

Whitetail Waters Ranch
31374 S County Road 4330
Kinta, OK 74552

\$1,290,000
358± Acres
Haskell County



Whitetail Waters Ranch
Kinta, OK / Haskell County

SUMMARY

Address

31374 S County Road 4330

City, State Zip

Kinta, OK 74552

County

Haskell County

Type

Hunting Land, Residential Property, Recreational Land, Single Family, Timberland

Latitude / Longitude

35.0628 / -95.2908

Dwelling Square Feet

1500

Bedrooms / Bathrooms

4 / 2

Acreage

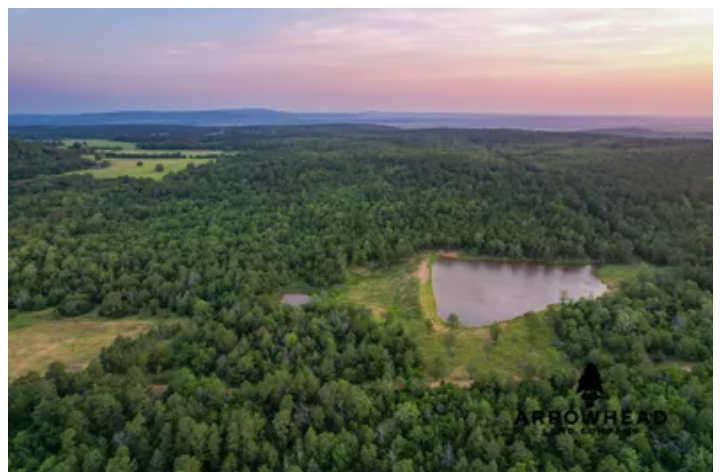
358

Price

\$1,290,000

Property Website

<https://arrowheadlandcompany.com/property/whitetail-waters-ranch-haskell-oklahoma/56304/>



PROPERTY DESCRIPTION

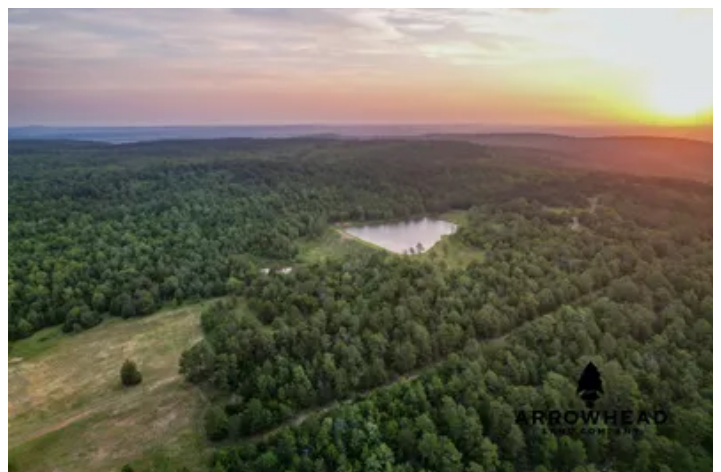
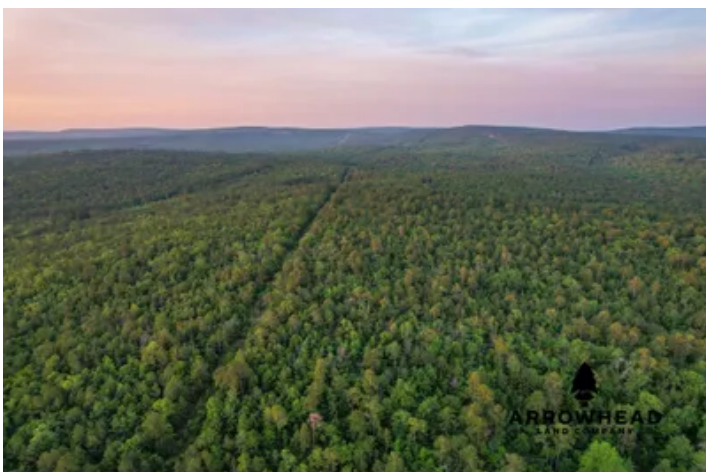
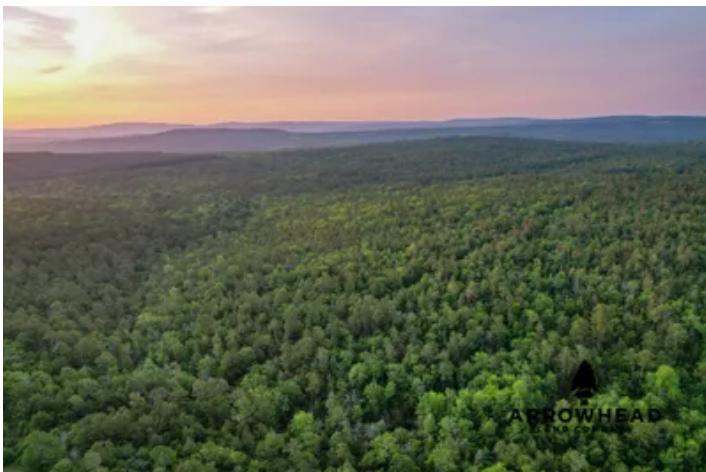
If you want to see the most amazing, complete, beautiful, and private wildlife ranch, you better come see this one! This ranch provides not only the best hunting and wildlife experience you could ever want but also a tremendous stay-and-play experience, comfortable for your friends and family! The 358 +/- acres are located on the southwestern border of Haskell County, very close to both Pittsburg and Latimer counties, about 20 +/- minutes from Wilburton. At the private gate off a secluded county road that ends at the southeast corner of the property, you have no idea what lies inside; privacy that is treasured. After a short drive down the secluded all-weather driveway, you arrive at a stunning 1,500 +/- square foot barndominium featuring 4 bedrooms and 2 bathrooms, perfect for a family getaway where many would be proud to call it home. The rustic, very well-appointed interior showcases an inviting wood-burning stove and an open-concept living room and kitchen area, creating a warm and comfortable setting. The residence is equipped with a well water system complete with a brand new pump, piping, and whole-home filtration, ensuring pristine water quality. The barndo is well-furnished and move-in ready! Stepping outside to a screened-in back porch leads you to a rock patio and expansive fire pit, as well as a covered grill area. This provides the perfect spot to enjoy your morning coffee or to have a relaxing evening in front of the fire as you gaze at the stars. The property includes a large metal barn with a concrete floor, perfect for storing ATVs and equipment, and covered RV parking with full utilities. Around the home setting is a great multi-acre lawn that slopes perfectly for drainage, providing great views of the forest and sightings of deer and turkey passing by the cabin!

As incredible as the domicile is, wait until you venture through this exceptional property, with superb multi-varied terrain through the forests. The trails are extensive and perfect for ATV adventures! As you wind through the property, you will love the meticulously managed multi-acre pond. With depths reaching 40 feet near the dam, the owner expertly stocked it with \$17,000 worth of fish from 2022 to 2024, including a wide variety of baitfish, largemouth bass, and crappie, many already at mature size. When the hog-proof fish feeder launches protein fish pellets, the bass literally boil the water. These fish were procured from the best fish farm, trained from the start to consume fish food. The ranch's diverse landscape includes dense hardwood timber, scattered pine timber, and open pockets ideal for food plots and feeders, with a multi-acre food plot already in place. This variety of terrain and vegetation provides excellent cover and food sources, supporting a thriving wildlife population. The rolling topography, rocky terrain, and creek bottom enhance the property's attractiveness and hunting opportunities. This property is set up and ready to hunt, equipped with top-of-the-line feeders. Along with exceptional deer genetics, you can also hunt turkey, hogs, coyotes, and doves, making Whitetail Waters Ranch a hunter's paradise.

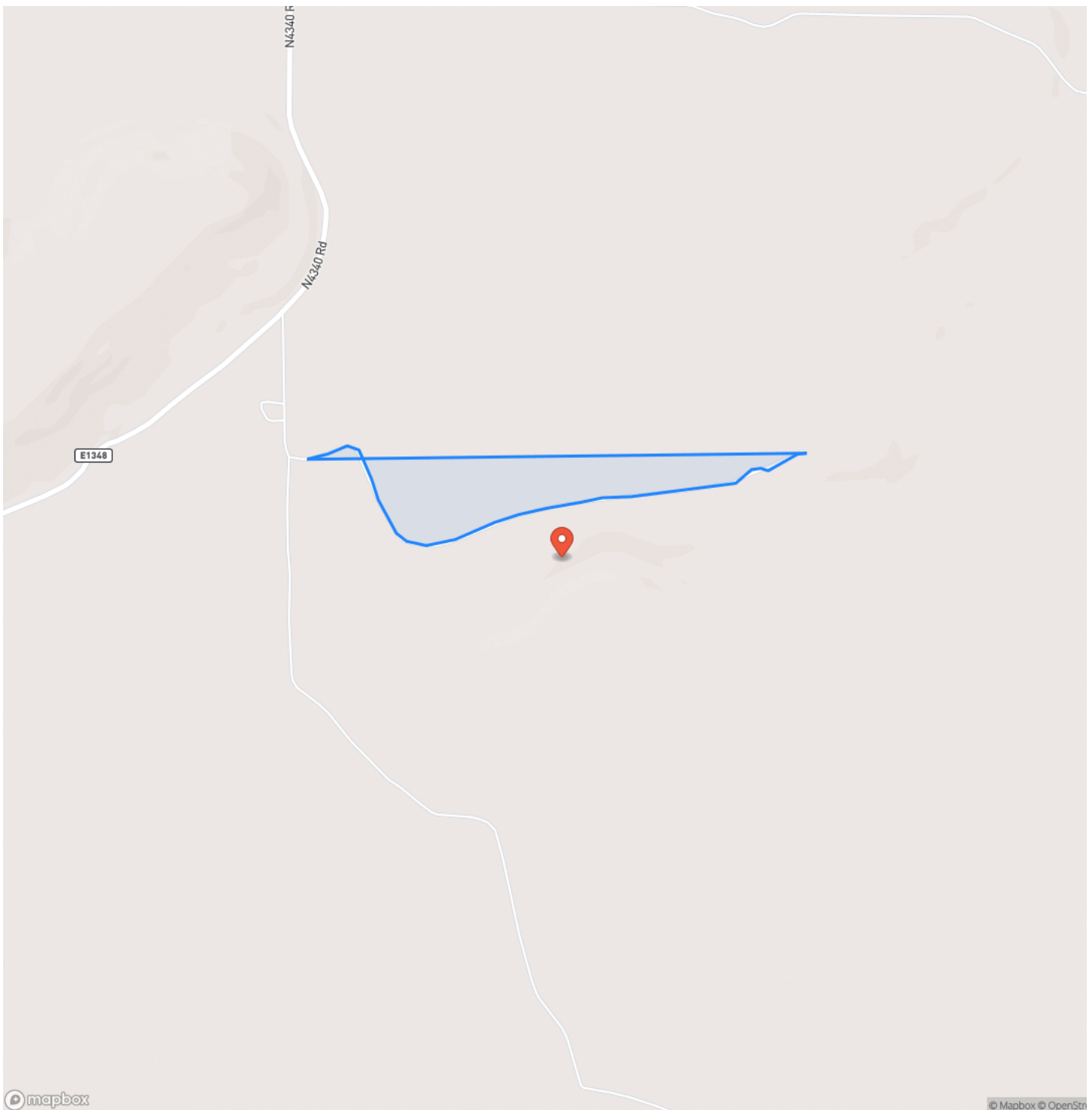
Although the ranch is very remote and private, there are numerous amenities within 20 minutes, such as gas stations, restaurants, and stores. Just 15 minutes to the south is the renowned Robbers Cave State Park, where you can experience all sorts of recreational activities such as ATV riding, rock climbing, kayaking, horseback riding, hiking, fishing, and first-class dining. Robbers Cave also offers unique historical insights! The ranch is located about 40 +/- minutes from Lake Eufaula, just under an hour and a half from Ft. Smith, Arkansas, 2.5 +/- hours from OKC, and 3.5 +/- hours from Dallas, Texas. Don't miss out on your chance to own the most beautiful hunting and fishing ranch, where you will have the opportunity to walk out your back door and experience all that wonderful Haskell County, Oklahoma, has to offer! All showings are by appointment only. If you would like more information or would like to schedule a private viewing, please contact Jay Cassels at [\(918\) 617-8707](tel:9186178707).



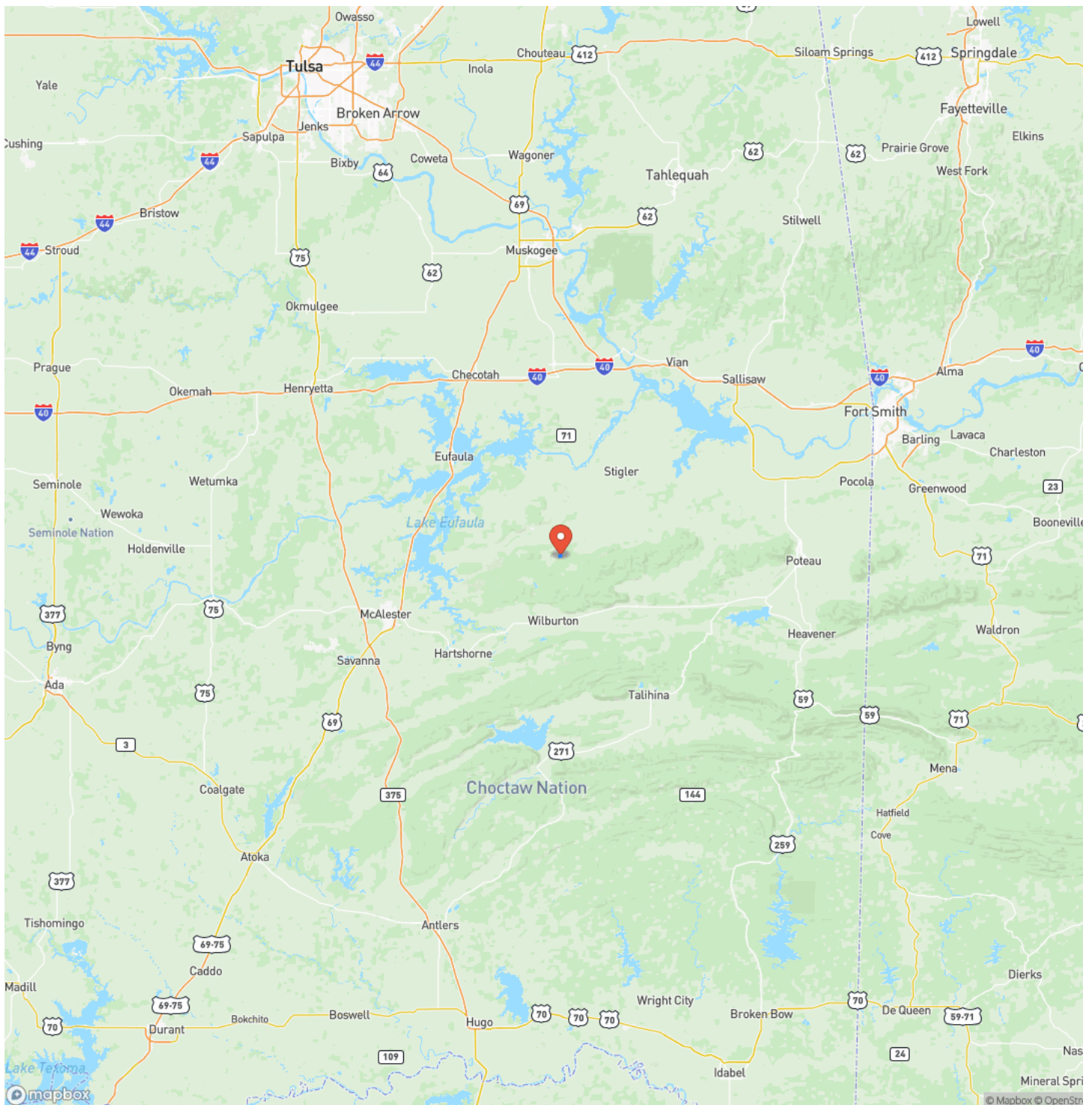
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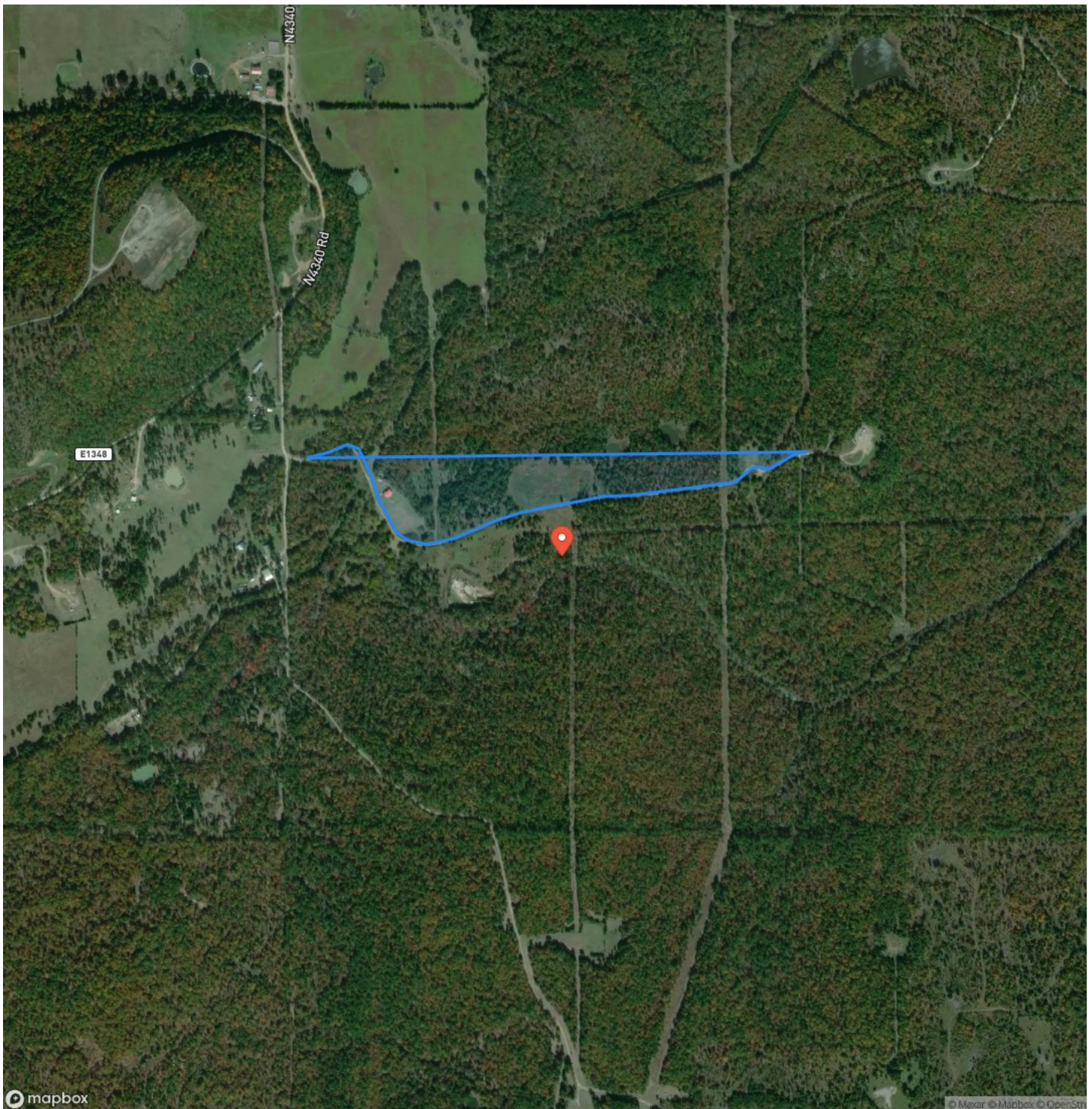
Locator Map



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

Checotah, OK 74426

NOTES

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This image shows a single 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

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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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