

Kings Creek Ranch
10658 OK-9
Stigler, OK 74462

\$2,485,000
598.53± Acres
Haskell County



**Kings Creek Ranch
Stigler, OK / Haskell County**

SUMMARY

Address

10658 OK-9

City, State Zip

Stigler, OK 74462

County

Haskell County

Type

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

Latitude / Longitude

35.2518 / -95.2159

Dwelling Square Feet

2,700

Bedrooms / Bathrooms

3 / 2

Acreage

598.53

Price

\$2,485,000

Property Website

<https://arrowheadlandcompany.com/property/kings-creek-ranch-haskell/oklahoma/105256/>



PROPERTY DESCRIPTION

Introducing the Kings Creek Ranch, an impressive 598.53+/- acres in Haskell County, Oklahoma! This 150-200 +/- head cattle ranch is set up and ready for a family cattle operation while also offering outstanding recreational and hunting opportunities! With a strong combination of improved/native pasture, warm and cool season forage, abundant water, and exceptional wildlife habitat, this is the kind of ranch that rarely comes on the market. The property is currently operating as a cattle ranch and features cross fencing, working pens, and equipment storage providing the infrastructure needed to efficiently manage livestock. Well established, improved and native grasses cover much of the ranch, offering excellent grazing potential for a profitable operation. This property has the aesthetic appeal ideal to pass through the generations creating your family legacy in Oklahoma. Kings Creek winds through the property alongside multiple wet weather tributary creeks, creating excellent water access and travel corridors for wildlife. Seven stocked ponds are scattered throughout the ranch, offering excellent fishing opportunities for trophy largemouth bass and channel catfish while also serving as reliable water sources for both livestock and wildlife. The terrain is a diverse mix of rolling open pasture, timbered draws, and secluded blocks of mature trees that provide excellent cover and habitat. Trophy whitetail deer, turkeys, quail, and other small game are abundant, making this a true multi-use ranch with exceptional hunting potential. Multiple secluded pockets throughout the ranch offer perfect locations for hidden food plots. Access throughout the ranch is excellent with two-track roads running across the property, making navigation easy whether working cattle, checking fences, or heading to the stand. Adding to the appeal is a 3-bedroom, 2-bath home offering approximately 2,700+/- square feet of living space, accompanied by a barn and ranch improvements. The home does have the potential for remodel. Whether you're searching for a productive cattle ranch, a premier hunting property, or a long-term land investment in Eastern Oklahoma, the Kings Creek Ranch offers the versatility, beauty, and functionality to do it all. It is located 24+/- miles from Eufaula, 38+/- miles from Muskogee, 95+/- miles from Tulsa international airport and 43+/- miles from Sallisaw. 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.

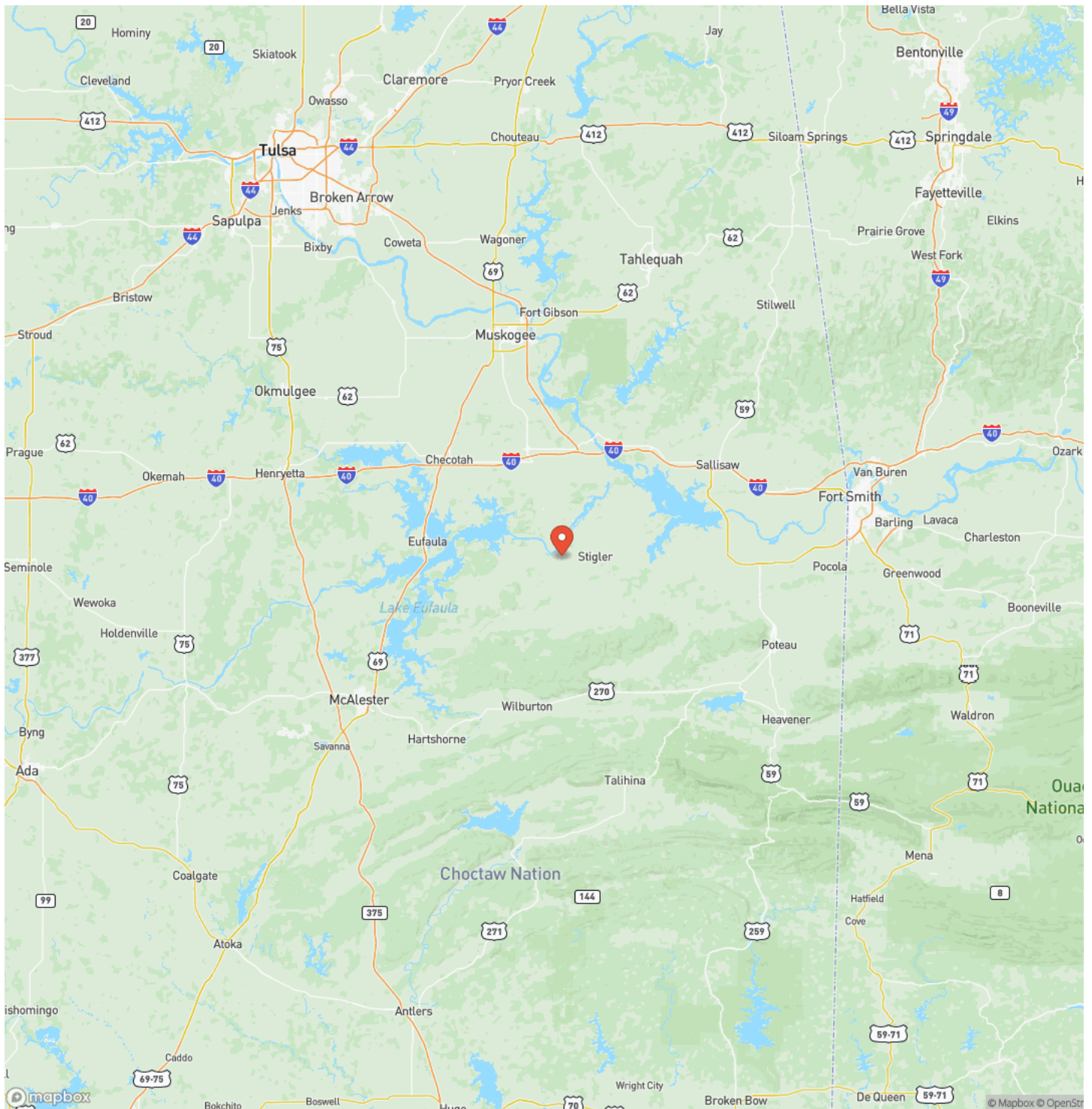
Kings Creek Ranch
Stigler, OK / Haskell County



Locator Map



Locator Map



Satellite Map



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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
<https://arrowheadlandcompany.com/>

