

Turnkey Cattle, Outdoorsmen & Hay Operation
20775 Hwy 9
Keota, OK 74941

\$705,000
107± Acres
Haskell County



MORE INFO ONLINE:

Turnkey Cattle, Outdoorsmen & Hay Operation
Keota, OK / Haskell County

SUMMARY

Address

20775 Hwy 9

City, State Zip

Keota, OK 74941

County

Haskell County

Type

Farms, Single Family, Horse Property, Recreational Land

Latitude / Longitude

35.259801 / -94.977933

Taxes (Annually)

634

Dwelling Square Feet

1088

Bedrooms / Bathrooms

3 / 1

Acreage

107

Price

\$705,000

Property Website

<https://www.allaboutuland.com/property/turnkey-cattle-outdoorsmen-hay-operation-haskell-oklahoma/54555/>



MORE INFO ONLINE:

<https://www.allaboutuland.com/>

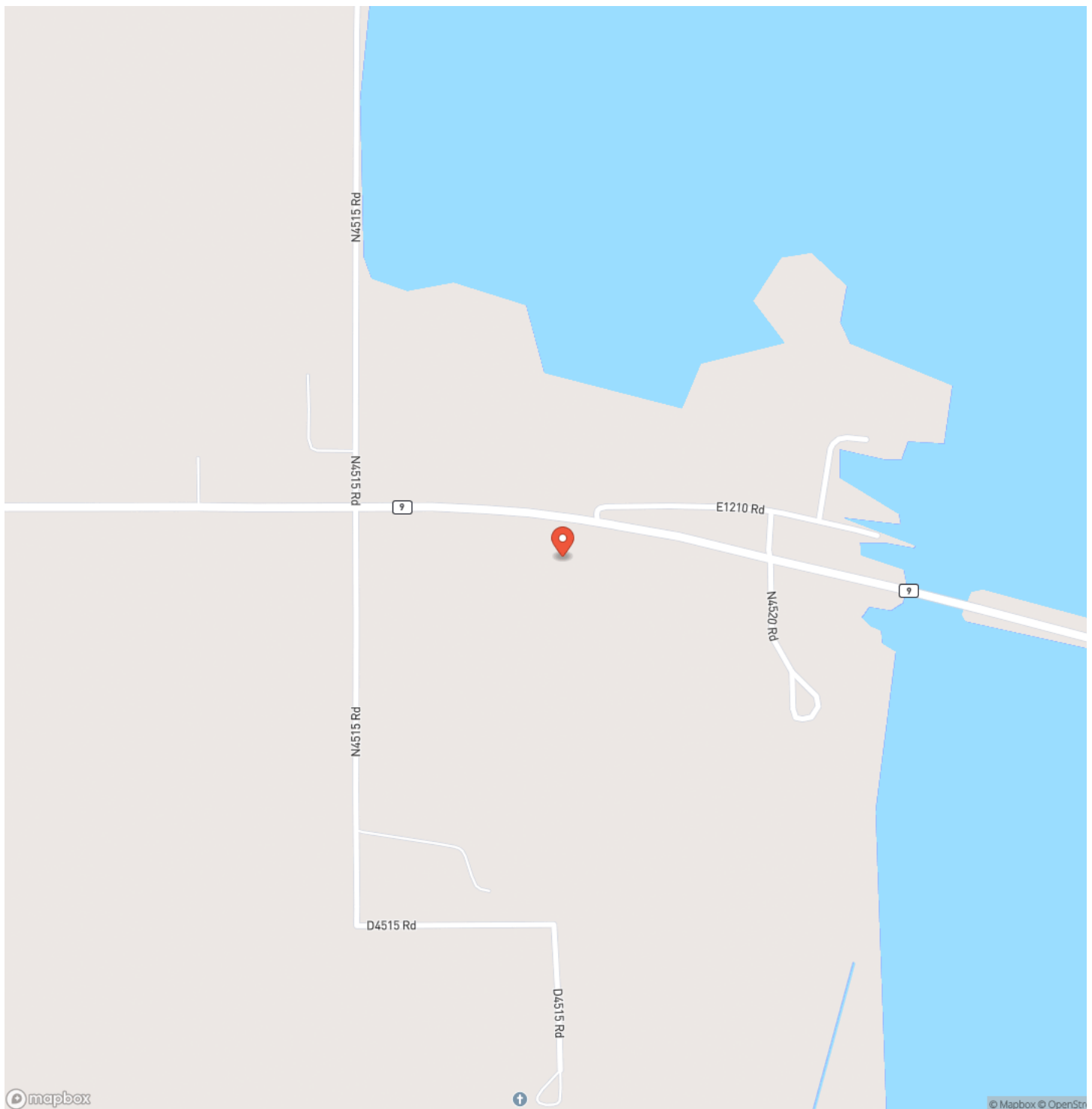
PROPERTY DESCRIPTION

This pristine cattle, outdoorsman and hay operation includes 107 acres m/l with a 3 bed 1 bath brick home. It is an extremely nice cattle and hay operation that has a very large barn, silo and working pens. Half of this property has been in hay production and produces a large quantity of hay each year. This property is unique where it is located in Haskell County. Not only is this a great property for cattle, but it is an outdoor enthusiast dream property with one of many boat ramps on Kerr Lake, being less than a half mile away. The land borders the Corp of Engineers property and is within walking distance of Big San Bois Creek, which runs into Robert S. Kerr Lake and is noted for its world class Crappie, Bass and Catfishing and World Class Waterfowl Hunting. The property is located approximately 8 miles east of Stigler and 4 miles west of Keota. Haskell County has a regional hospital, shopping and dining and all the conveniences one needs living in a rural community. Properties like this and of this size that have been cared for are extremely difficult to come by. Don't wait to look at this property as it won't last long. Call James West at [405-268-2684](tel:405-268-2684) to take a look.

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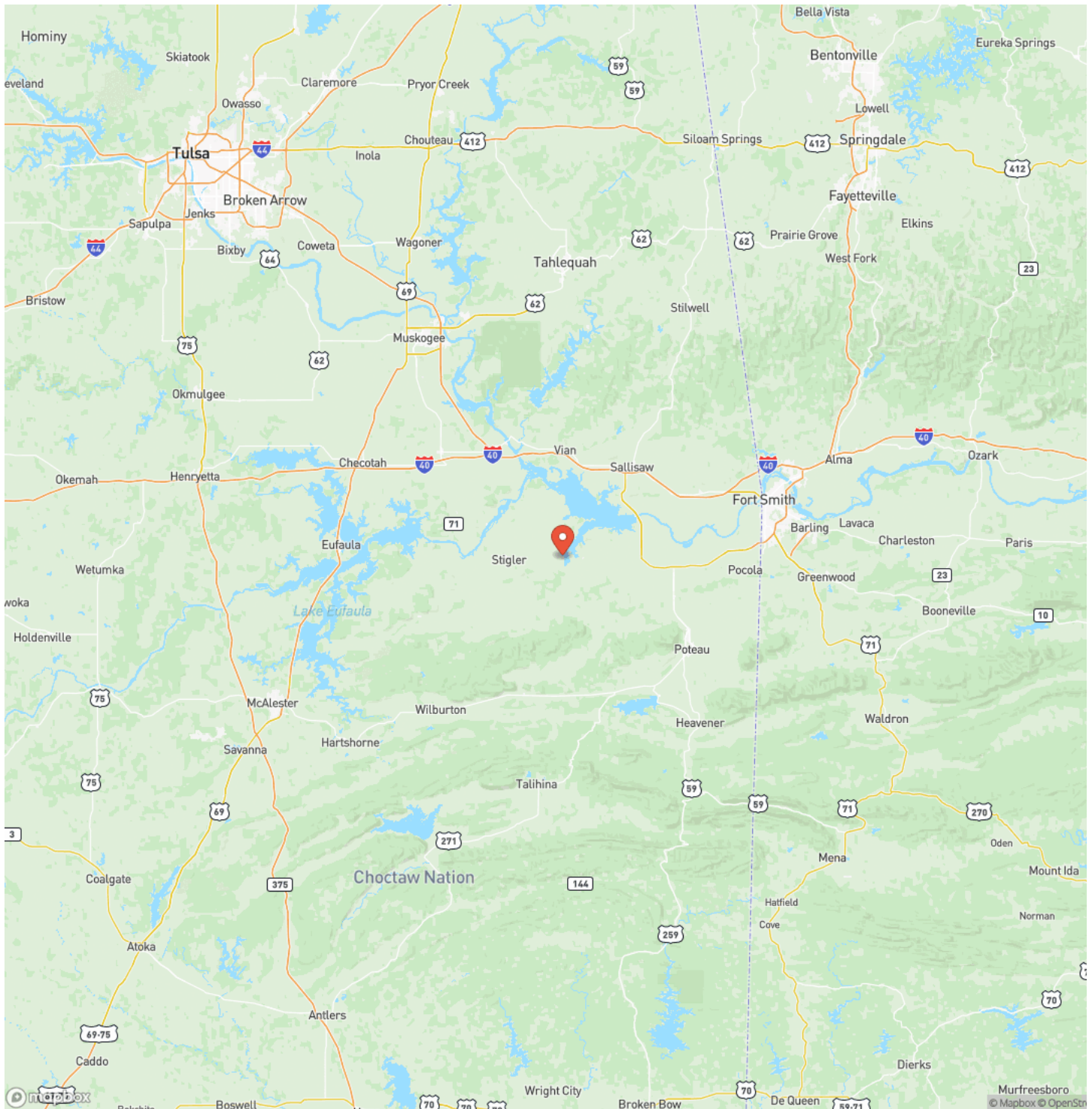


Locator Map



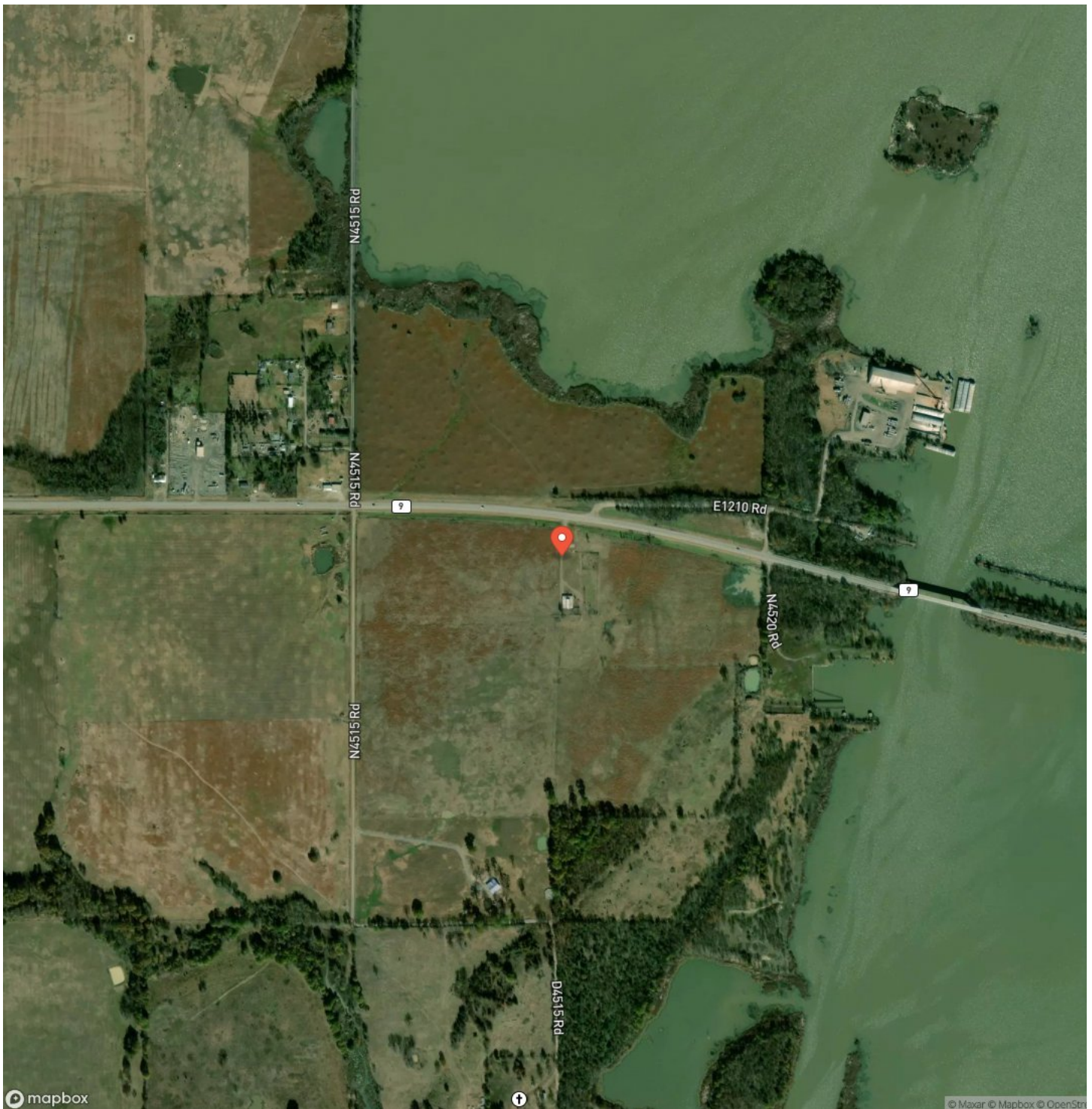
MORE INFO ONLINE:

Locator Map



MORE INFO ONLINE:

Satellite Map



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Turnkey Cattle, Outdoorsmen & Hay Operation Keota, OK / Haskell County

LISTING REPRESENTATIVE

For more information contact:



Representative

James West

Mobile

(405) 268-2684

Office

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Email

james.west@allaboutuland.com

Address

City / State / Zip

Spiro, OK 74959

NOTES

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MORE INFO ONLINE:

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, 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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