

Pondview Country Farm
4041 S CR 4460
Stigler, OK 74462

\$105,000
26.500± Acres
Haskell County



Pondview Country Farm
Stigler, OK / Haskell County

SUMMARY

Address

4041 S CR 4460

City, State Zip

Stigler, OK 74462

County

Haskell County

Type

Undeveloped Land, Hunting Land, Recreational Land

Latitude / Longitude

35.254393 / -95.07396

Acreage

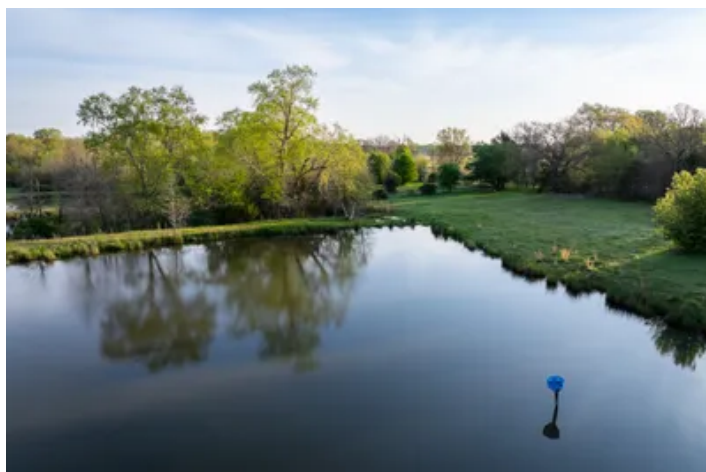
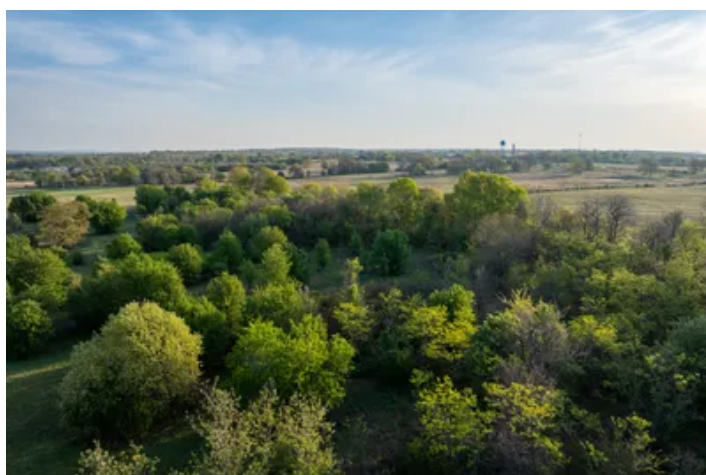
26.500

Price

\$105,000

Property Website

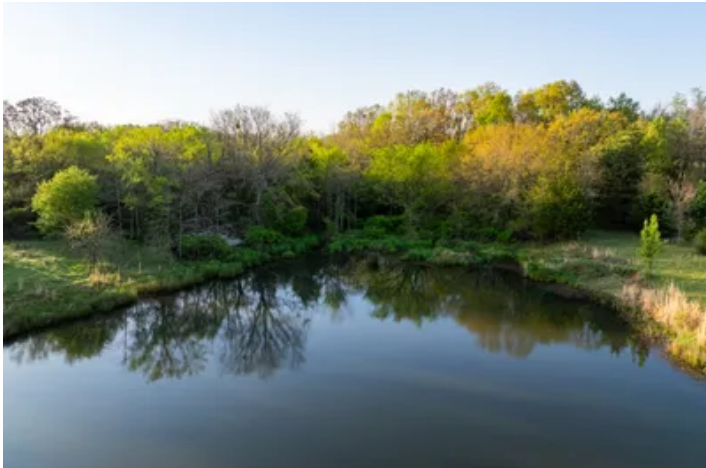
<https://arrowheadlandcompany.com/property/pondview-country-farm-haskell-oklahoma/79683/>



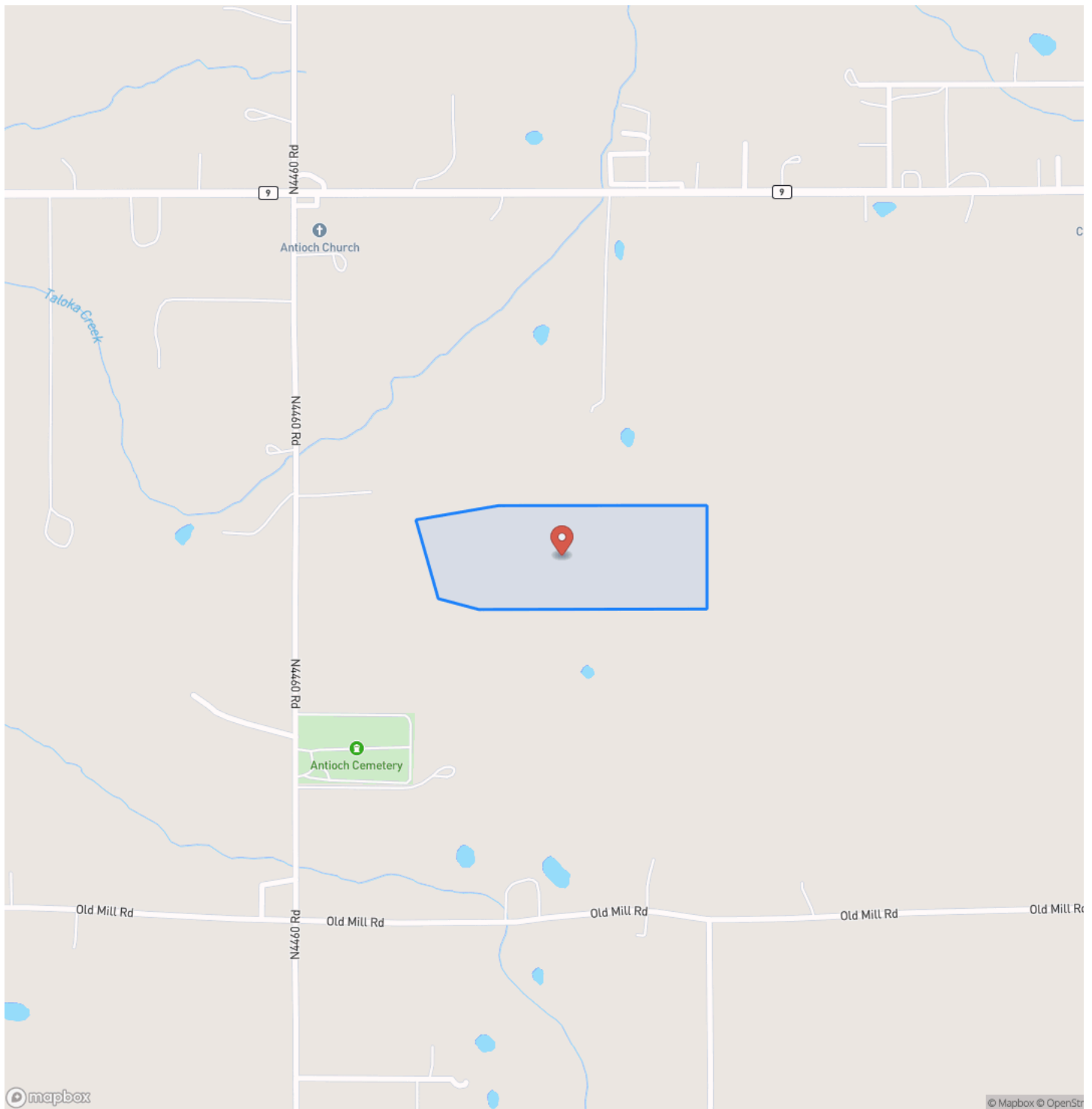
PROPERTY DESCRIPTION

Introducing Pondview Country Farm — a stunning +/- 26.5-acre property located in Haskell County, just +/- 2.5 miles east of Stigler, south of State Highway 9 along N 4460 Rd. This well-manicured land features a mix of beautiful pasture and trees, making it the ideal canvas for your custom country home. It's perfect for a backyard farmstead—raising cows, chickens, gardening, or other agricultural pursuits—and even riding horses! The property offers nice tree coverage along the hedgerows and in both the northern and southern areas of the main pasture, creating excellent deer funneling spots for hanging treestands. A large pond sits along the western boundary, perfectly suited for fishing opportunities. This property presents a unique investment opportunity, combining peaceful country living with proximity to town. It's close enough for modern convenience, yet far enough out to enjoy peace and quiet, hobby farming, hunting, and fishing right in your own backyard. Pondview Country Farm is located +/- 1.5 hours from Tulsa International Airport, +/- 51 miles from McAlester, Oklahoma, and only +/- 47 minutes from Ft. Smith, Arkansas, making travel easy and accessible. There is an additional +/- 2.5 acres available along the road. This property is more than just a potential homesite or hunting property—it's a lifestyle waiting to be embraced. All showings are by appointment only. If you would like more information or would like to schedule a private viewing, please contact Hunter Bellis today at [\(539\) 238-7693](tel:5392387693).

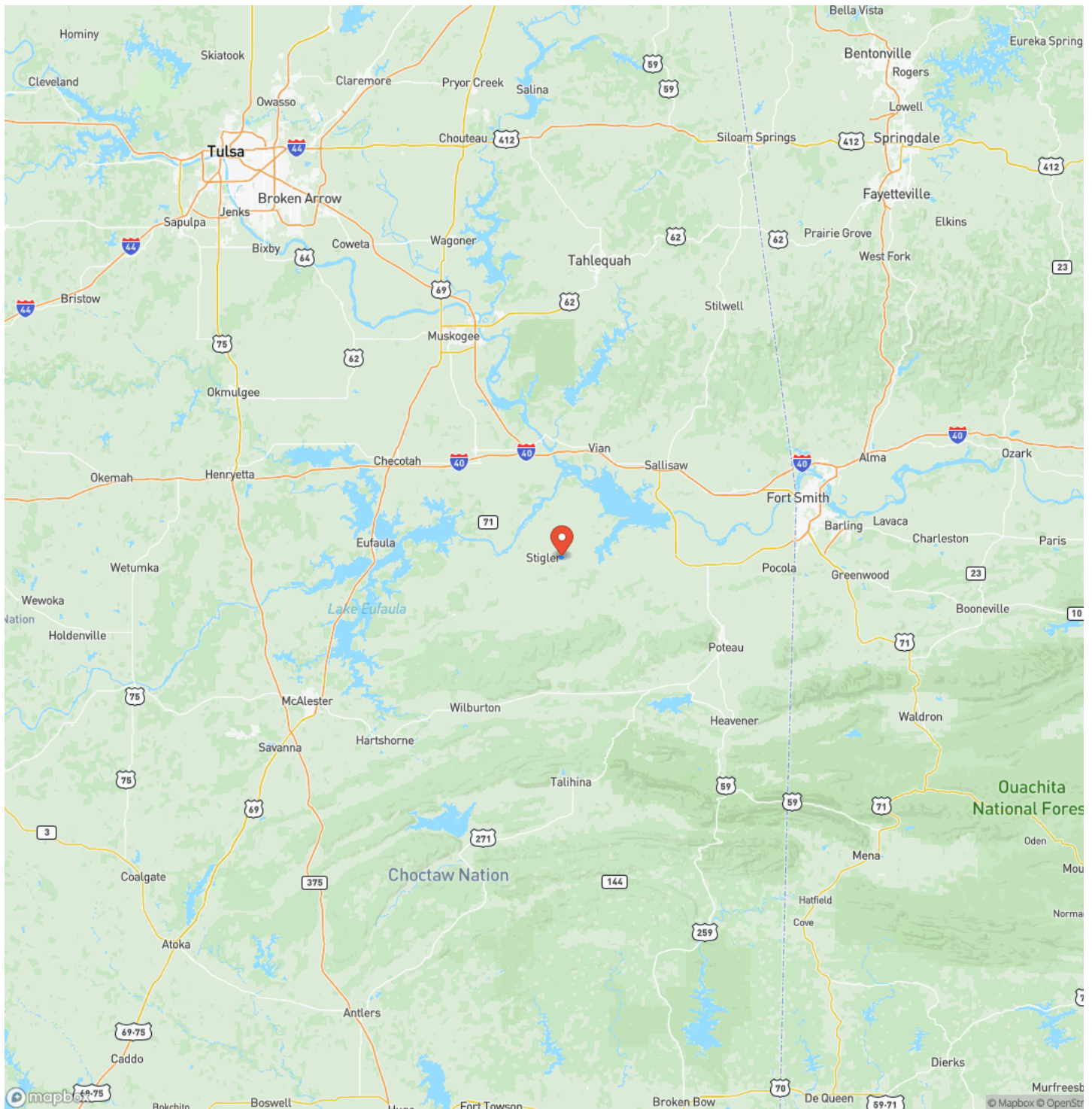
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Stigler, OK / Haskell County



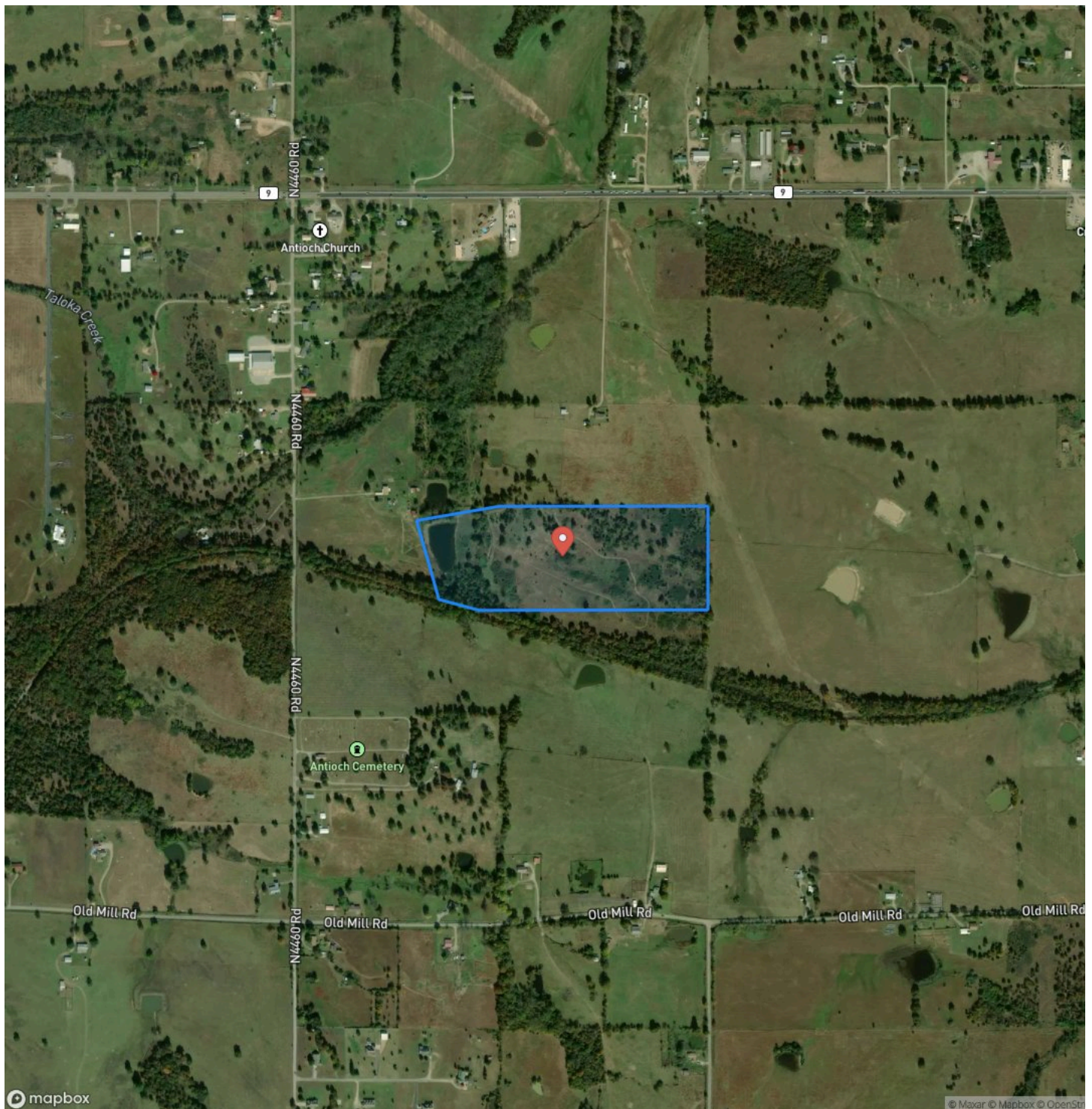
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Hunter Bellis

Mobile

(539) 238-7693

Email

hunter.bellis@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

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This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



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.

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