

**Cedar Ridge Acres Lot 1**  
**E County Road 1260**  
**Kinta, OK 74462**

**\$70,000**  
**20± Acres**  
**Haskell County**



## Cedar Ridge Acres Lot 1

### Kinta, OK / Haskell County

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#### **SUMMARY**

**Address**

E County Road 1260 Tract 1

**City, State Zip**

Kinta, OK 74462

**County**

Haskell County

**Type**

Hunting Land, Recreational Land, Undeveloped Land, Timberland

**Latitude / Longitude**

35.1865 / -95.228

**Acreage**

20

**Price**

\$70,000

**Property Website**

<https://arrowheadlandcompany.com/property/cedar-ridge-acres-lot-1-haskell-oklahoma/32152/>





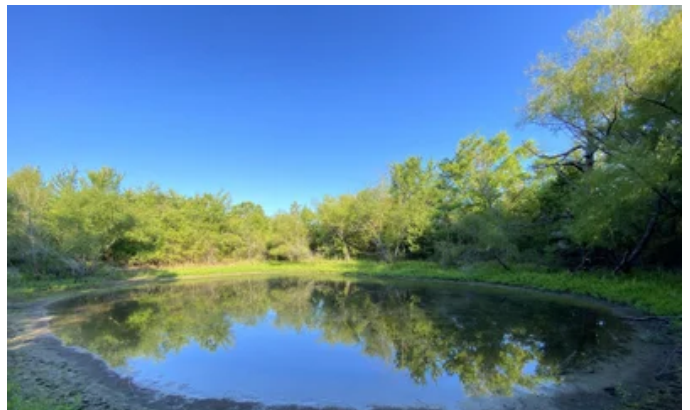
## **PROPERTY DESCRIPTION**

PRICE REDUCED!! If you are in the market for a smaller tract that offers you recreational opportunities and a place to build then this is the property to look at. With gravel road frontage that is well maintained, there is easy access to the property. There is a small pond on the north end of the property that could potentially offer fishing opportunities. There are small areas of timber on the north end but mainly hardwood on the south side. To the south, there is a topography change adding a downward slope to the land. There are cedars throughout the open grass area and different pockets that could be made into food plots for hunting. Having electricity and rural water nearby, there is the potential to build a home or hunting cabin. It could be a place that you decide to call home or a destination to get away from your everyday life and enjoy the great outdoors. The property is located just 11 miles +/- from Stigler, 100 miles +/- from Tulsa and 150 miles +/- from Oklahoma City. If you are interested in a private showing or have any questions, please call Will Bellis at [\(918\) 978-9311](tel:9189789311).

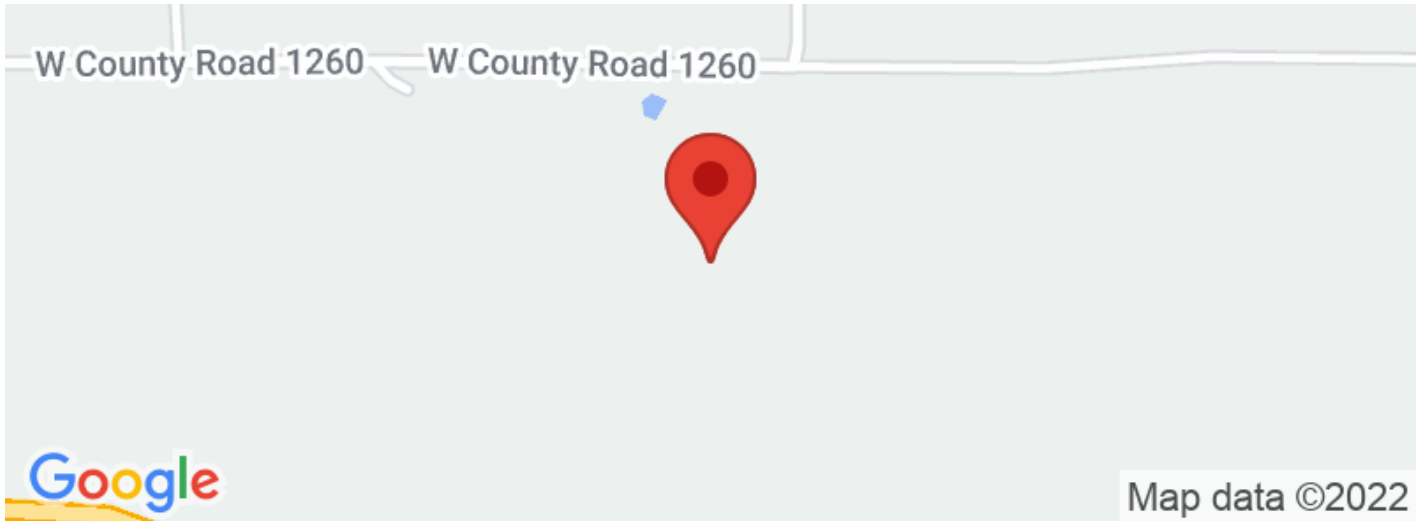


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## Locator Maps





## Aerial Maps



**Cedar Ridge Acres Lot 1**  
**Kinta, OK / Haskell County**

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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Will Bellis

**Mobile**

(918) 978-9311

**Office**

(580) 319-2202

**Email**

[will.bellis@arrowheadlandcompany.com](mailto:will.bellis@arrowheadlandcompany.com)

**Address**

**City / State / Zip**

Kellyville, OK 74039

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**NOTES**

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## NOTES

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## **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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