

**Gorgeous Farm House on Cattle Ranch**  
1001 Sand Ridge Rd  
Haworth, OK 74740

**\$1,485,000**  
200± Acres  
McCurtain County



## Gorgeous Farm House on Cattle Ranch Haworth, OK / McCurtain County

### SUMMARY

#### Address

1001 Sand Ridge Rd

#### City, State Zip

Haworth, OK 74740

#### County

McCurtain County

#### Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property

#### Latitude / Longitude

33.922476 / -94.629143

#### Dwelling Square Feet

3677

#### Bedrooms / Bathrooms

4 / 3

#### Acreage

200

#### Price

\$1,485,000

#### Property Website

<https://arrowheadlandcompany.com/property/gorgeous-farm-house-on-cattle-ranch-mccurtain-oklahoma/52121/>



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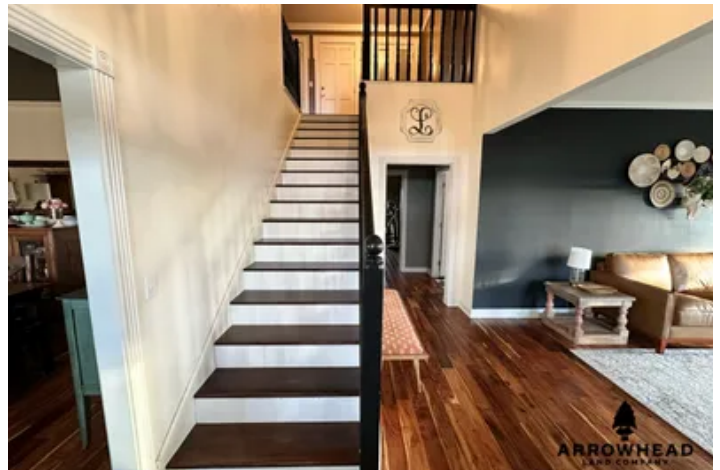
### **PROPERTY DESCRIPTION**

If you are in the market for a turn-key cattle operation with warm and cool season grasses and a beautiful farmhouse, this is the property for you! This stunning 200+/- acre tract features everything you need in an amazing cattle ranch with endless potential. Features of the property include vast pastureland, cross-fencing, multiple ponds, and working pens. The property is divided into 3 separate tracts: a 160-acre quarter, the home and 5 acres within that quarter, and a 40-acre parcel. The adjacent 40-acre parcel makes for a great place to wean calves, separate cows, or for additional hunting opportunities, holding a nice population of wildlife. All the ponds on the property attract multitudes of waterfowl and offer plenty of fishing opportunities. On the property sits a beautifully remodeled farmhouse measuring 3,677 square feet, including 4 bedrooms and 3 bathrooms. The home has recently been remodeled with a warm, timeless touch and is absolutely stunning. As you tour the home, you will notice the kitchen area featuring soapstone and marble countertops, stainless steel appliances, and a farm-style sink. The dark accents of this beautifully crafted home create a dramatic and sophisticated atmosphere. Included is a large pantry, living spaces great for gathering, and spacious bedrooms perfect for a family to make home or for hosting family and friends. As you walk out onto the brand-new front porch, you are met with an amazing view of the property, perfect for your morning coffee. Another added feature to the home is the underground pool, perfect for entertaining or taking a dip during our warm Oklahoma summers while watching deer exit the timber and feed in the pasture bottoms. Added amenities include a barn/shop and a storage shed. The barn/shop building offers enough space to store tractors or ATVs and has an additional room for storage or a workshop. The property is located just 5 miles north of Haworth and 10 miles east of Idabel. OKC is a 4-hour commute, Tulsa is about 3 and ½ hours, and Dallas is at 2 and ½ hours out. 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).





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## Locator Map

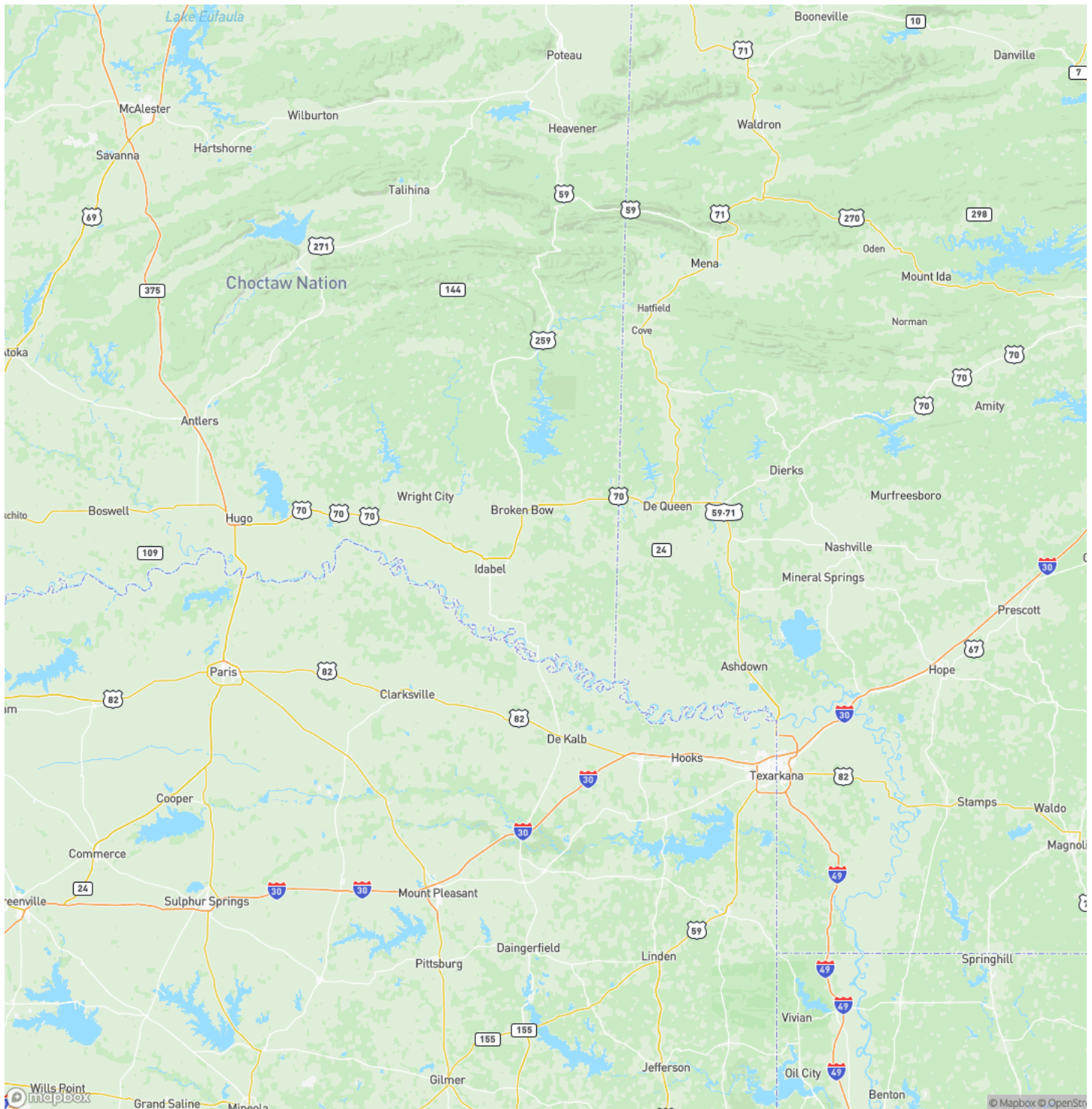


mapbox

© Mapbox © OpenStreetMap



## Locator Map





## Satellite Map



## Gorgeous Farm House on Cattle Ranch Haworth, OK / McCurtain County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Steele Schwonke

## Mobile

(918) 424-6065

## Email

steele.schwonke@arrowheadlandcompany.com

**Address**

City / State / Zip

Depew, OK 74028

## NOTES

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**MORE INFO ONLINE:**

**[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)**



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## **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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