

Cedar Ridge Acres Lot 2  
E County Road 1260  
Kinta, OK 74462

**\$66,000**  
19± Acres  
Haskell County



**MORE INFO ONLINE:**

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



**Cedar Ridge Acres Lot 2**  
**Kinta, OK / Haskell County**

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**SUMMARY**

**Address**

E County Road 1260 Tract 2

**City, State Zip**

Kinta, OK 74462

**County**

Haskell County

**Type**

Hunting Land, Recreational Land, Undeveloped Land, Timberland

**Latitude / Longitude**

35.1865 / -95.303

**Acreage**

19

**Price**

\$66,000

**Property Website**

<https://arrowheadlandcompany.com/property/cedar-ridge-acres-lot-2-haskell-oklahoma/32151/>



**PROPERTY DESCRIPTION**

PRICE REDUCED!! If you are in the market for a smaller recreational piece with open grasses and hardwood timber then this tract is not o to miss. With exceptional views and topography change on the south end of the property, this tract offers great opportunities all around. With gravel road frontage and electricity and rural water nearby, there is the potential to build. With having the majority of the property wide open, you are given more of a chance to choose your location rather than be limited to one area. While touring the property, lots of deer and rabbits were kicked up. With that being said, you have the potential to have great deer hunts and small game hunts. Having a mixture of timber and open grasses, you have the chance to plant food plots to help attract more deer, providing yourself the best opportunity during hunting season. If you decide you want to build, you are able to walk right out your backdoor and enjoy the great outdoors. The property is located just 11 miles +/- from Stigler, 100 miles +/- from Tulsa and 150 miles +/- from Oklahoma City. If you are interested in a private showing or have any questions, please call Will Bellis at [\(918\) 978-9311](tel:9189789311).

Owner financing available: 10% interest, 8 year term, 20% down.





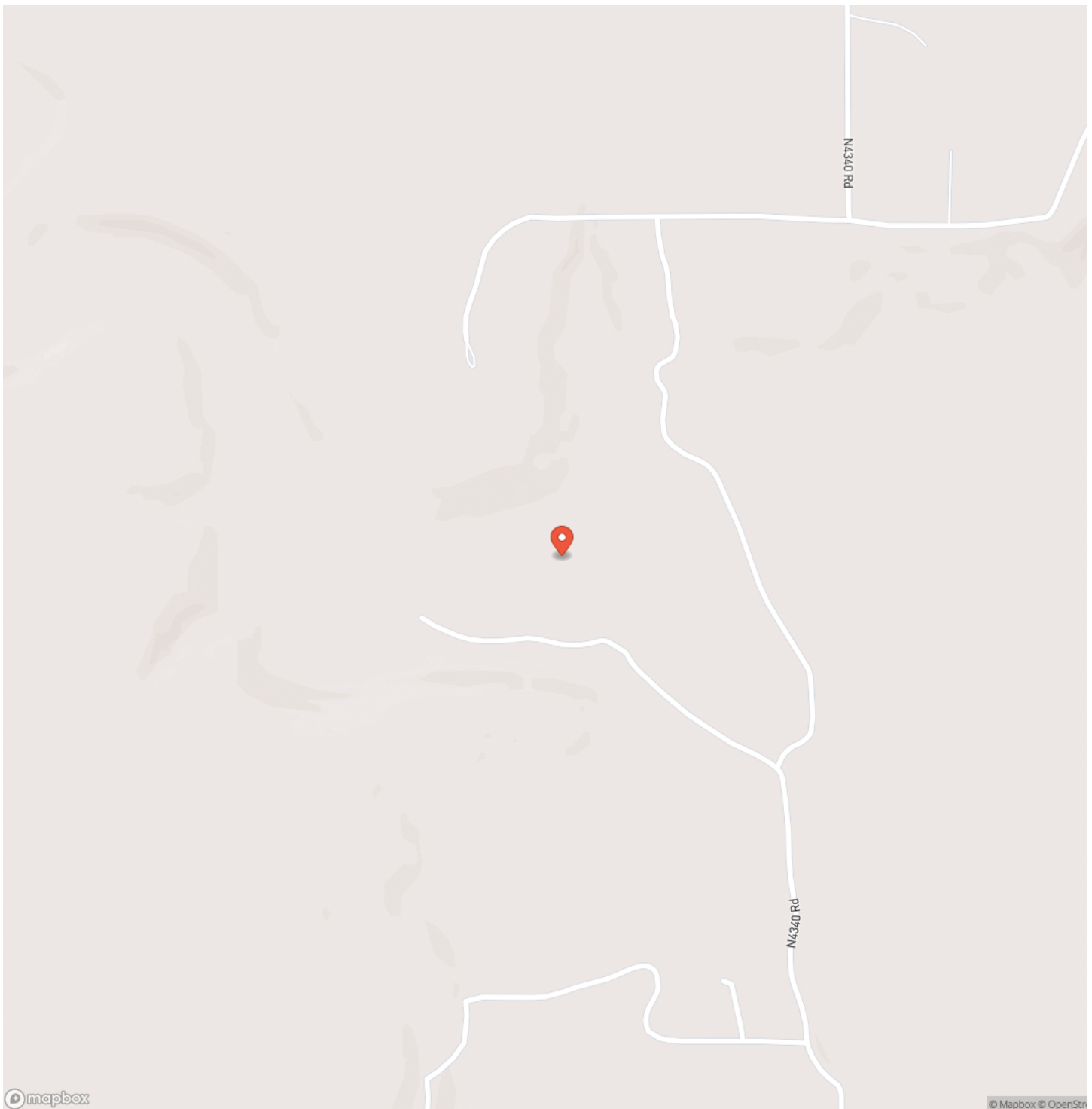
Cedar Ridge Acres Lot 2  
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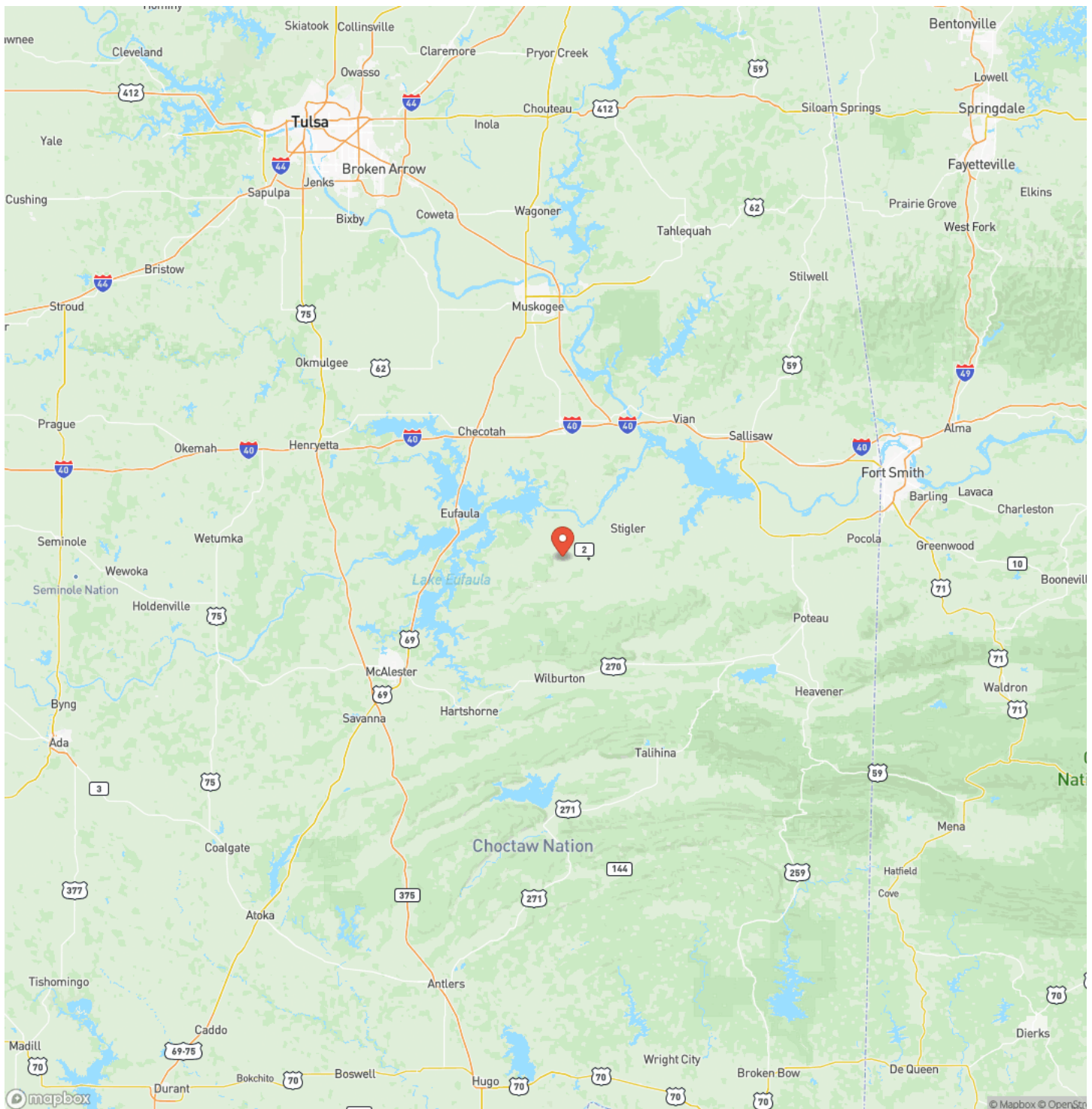
**[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)**

## Locator Map





## Locator Map



## Satellite Map





**Cedar Ridge Acres Lot 2**  
**Kinta, OK / Haskell County**

## 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 single sheet of white paper with horizontal blue 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, 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 relation 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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