

**Outdoorsmen Paradise Hunting Ranch**  
TBD Mudlark Rd  
Stigler, OK 74462

**\$10,000,000**  
1,564± Acres  
Haskell County



**MORE INFO ONLINE:**

**Outdoorsmen Paradise Hunting Ranch**  
**Stigler, OK / Haskell County**

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**SUMMARY**

**Address**

TBD Mudlark Rd

**City, State Zip**

Stigler, OK 74462

**County**

Haskell County

**Type**

Hunting Land, Ranches, Timberland, Commercial

**Latitude / Longitude**

35.364599 / -95.100575

**Taxes (Annually)**

1221

**Acreage**

1,564

**Price**

\$10,000,000

**Property Website**

<https://www.allaboutuland.com/property/outdoorsmen-paradise-hunting-ranch-haskell-oklahoma/57592/>





## **Outdoorsmen Paradise Hunting Ranch**

### **Stigler, OK / Haskell County**

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#### **PROPERTY DESCRIPTION**

##### **Description:**

This Outdoorsmen Paradise Hunting Ranch is a one-of-a-kind property This ranch truly offers activities 365 days a year, from floating/kayaking the Canadian River from Eufaula Dam to the property to world class deer hunting, hog hunting and turkey hunting from multiple high tower stands, upland bird hunting and world class waterfowl hunting. Tucked away in northern Haskell County on the Canadian River which runs into Robert S. Kerr Reservoir on the Arkansas River. This property also adjoins the Sequoyah Wildlife Refuge which is known for its world-renowned waterfowl hunting. The property spreads over 1,500+/- acres of rolling land with large expanses of wood and plenty of open meadows suitable for running cattle and the land currently produces 1,000 large round bales of hay with only two cuttings a year.

##### **Lodging:**

There is a 40x60 Commons area equipped with a commercial kitchen inclusive of two commercial refrigerators, range and walk-in-cooler for processed wildlife. An upstairs office overlooking the commons/kitchen area that could serve as a bedroom if needed. There is a full bathroom and laundry hookup. There are two oversized roll-up doors with ceramic tiled floors for entertaining or storage of recreational vehicles and equipment needed on the ranch.

There are three individual cabins with large decks on the front overlooking the beautiful meadows where you can sit and watch the deer and wildlife come right up to the cabins. There are six individual lodging rooms that are connected with a large covered porch on the front facing the firepit and commons area.

There are four individual full bathrooms with a large laundry room complete with three washers and three dryers. In the center of the lodging area is a gathering area complete with a fire pit for everyone to gather to share the stories of the day's adventures.

There is a 40'x60' storage building for large equipment a short distance from the lodging. Two RV Hookups available with plenty of room to add more. There is also a kennel for hunting dogs or your personal pet.

##### **Habitat & Topography:**

The property has tremendous versatility with gently rolling terrain. This property boasts an extremely large number of whitetail deer. There is 17+- acre lake loaded with trophy Bass. A 3.75+- acre pond stocked with Crappie. There is nine more ponds that range from .11 +- acres up to 1.4 +- acres, all of which being so close to the Canadian River, Kerr Lake and the Sequoyah Wildlife Refuge is a waterfowlers dream due to the amount of the duck and geese these ponds hold all season long. Between the various sources, the property holds water year-round and gets an average of 45-51 average inches of rainfall per year. The property is fenced with hog-wire fencing around the perimeter.

The landowner owns the gas well which supplies gas for the property. The mineral rights will convey. There is also an agreement for the pumping of water for irrigation, development of waterfowl habitat from the Canadian River. The property has been and is currently under organic management in all the fields. The current owner has stated the open fields are suitable for tillable production.

##### **Location:**

While feeling secluded away in God's country, there is also a lot of amenities within 15 minutes of the ranch in Stigler, Oklahoma. There is a private airport to land your personal plane, a regional hospital, farm and ranch stores, local and franchise dining options and a beautiful small town with a host of antique and boutique shops, a local farmers markets and many businesses in the area. A three- and half-hour drive to Dallas, Texas and two and half hours to Oklahoma City, Oklahoma. The nearest regional airport is located an hour away in Fort Smith, Arkansas.

From this being a family legacy hunting ranch to a turn-key outfitting operation or an outstanding corporate retreat that is immediately ready to be income producing year round. There is never a time of the year that this property would not produce adventure or income.

**MORE INFO ONLINE:**

For your private showing contact James West [405-268-2684](tel:405-268-2684) .

The listing agent must be at all showings.

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**MORE INFO ONLINE:**

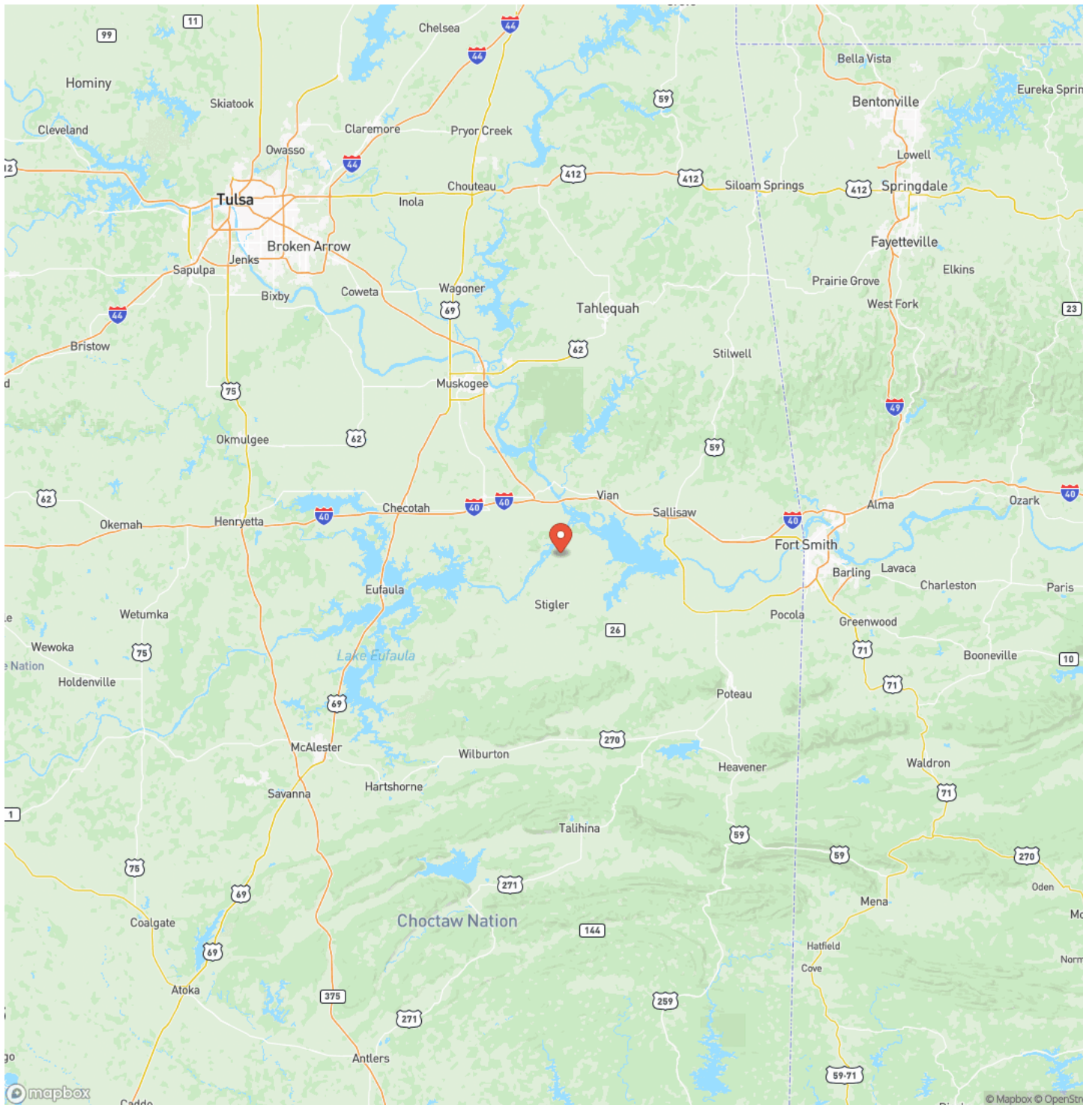
## Locator Map



**MORE INFO ONLINE:**



## Locator Map



**MORE INFO ONLINE:**

## Satellite Map



**MORE INFO ONLINE:**



## Outdoorsmen Paradise Hunting Ranch

### Stigler, OK / Haskell County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

James West

## Mobile

(405) 268-2684

## Office

(918) 962-2578

## Email

james.west@allaboutuland.com

### Address

## City / State / Zip

Spiro, OK 74959

## NOTES

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**MORE INFO ONLINE:**

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

## This image shows a single sheet of white paper with horizontal 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**

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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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