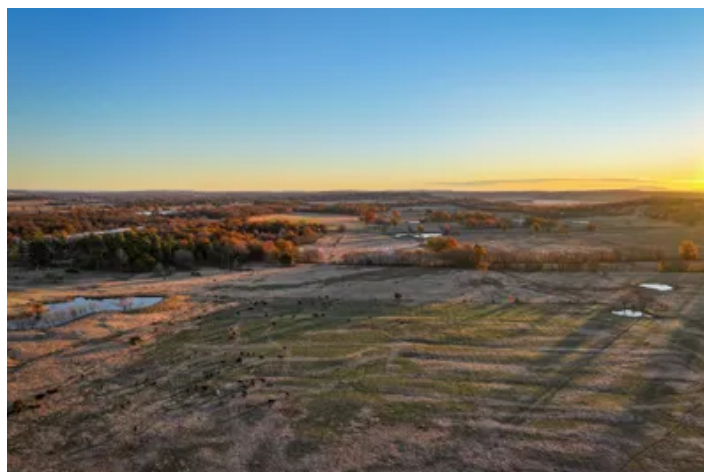
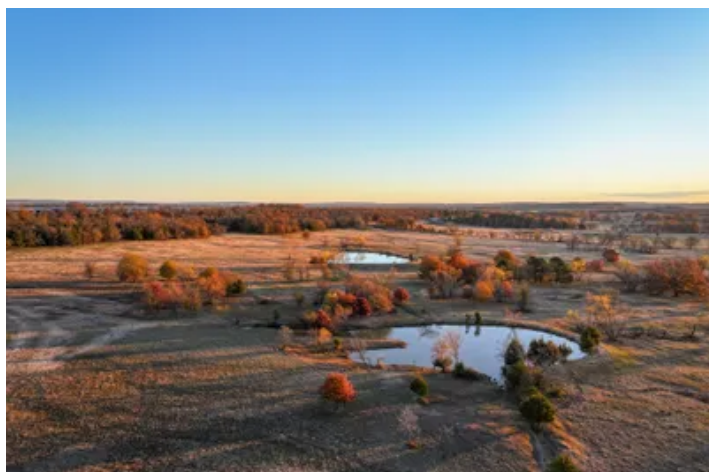


Pine Valley Ranch
30247 S VFW Rd
Stigler, OK 74462

\$1,385,000
260± Acres
Haskell County



Pine Valley Ranch
Stigler, OK / Haskell County

SUMMARY

Address

30247 S VFW Rd

City, State Zip

Stigler, OK 74462

County

Haskell County

Type

Farms, Hunting Land, Ranches, Recreational Land, Timberland, Horse Property

Latitude / Longitude

35.221802 / -95.176805

Dwelling Square Feet

2800

Bedrooms / Bathrooms

4 / 3

Acreage

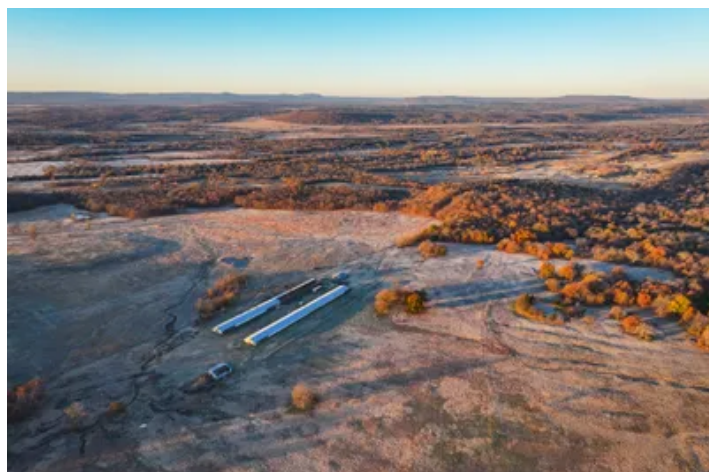
260

Price

\$1,385,000

Property Website

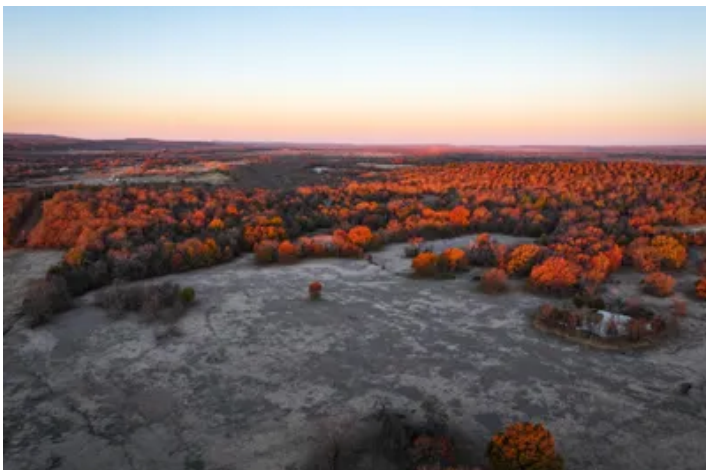
<https://arrowheadlandcompany.com/property/pine-valley-ranch-haskell-oklahoma/69284/>



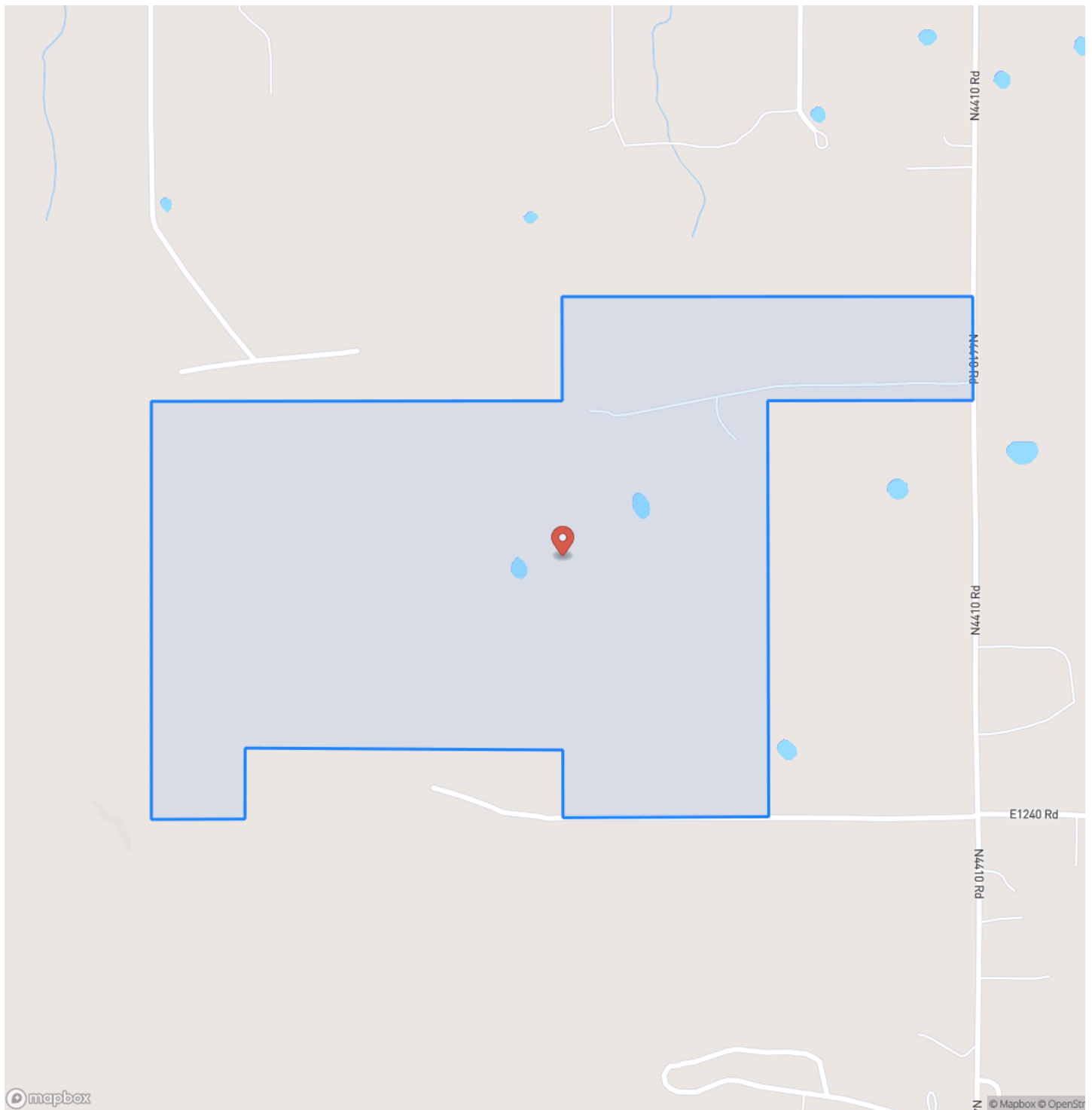
PROPERTY DESCRIPTION

ntroducing +/- 260 acres of prime agricultural ranching ground located just +/- 3.5 miles southwest of Stigler, in beautiful Haskell County, Oklahoma, which offers an exceptional opportunity for farmers looking to expand or start their own cattle operation. Enter the property through a secure locking main gate off of N 4410 Rd. This property features a charming 2,800 sq ft. 4 bedroom, 3 bath single family home built in 1989. The home has a large, attached single car garage and a 3 year old metal roof that sits among a stand of mature pine trees. The home also features gas water and heat and has a deck out back overlooking a spacious backyard, plus a 100 kw generator for added reliability. There is also a nice fireplace for the winter months! Additionally, there is a second homesite on the western property line along E 1240 Rd that has a mobile home with power on site. It is functional, and with a little TLC this could make for an excellent hunting cabin or even rented for additional income. The property is fully fenced and cross fenced, featuring five wells, and 8 ponds, providing ample water for your livestock. The two largest ponds are stocked with large mouth bass and attract excellent waterfowl numbers from the nearby R.S. Kerr Reservoir, Oklahoma's third largest lake at 43,800 surface acres, which also provides further access to excellent fishing and hunting opportunities. Although, you need not look any further than the eastern ridge line that runs all the way up into the north pasture. The timber on the property is very thick here, full of mature hard woods and home to a healthy deer herd frequenting the property. There are several stand sites, and one tower blind in place for rifle hunting. There are also several nice openings in the timber that would make ideal food plots and feeder locations. This ranch is currently supporting 200 head of cattle comfortably with room to expand. The application of chicken manure has historically boosted soil quality and hay production over the years. This property does include 3 large open-sided industrial chicken houses that can support a large poultry operation as well, and also double as excellent hay storage. Each house can hold approximately +/- 1,000 round bales. Almost all of the metal on the chicken houses is in great shape and also represents a potential high value in scrap income for an alternative option. There are large working pens and feedlot for separating and weaning calves complete with a new squeeze chute north of the house. This one of a kind property represents immense agricultural value, added income earning potential, and a wealth of outdoor recreational opportunities. Conveniently located +/- 47 miles from Ft. Smith, Arkansas, +/- 43 miles from Muskogee, and just +/- 40 minutes to Sallisaw, Oklahoma, this ranch offers easy access to nearby town amenities and I-40. Don't miss your chance to own the Pine Valley Ranch located in the heart of Oklahoma today! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Jay Cassels ([918\) 617-8707](tel:9186178707) .

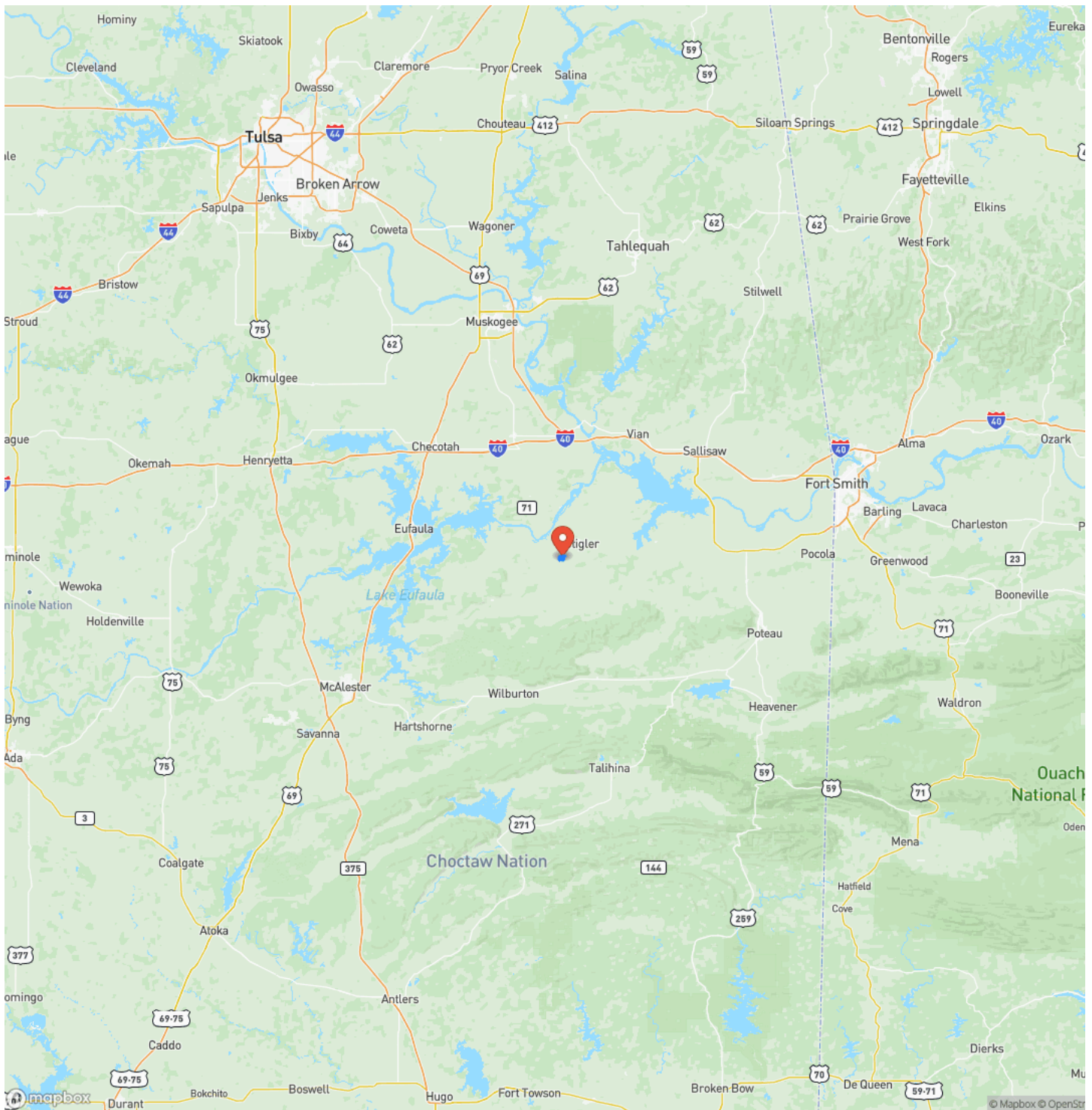
Pine Valley Ranch
Stigler, OK / Haskell County



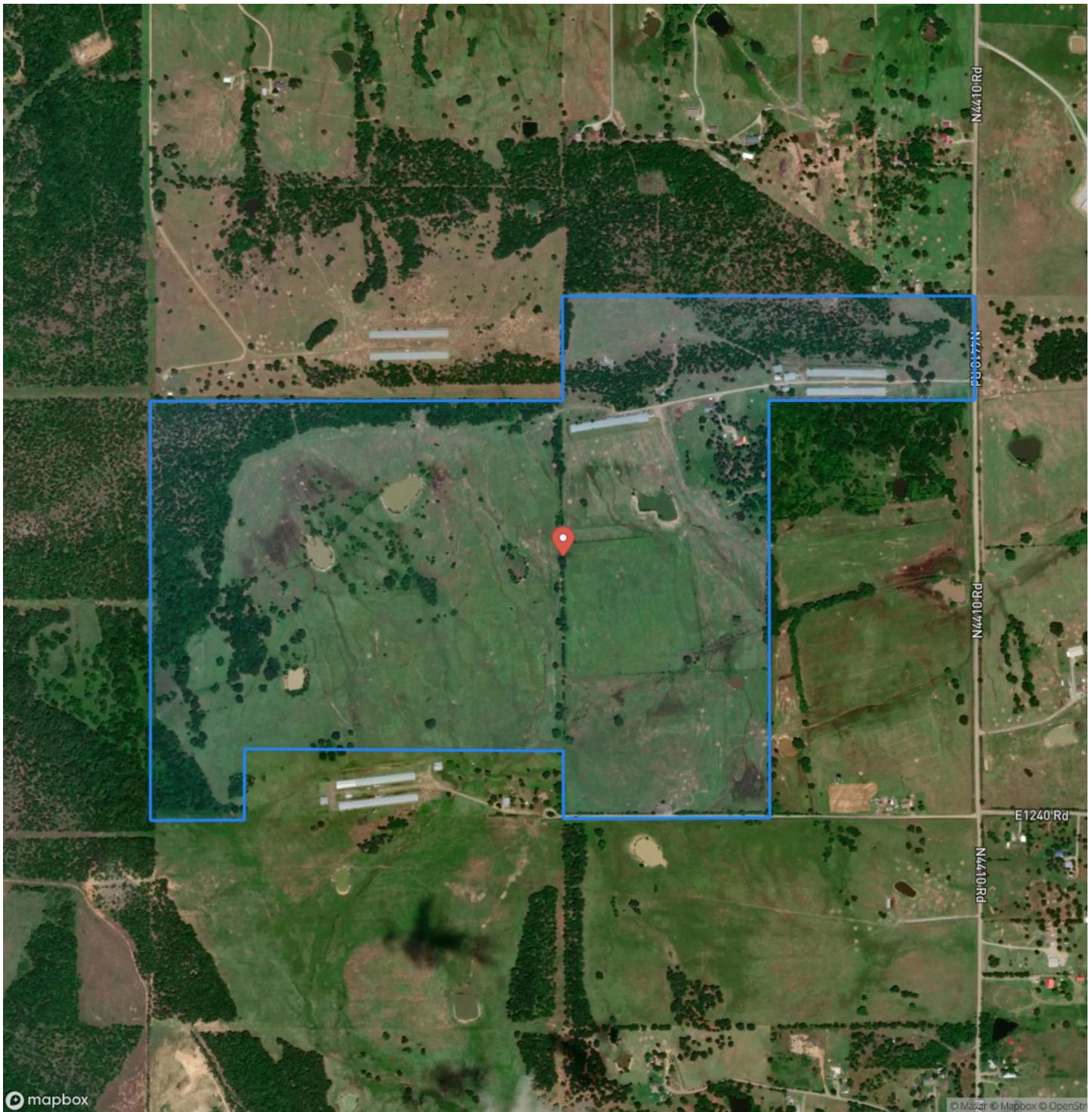
Locator Map



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

[illegible]

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.



www.arrowheadlandcompany.com

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
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

