

**Lone Oak Prairie**  
Lone Oak Road  
Indianola, OK 74442

**\$340,000**  
80± Acres  
Pittsburg County



**Lone Oak Prairie**  
**Indianola, OK / Pittsburg County**

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**SUMMARY**

**Address**

Lone Oak Road

**City, State Zip**

Indianola, OK 74442

**County**

Pittsburg County

**Type**

Farms, Hunting Land, Ranches

**Latitude / Longitude**

35.1449 / -95.7787

**Acreage**

80

**Price**

\$340,000

**Property Website**

<https://arrowheadlandcompany.com/property/lone-oak-prairie-pittsburg-oklahoma/38425/>



**PROPERTY DESCRIPTION**

This 80 +/- acres of native grass prairie has everything you need. It is highly productive ground with deep topsoil. It has recently been managed as grazing pasture and routinely fertilized and weed-sprayed, although the property would also make great farmland. Also, 40+ acres of this property offers a FSA wheat base program credit that the landowner can sign up for by March of that year. There's rural water to the property with an automatic livestock watering system already installed. There's electricity to the pole on-site. This property is made of 90% open grassland and 10% timber, including some mature trees and two ponds. There's new fencing on 3 sides. Great access and road frontage from the county road on the north side. Could make a beautiful homestead, with the nice rural community of Indianola less than a mile away, and the city of McAlester is 20 miles to the south. Give me a call or text [\(918\) 329-0843](tel:9183290843) to schedule a showing.

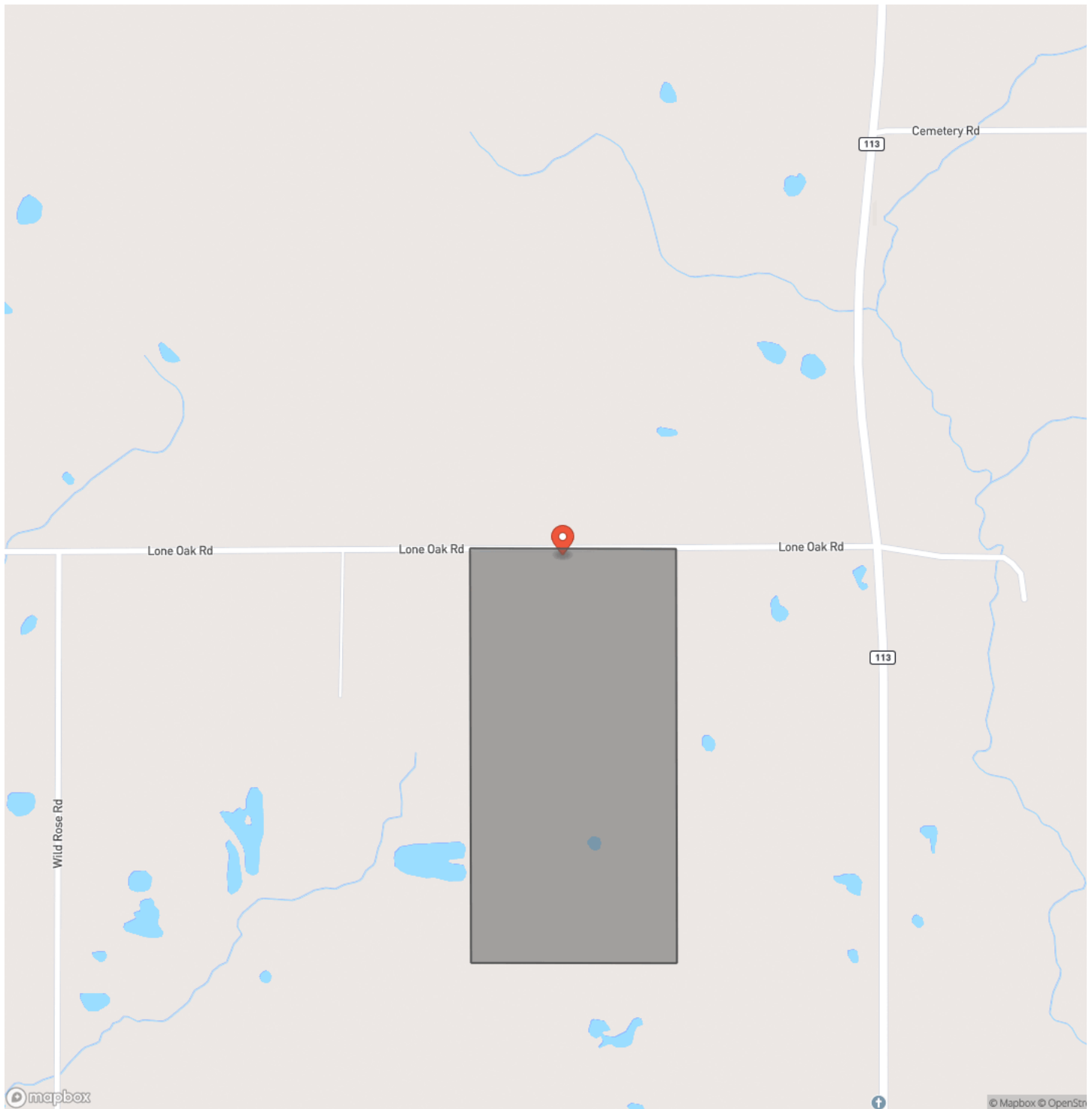




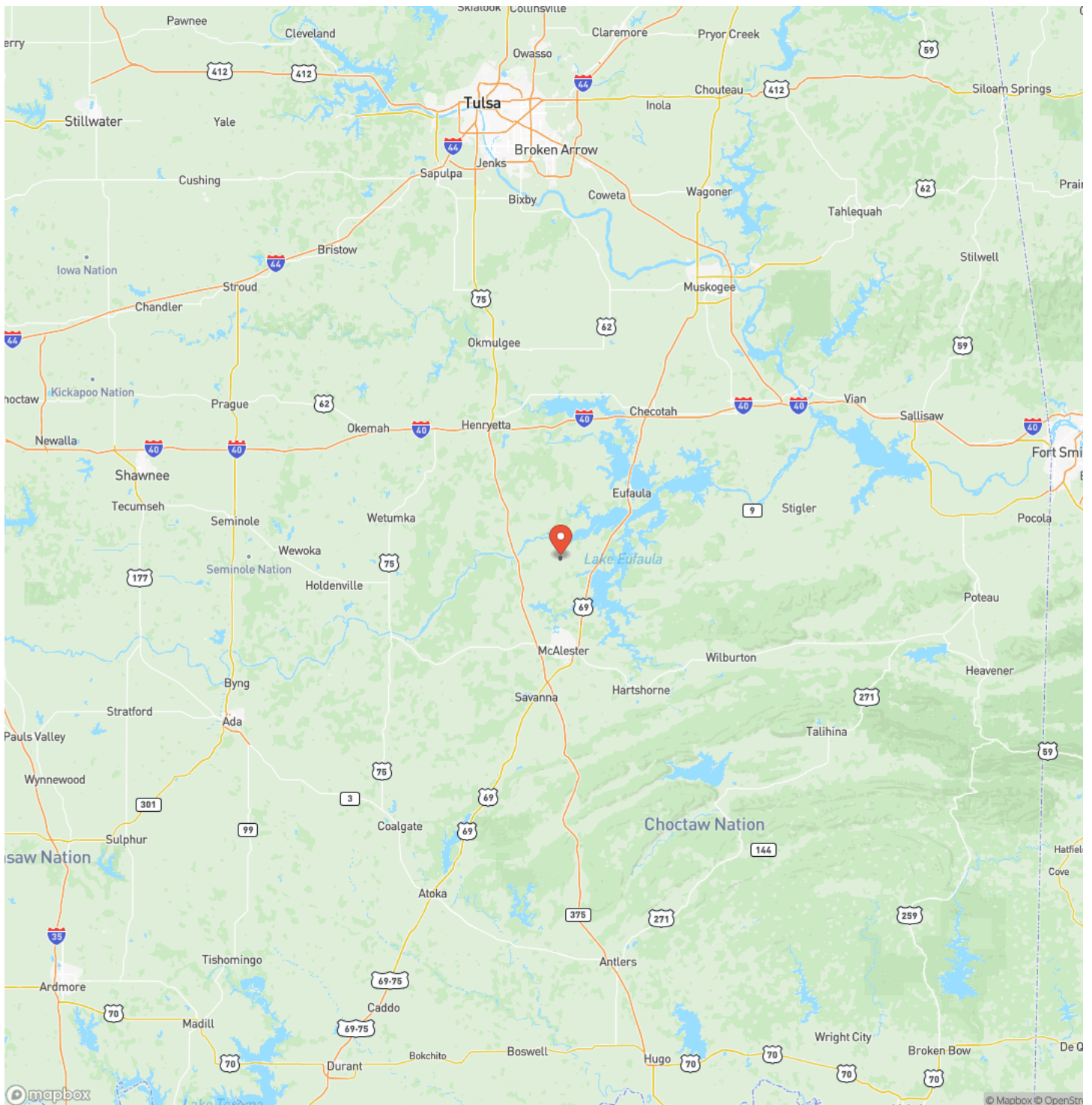
Lone Oak Prairie  
Indianola, OK / Pittsburg County



## Locator Map



## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Ty Hunter

## Mobile

(918) 329-0843

## Email

ty.hunter@arrowheadlandcompany.com

## Address

## City / State / Zip

McAlester, OK 74501

## NOTES

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## This image shows a blank 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**

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, 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 relation 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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