

Stigler Ridge Ranch
30721 W County Road 1250
Stigler, OK 74462

\$428,000
110.26± Acres
Haskell County



Stigler Ridge Ranch
Stigler, OK / Haskell County

SUMMARY

Address

30721 W County Road 1250

City, State Zip

Stigler, OK 74462

County

Haskell County

Type

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

Latitude / Longitude

35.2052 / -95.2273

Dwelling Square Feet

1,512

Bedrooms / Bathrooms

3 / 2

Acreage

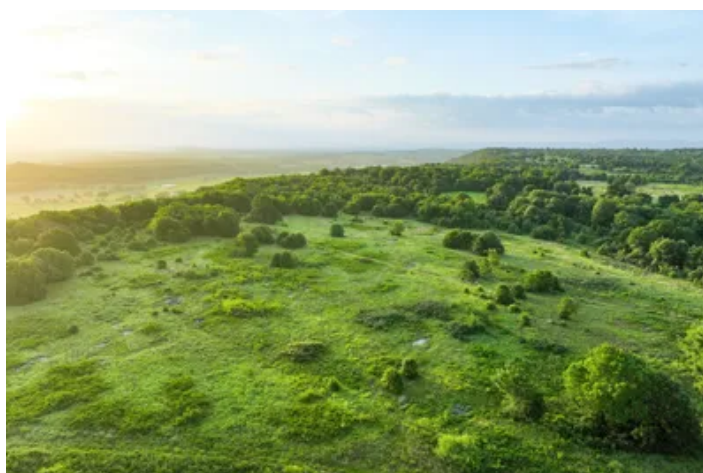
110.26

Price

\$428,000

Property Website

<https://arrowheadlandcompany.com/property/stigler-ridge-ranch-haskell-oklahoma/111535/>



PROPERTY DESCRIPTION

Welcome to the Stigler Ridge Ranch, an exceptional 110.26+/- acre property in Haskell County, Oklahoma! At the heart of the property sits a nice 1,512+/- square-foot home with 3 bedrooms and 2 bathrooms. Adjacent to the home is a 34' x 70' +/- shop, providing extra room for equipment, vehicles, tools, and recreational gear. A beautiful gated entrance welcomes you onto the ranch, creating an impressive first impression while also providing security. Known for producing big whitetail deer, the property also supports thriving populations of wild turkey and bobwhite quail. The diverse habitat consists of mature hardwood timber, native grass meadows, plum thickets, and dense shrub cover, creating ideal bedding, nesting, and feeding areas for wildlife. Adding to the diversity of the land, there is a great topography change in the northeast portion of the property. A dedicated food plot location is already established and ready for fall planting, making it easy to enhance an already outstanding hunting property. Water is abundant with three stocked ponds scattered throughout the ranch, providing year-round water for wildlife, fishing opportunities, and adding to the property's scenic beauty. In addition to its recreational appeal, the property offers impressive livestock and agricultural improvements. Two hog barns provide excellent flexibility for commercial production or other agricultural uses. The primary barn measures approximately 48' x 150' and is equipped with farrowing crates, slatted flooring, and office space. The second barn measures approximately 34' x 248', with 144+/- feet under roof, offering a versatile space that can be completed or customized to fit your operation. Properties offering this combination of quality hunting, comfortable living, excellent water resources, and extensive agricultural improvements are increasingly difficult to find. Whether your passion is chasing trophy bucks, raising livestock, enjoying the outdoors, or investing in a versatile ranch, this Haskell County property is ready to exceed your expectations! The property is located 12+/- miles from Porum, 25+/- miles to Eufaula and 41+/- miles from Muskogee. All showings are by appointment only. For more information or to schedule a private viewing please contact Jay Cassels at [\(918\) 617-8707](tel:9186178707).

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.

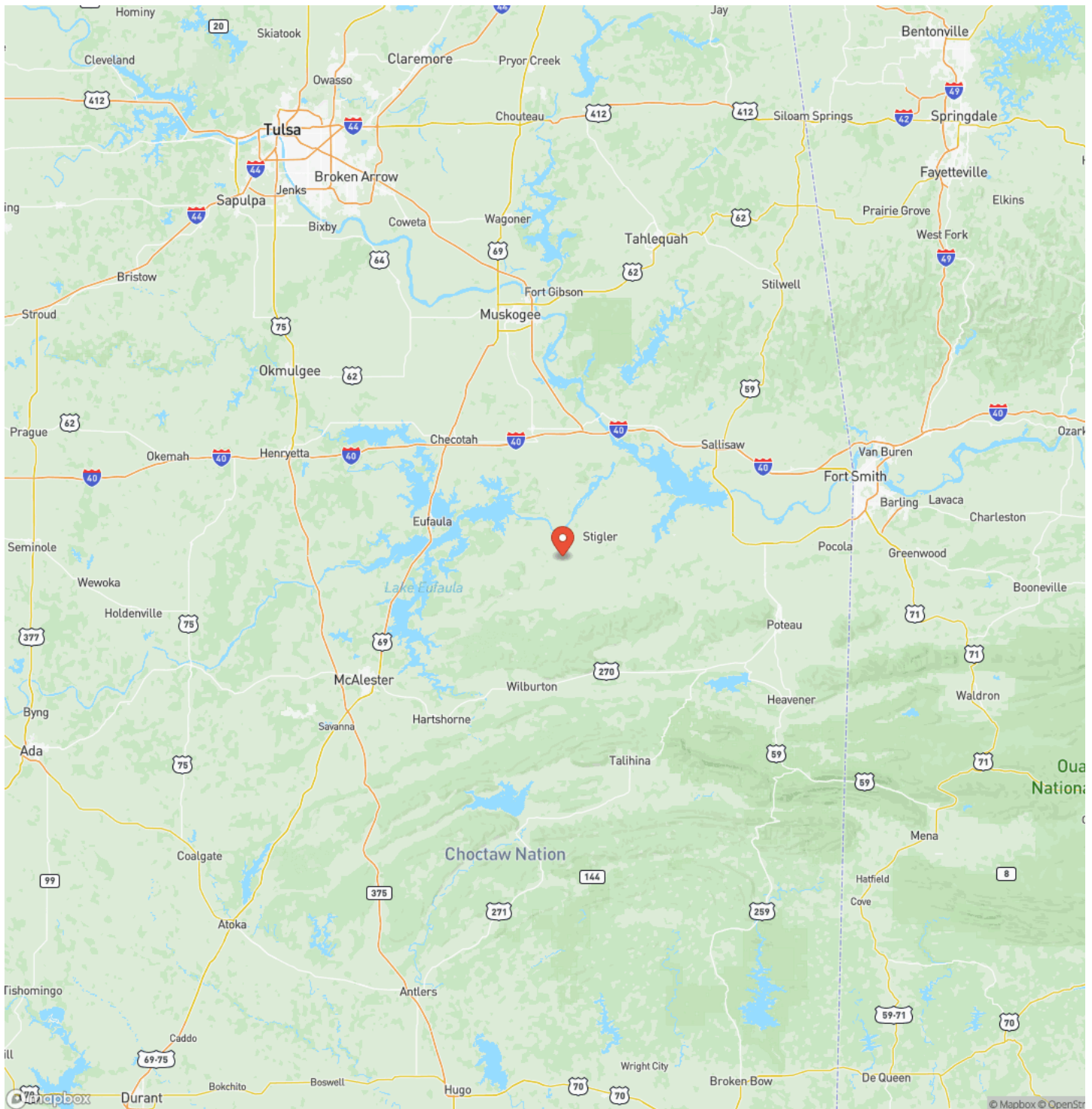
Stigler Ridge Ranch
Stigler, OK / Haskell County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jay Cassels

Mobile

(918) 617-8707

Email

jay.cassels@arrowheadlandcompany.com

Address

City / State / Zip

Checotah, OK 74426

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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