

**Flying T Ranch**  
40501 E Cr 1220  
Stigler, OK 74462

**\$950,000**  
193.22± Acres  
Haskell County



**Flying T Ranch**  
**Stigler, OK / Haskell County**

---

**SUMMARY**

**Address**

40501 E Cr 1220

**City, State Zip**

Stigler, OK 74462

**County**

Haskell County

**Type**

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

**Latitude / Longitude**

35.2407 / -95.032

**Dwelling Square Feet**

1,860

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

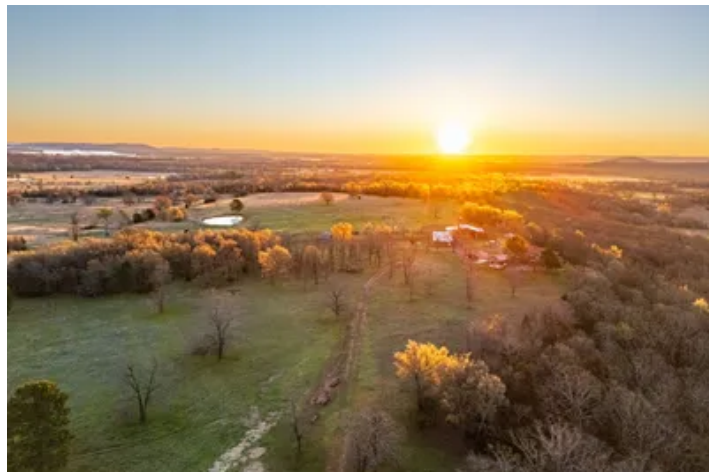
193.22

**Price**

\$950,000

**Property Website**

<https://arrowheadlandcompany.com/property/flying-t-ranch/haskell/oklahoma/101002/>



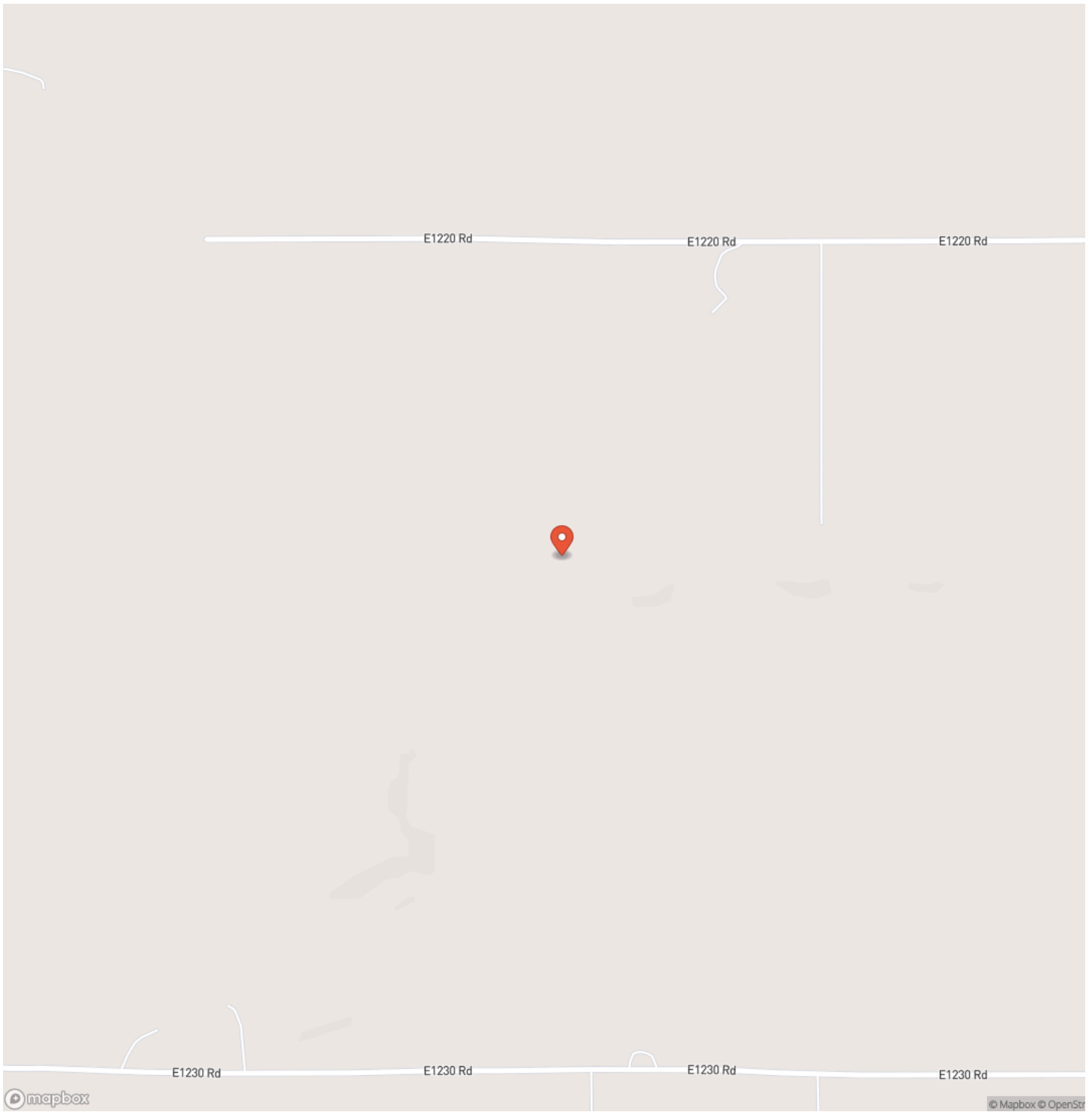
**PROPERTY DESCRIPTION**

Introducing the Flying T Ranch, a pristine 193.22 +/- acre cattle ranch located near Stigler in Haskell County, Oklahoma! The ranch offers efficient functionality with quality improvements, productive pasture, and a comfortable ranch home that brings everything together! The property is thoughtfully arranged for both ranching operations and country living. At the heart of the ranch sits a beautiful two-story ranch-style home offering 1,860 ± square feet of living space with 3 bedrooms and 2 bathrooms. The home features both an upstairs and downstairs living area, providing plenty of room for family or guests. Just outside the home is a gazebo entertainment area complete with an outdoor fireplace, bar, and television mounted above the fireplace, creating a perfect place to relax, enjoy a cup of coffee, or spend evenings visiting with friends and family while overlooking the property. The ranch is well equipped with several improvements that support both daily ranch operations and equipment storage. A 30x36 shop with a 24x30 enclosed heated and cooled workroom provides a comfortable workspace year-round. The property also features a 60x40 horse barn with multiple stalls and a tack room, offering plenty of room for horses and additional livestock needs. The land itself is well suited for cattle production with four separate pastures that are cross-fenced and set up for rotational grazing. Six ponds are scattered throughout the ranch and serve as excellent water sources for cattle and livestock, while three water wells are located on the property. The home is connected to both well water and rural water, providing reliable water access. The ranch has been kept in pristine working condition with fences regularly maintained and tended to. Along with the strong fencing throughout, other working improvements include a squeeze chute, 10-ton overhead feed bin, and scales, all of which convey with the property. In addition, home furniture, appliances, and outdoor furniture will convey with an acceptable offer, making this a turn-key opportunity for someone looking to step into a fully functional ranch setup. The ranch is conveniently located approximately 50 ± minutes from Eufaula and Lake Eufaula, 53 ± minutes from Fort Smith, Arkansas, and about 1 hour 3 ± minutes from Muskogee, offering a balance of rural privacy with reasonable access to nearby towns and amenities. With quality improvements, productive pasture, abundant water sources, and a beautiful home at its center, the Flying T Ranch offers a rare opportunity to own a well-equipped cattle operation in the heart of Eastern Oklahoma! 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.

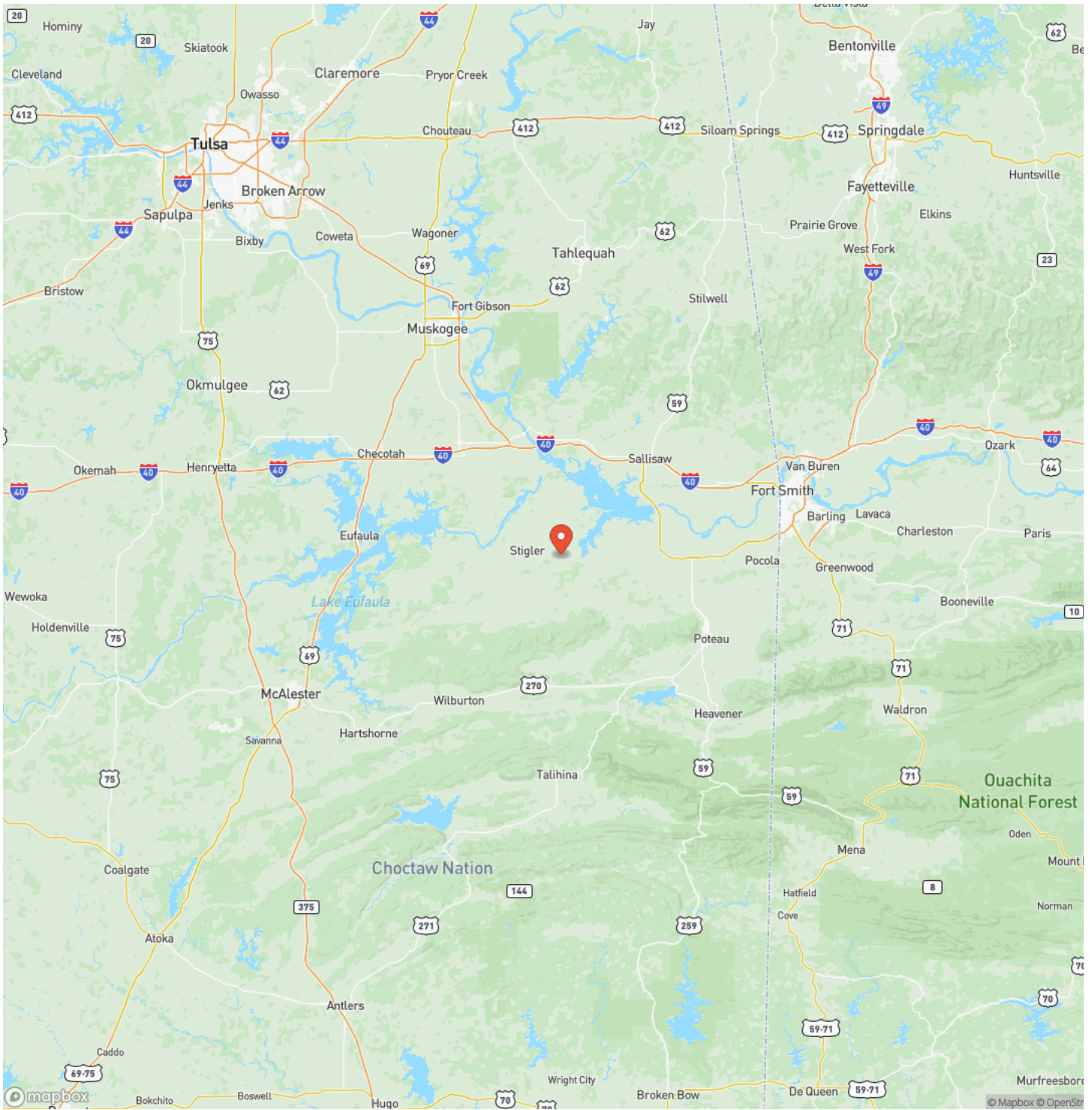
**Flying T Ranch  
Stigler, OK / Haskell County**



## 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/>

---

