

The Back Forty
Stigler, OK 74462

\$119,500
40± Acres
Haskell County



The Back Forty
Stigler, OK / Haskell County

SUMMARY

City, State Zip

Stigler, OK 74462

County

Haskell County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

35.3645 / -95.0909

Acreage

40

Price

\$119,500

Property Website

<https://arrowheadlandcompany.com/property/the-back-forty-haskell-oklahoma/41274/>



PROPERTY DESCRIPTION

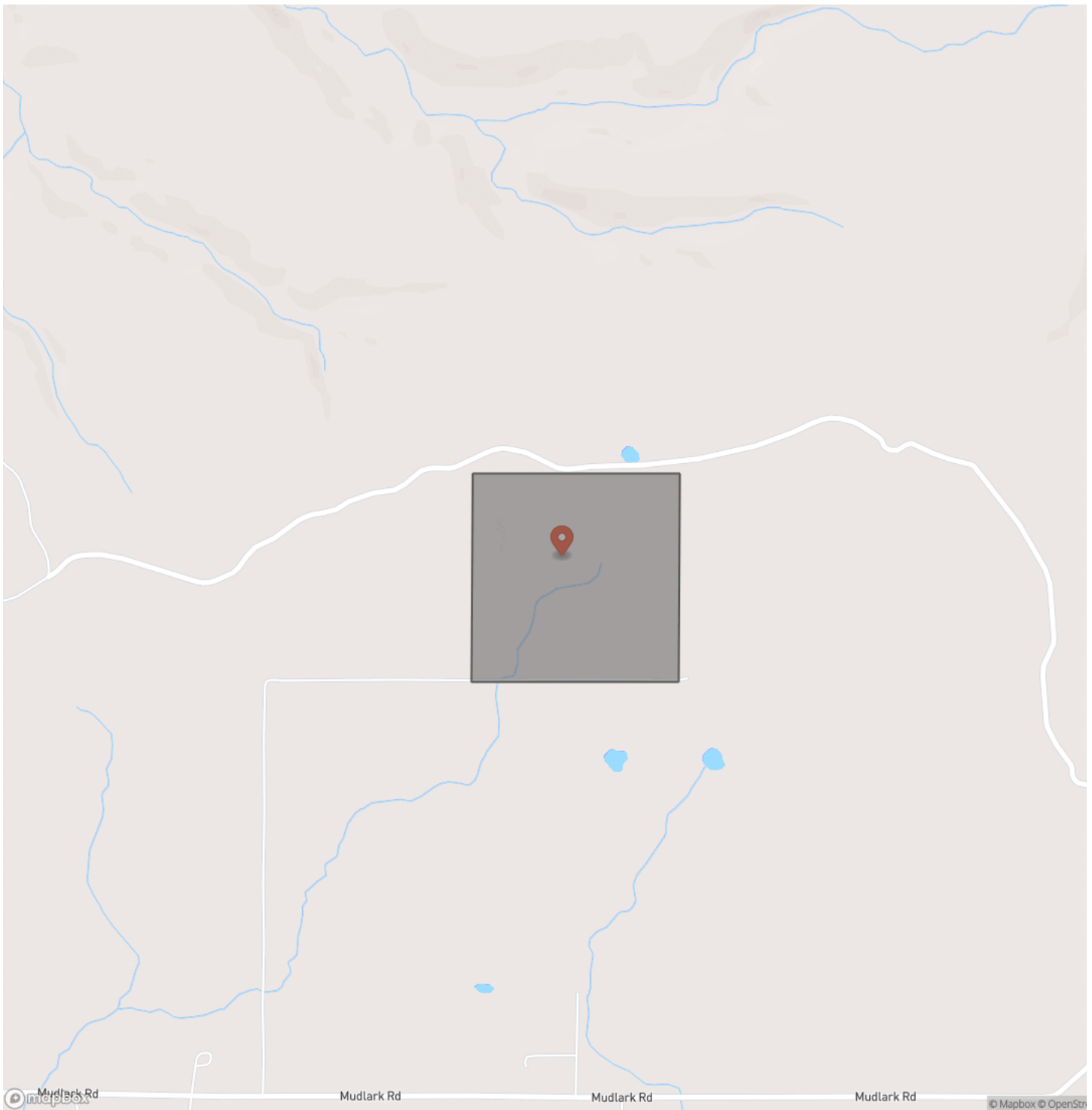
PRICE REDUCED! If you are in the market for an awesome small acreage farm that hunts big, this 40 acre tract in Haskell County, OK will be one that you want to take a look at. Located at the end of a long dead end road, it is secluded and offers privacy. The terrain is a mix of large hardwood timber, thick brush, a small pond, and even small native grass openings offering incredible habitat for wildlife. This farm would be a great place to put a small offgrid cabin getaway and with electricity nearby it also gives you the option to power your cabin. If you enjoy hunting or even just being out in nature, this awesome property could be the one for you. It is located just 15 +/- minutes from Stigler, OK and just 1 hour +/- from Muskogee, OK. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Will Bellis at [\(918\) 978-9311](tel:9189789311).



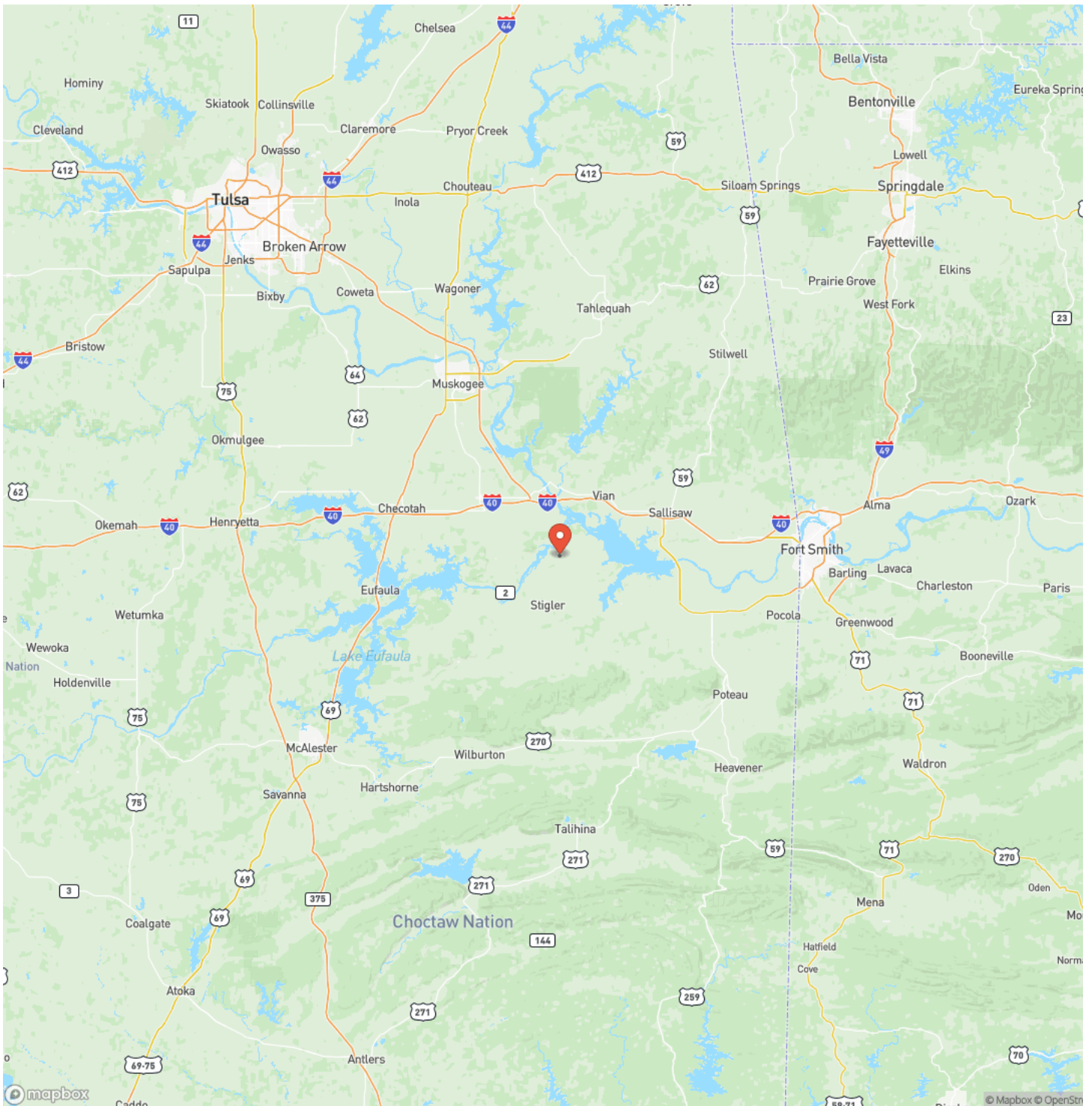
The Back Forty
Stigler, OK / Haskell County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Will Bellis

Mobile

(918) 978-9311

Office

(580) 319-2202

Email

will.bellis@arrowheadlandcompany.com

Address

City / State / Zip

Kellyville, OK 74039

NOTES

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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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