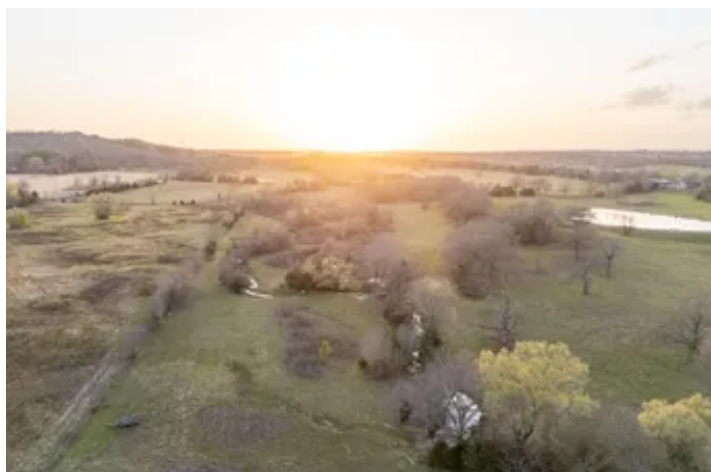


Rock Creek Farm
E 1295 Road
Mccurtain, OK 74944

\$149,900
40± Acres
Haskell County



Rock Creek Farm
Mccurtain, OK / Haskell County

SUMMARY

Address

E 1295 Road

City, State Zip

Mccurtain, OK 74944

County

Haskell County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

35.134279 / -94.942224

Acreage

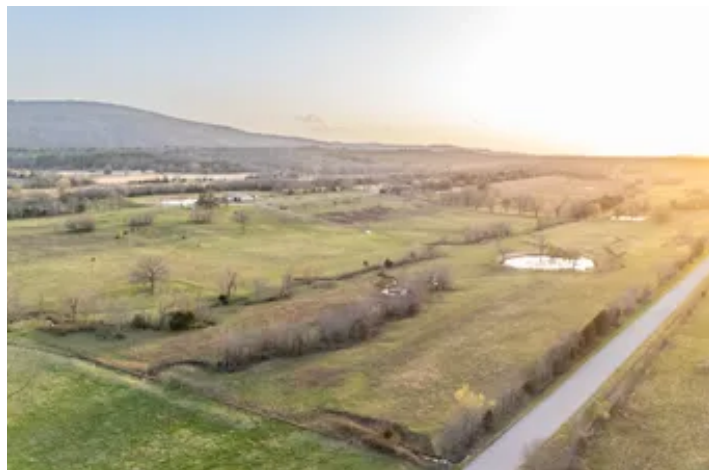
40

Price

\$149,900

Property Website

<https://arrowheadlandcompany.com/property/rock-creek-farm-haskell-oklahoma/78840/>



Rock Creek Farm
Mccurtain, OK / Haskell County

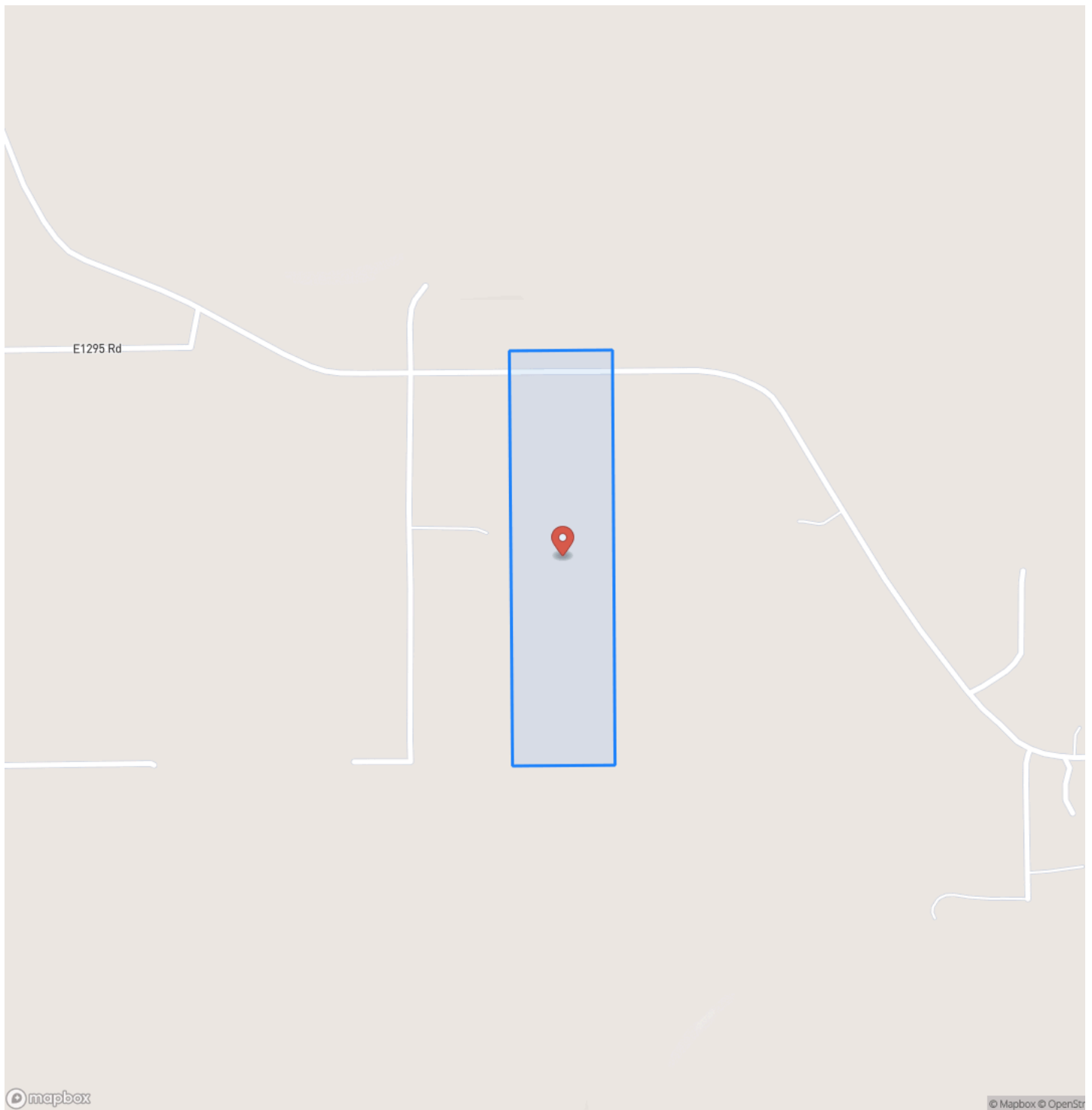
PROPERTY DESCRIPTION

Welcome to Rock Creek Farm, a 40 +/- acre property located in Haskell County, Oklahoma! This versatile farm offers a variety of potential uses. The property features native grasses, scattered trees, and two tributaries of Rock Creek running through it. These natural resources make it ideal for running cattle or enjoying as a recreational getaway for weekend retreats. With county road access and beautiful mountain views, this property also presents a fantastic opportunity to build a home on acreage or a cozy cabin. If you're seeking a peaceful escape in the heart of Oklahoma, don't miss out on this incredible opportunity! The farm is located just 40 +/- minutes from Wilburton, 50 +/- minutes from Fort Smith, and approximately 2 hours from Tulsa. All showings are by appointment only. For more information or to schedule a private viewing, please contact Jay Cassels at [\(918\) 617-8707](tel:9186178707).

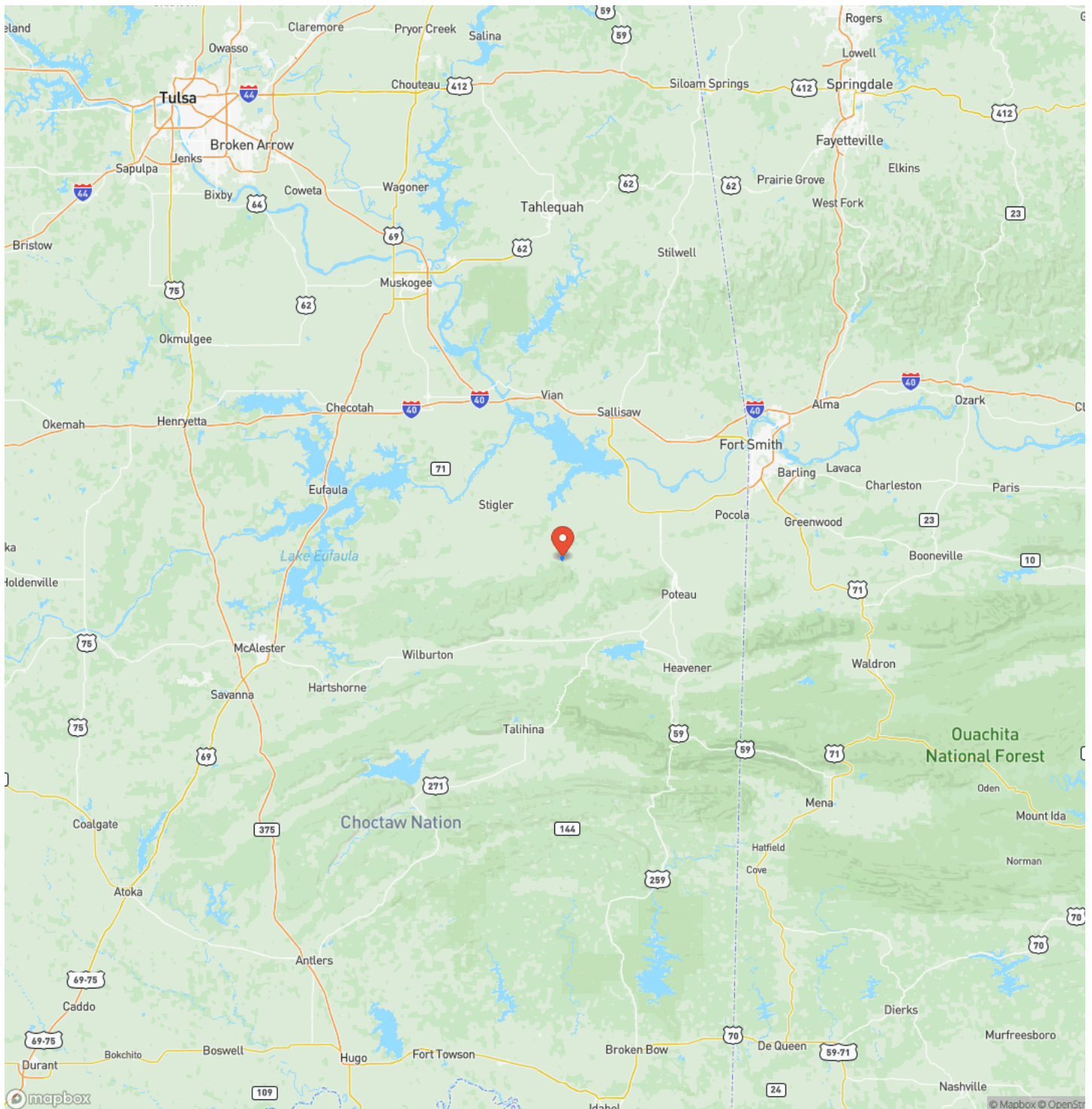
Rock Creek Farm
Mccurtain, OK / Haskell County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jay Cassels

Mobile

(918) 617-8707

Email

jay.cassels@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

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.

[illegible]

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.

Arrowhead Land Company
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Sapulpa, OK 74066
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