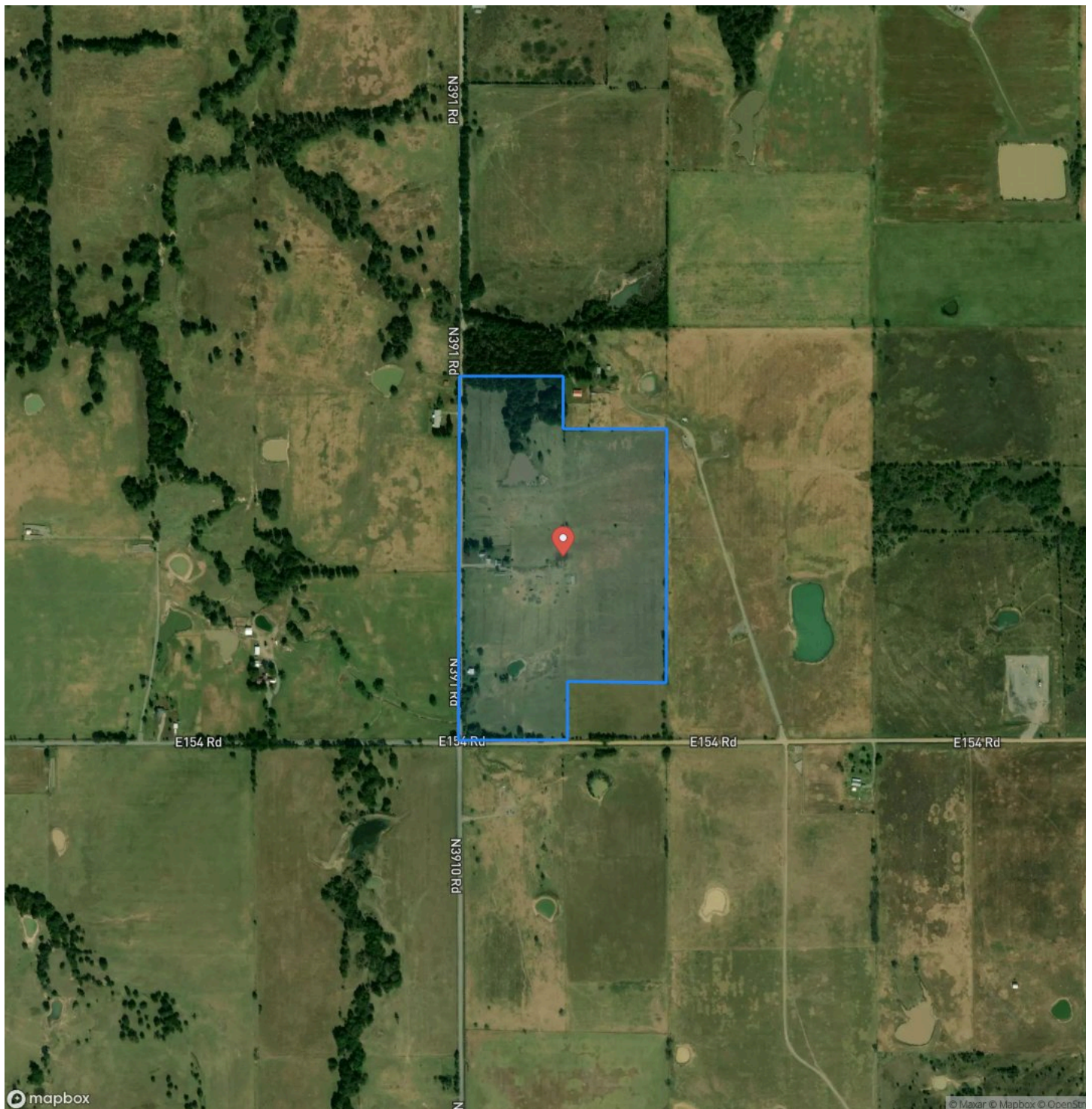
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Steele Schwonke

Mobile

(918) 424-6065

Email

steele.schwonke@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

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



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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