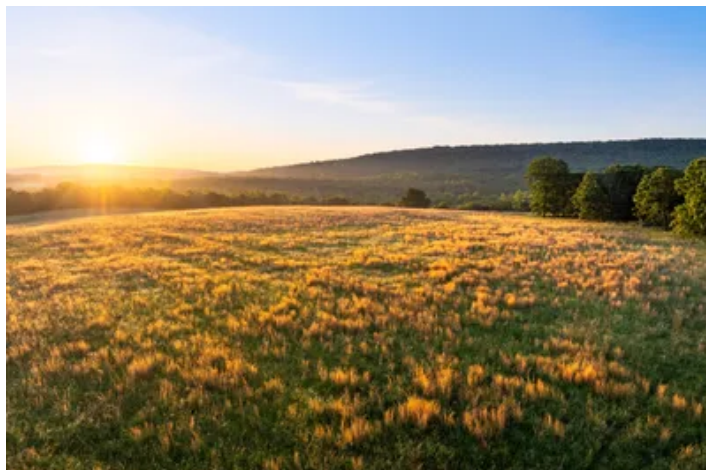


Starkiller Hollow Ranch
94899 S 4650 Road
Bunch, OK 74931

\$1,525,000
252± Acres
Adair County



Starkiller Hollow Ranch
Bunch, OK / Adair County

SUMMARY

Address

94899 S 4650 Road

City, State Zip

Bunch, OK 74931

County

Adair County

Type

Farms, Hunting Land, Horse Property, Ranches, Single Family,
Recreational Land, Residential Property

Latitude / Longitude

35.644036 / -94.744405

Dwelling Square Feet

3616

Bedrooms / Bathrooms

3 / 3

Acreage

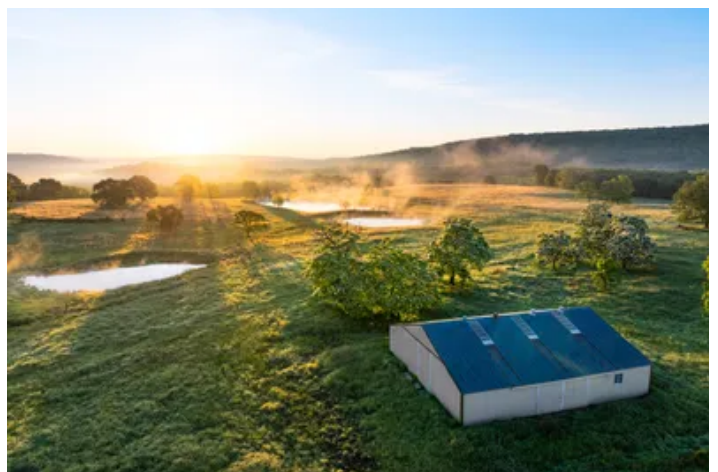
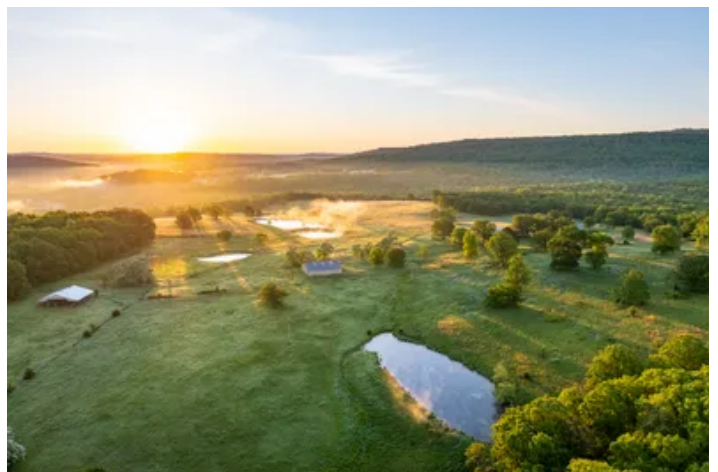
252

Price

\$1,525,000

Property Website

<https://arrowheadlandcompany.com/property/starkiller-hollow-ranch-adair-oklahoma/81120/>



PROPERTY DESCRIPTION

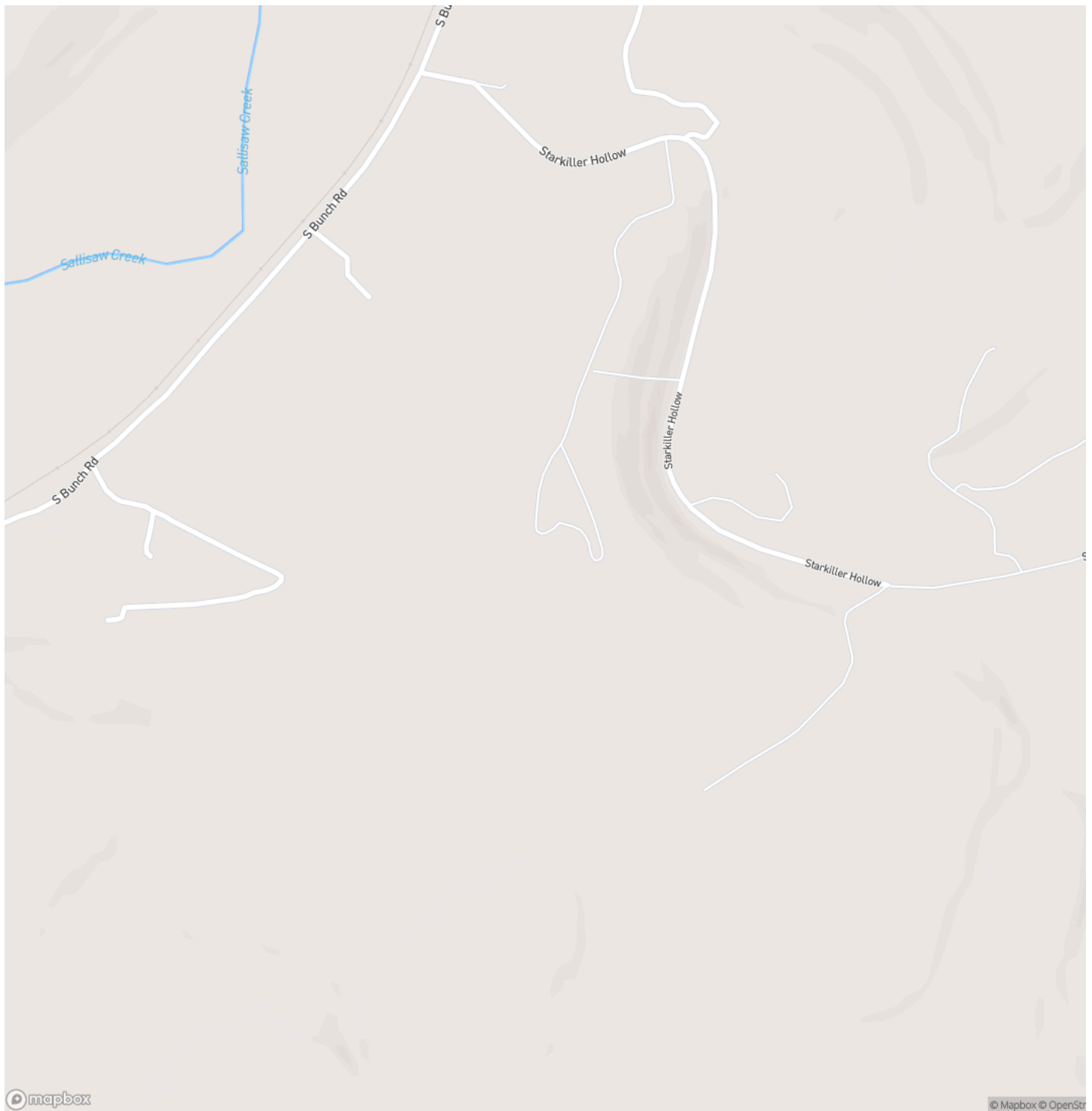
Introducing the Starkiller Hollow Ranch, a 252 +/- acre multi-use property located in southern Adair County Oklahoma! As you ascend the gravel drive, you instantly feel the seclusion and privacy that this ranch offers. At the end of the long drive sits a beautiful 3,616 sq. ft brick home, featuring three large bedrooms, three full bathrooms, an oversized kitchen, formal dining, and a spacious living room. The home also includes a 1,282 sq. ft. 3-car garage, a zoned central HVAC system, a wood burning stove, and a security system. Next to the home is a 875 sq. ft. guest house ideal for visitors, a ranch hand, or be used as a mother in law suite. It includes one bedroom, a full bath, and a kitchen/dining area. Throughout the guest house is hardwood and tile flooring. The layout of this ranch is perfect to support a ranching operation, or to be used as a combination hunting retreat! Historically, the ranch has ran 135 +/- cows or has been baled for hay getting 3-4 cuttings a year. For the first cut during the summer of 2025, there were 420 bales. Being fenced and cross fenced with water in each pasture, this ranch supports rotational grazing and is a great way to increase the carrying capacity of your livestock operation! Supporting the ranch's operations is a 2,000 sq. ft. shop with concrete floors, 220V electric, and multiple sliding doors. A 55'x50' hay barn and covered working pens also adds to the support this ranch has to offer. While this 252 +/- acres offers a prime setup for cattle and hay production, don't overlook the recreational and hunting potential that it showcases! The property is located just 4 +/- miles from Cookson Wildlife Management Area providing you with more hunting opportunities. Bordering the southern boundary is 280 +/- acres of government land to offer security to the wildlife population and potential future hunting opportunities! With a variety of topography change, benches, and several potential food plot locations, the Starkiller Hollow Ranch could be turned into more of a wildlife haven than it already is! Deer and turkey are known to be seen throughout the ranch, but especially are seen around the house. With cover, food, and multiple water sources such as ponds, creeks, and springs, you can manage this property to produce incredible genetics and make hunting memories for years to come! The stocked ponds also offer additional recreational opportunities for you and your family/guests on the ranch! Whether you are looking for a turnkey cattle operation, a recreational/hunting paradise, or simply enjoy the best of both worlds; the Starkiller Hollow Ranch is a property you will not want to pass up! The ranch is located 18 +/- miles from Sallisaw and Stilwell, 42 +/- miles from Fort Smith, Arkansas, and 104 +/- miles from Tulsa. All showings are by appointment only. For more information or to schedule a private viewing please contact Steele Schwonke at [\(918\) 424-6065](tel:9184246065).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

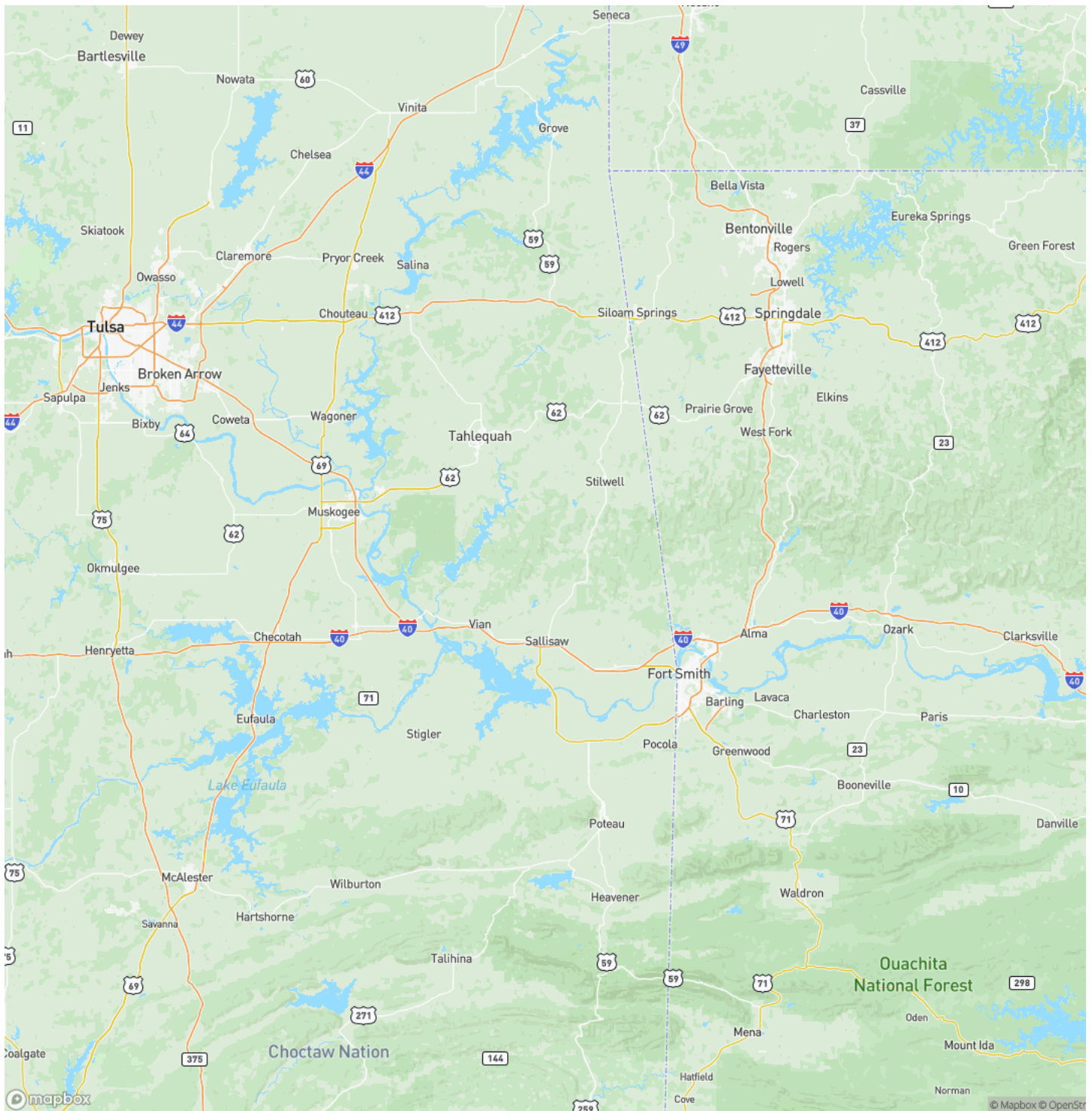
Starkiller Hollow Ranch
Bunch, OK / Adair County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Steele Schwonke

Mobile

(918) 424-6065

Email

steele.schwonke@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend 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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(833) 873-2452
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