

Ward Springs Ranch
1498 Ward Spng
Stuart, OK 74570

\$625,000
100± Acres
Pittsburg County



Ward Springs Ranch
Stuart, OK / Pittsburg County

SUMMARY

Address

1498 Ward Spng

City, State Zip

Stuart, OK 74570

County

Pittsburg County

Type

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

Latitude / Longitude

34.807146 / -96.035375

Dwelling Square Feet

2,100

Bedrooms / Bathrooms

2 / 1

Acreage

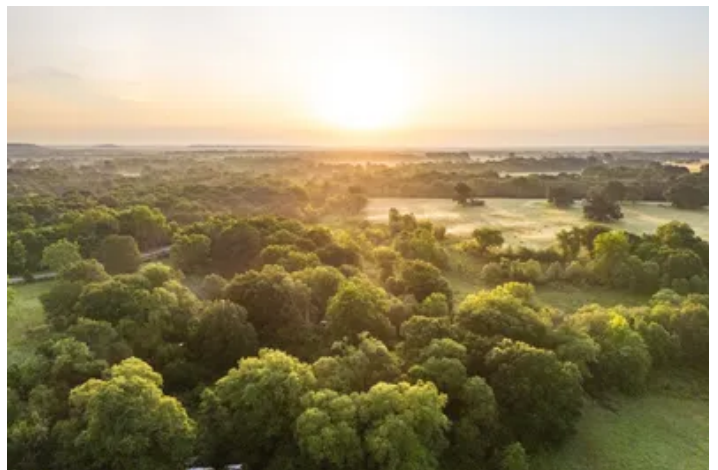
100

Price

\$625,000

Property Website

<https://arrowheadlandcompany.com/property/ward-springs-ranch-pittsburg-oklahoma/84066/>



PROPERTY DESCRIPTION

Take a look at this great opportunity to own a beautiful 100 +/- acre property in Pittsburg County, Oklahoma! Ward Springs Ranch features some well maintained pastureland with great grasses, ideal for cattle grazing. There is a timber-lined creek bottom that provides excellent wildlife habitat and hunting opportunities. This property is located in an area known for producing big deer year after year, and is just a little over 1 mile from the McAAP 45,000+/- acre wildlife refuge! There is a small pond that adds a convenient water source for both livestock and wildlife. A perfect mix of open pasture, a beautiful spring creek, and mature timber spread over rolling terrain is the safe-haven of many whitetail deer, eastern turkey, and other game animals. The highlight of the ranch is a comfortable barndominium, complete with 2 bedrooms, 1 bathroom, and an additional large room currently used for extra guest sleeping space. This would be a great place to call home, or to use as a hunting camp and weekend getaway. The ranch is located off a well maintained gravel road, offering stress-free access. The property is fully fenced, and there is a metal building with 2 rolling doors behind the house that is perfect for storing equipment. The 30'x50' insulated shop is heated and cooled, and offers 220v power throughout its entirety. There are 3 RV / Camper hookups near the house expanding the usefulness and purpose of this property. This diverse property is located just 30+/- minutes from McAlester, 1 hour and 10+/- minutes from Ada, and around 2 hours from Tulsa. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Ty Hunter at [\(918\) 329-0843](tel:9183290843).

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.

Ward Springs Ranch
Stuart, OK / Pittsburg County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Ty Hunter

Mobile

(918) 329-0843

Email

ty.hunter@arrowheadlandcompany.com

Address

City / State / Zip

Mcalester, OK 74501

NOTES

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<https://arrowheadlandcompany.com/>

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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