

**San Bois Creek Hunting Farm**  
30978 S Tucker Knob Rd  
Kinta, OK 74552

**\$1,015,000**  
302± Acres  
Haskell County



**San Bois Creek Hunting Farm**  
**Kinta, OK / Haskell County**

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**SUMMARY**

**Address**

30978 S Tucker Knob Rd

**City, State Zip**

Kinta, OK 74552

**County**

Haskell County

**Type**

Farms, Hunting Land, Ranches, Recreational Land, Timberland

**Latitude / Longitude**

35.103 / -95.27385

**Acreage**

302

**Price**

\$1,015,000

**Property Website**

<https://arrowheadlandcompany.com/property/san-bois-creek-hunting-farm-haskell-oklahoma/52970/>



## San Bois Creek Hunting Farm Kinta, OK / Haskell County

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### **PROPERTY DESCRIPTION**

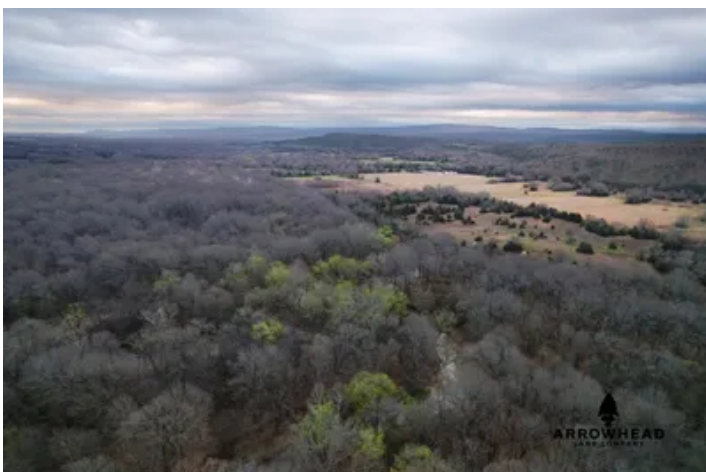
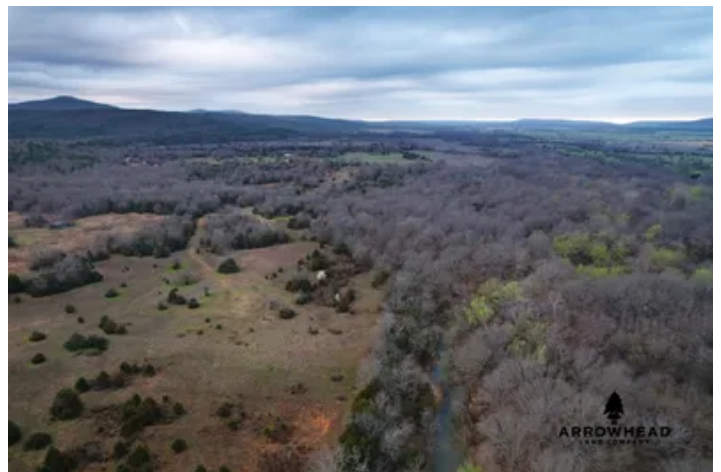
Are you looking for the ultimate turn-key hunting farm? If so, take a look at this place! 302+/- acres of some of the finest hunting in all of Haskell County. This amazing farm features everything you could want to attract and hold multiple game species. From creek bottoms to mountain tops, this property has it all! To start with, the property features a hunting cabin and a large barn. The cabin is unfinished, but with a little work, it will be the perfect hunting lodge. The barn features plenty of garage space to store ATVs, tractors, and anything else you need. It also has a covered porch in the back where you can park an RV. The property itself features open pastures, hardwood timber, Sans Bois Creek, a few ponds, and steep topography. The open areas offer excellent food plot locations. The Sans Bois Creek area is littered with wildlife and is a great area for deer and waterfowl hunting. Towards the south end, you will find steep rocky terrain full of hardwoods and pines. The property is located in Kinta, roughly an hour from Fort Smith and an hour and a half from Tulsa. This property will sell fast, so make it yours before it's gone! 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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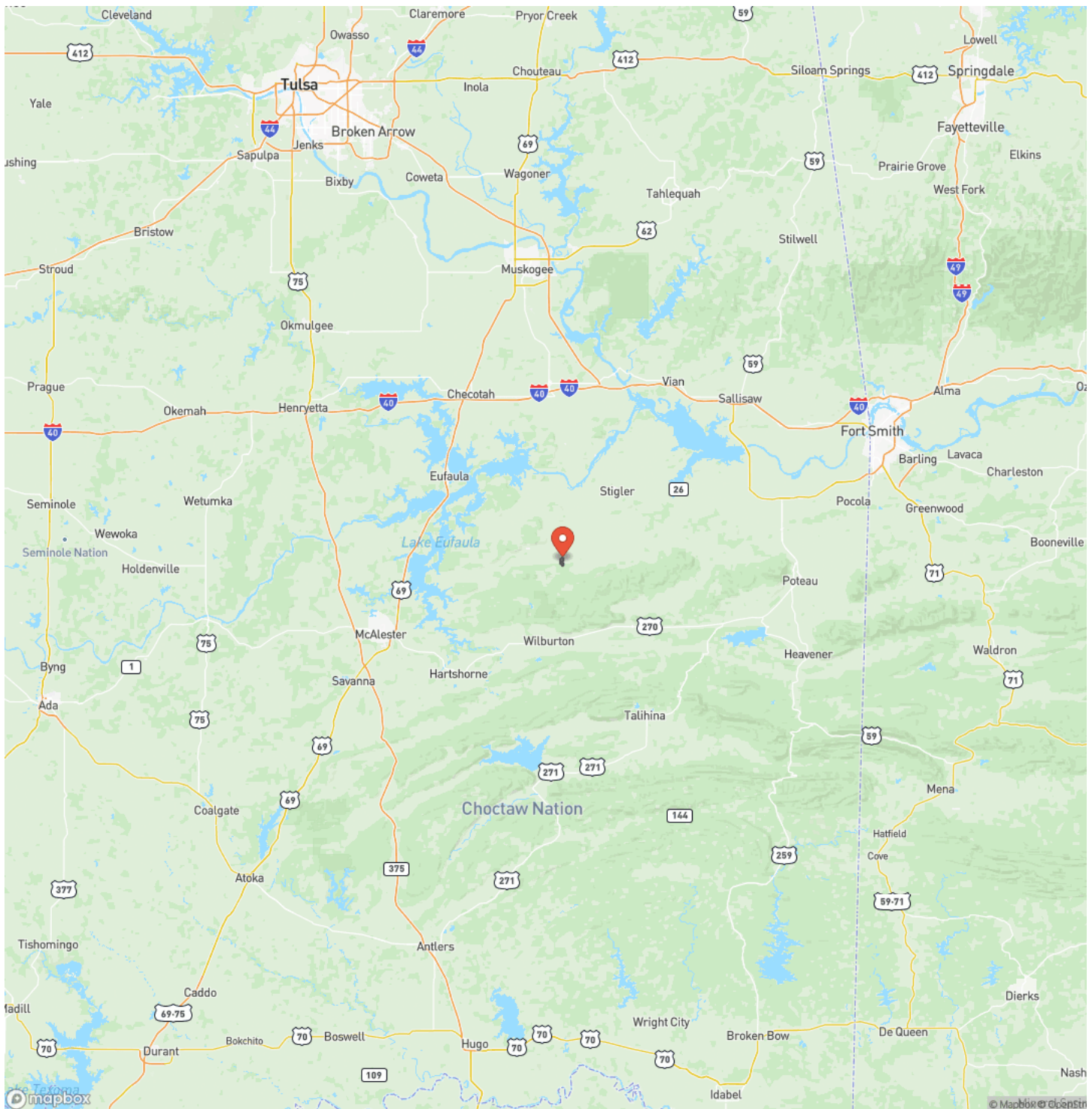
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## Locator Map



## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Jay Cassels

## Mobile

(918) 617-8707

## Email

[jay.cassels@arrowheadlandcompany.com](mailto:jay.cassels@arrowheadlandcompany.com)

**Address**

## City / State / Zip

Checotah, OK 74426

## NOTES

This image shows a full page of lined notebook paper. It features ten evenly spaced horizontal black lines across its entire width. The background is plain white, and there are no margins or other markings present.



## 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.



## **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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