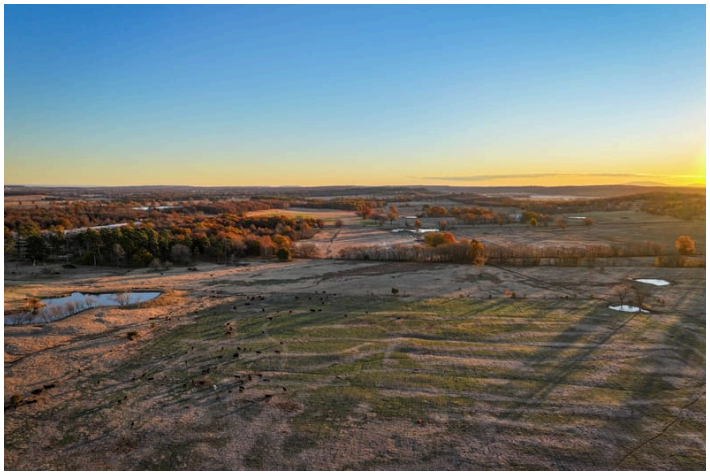
Pine Valley Ranch
30247 S VFW Rd
Stigler, OK 74462

$1,385,000
260± Acres
Haskell County







ARROWHEAD
LAND COMPANY

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

SUMMARY

Address
30247 S VFW Rd

City, State Zip
Stigler, OK 74462

County
Haskell County

Type
Farms, Hunting Land, Ranches, Recreational Land, Timberland, Horse Property

Latitude / Longitude
35.221802 / -95.176805

Dwelling Square Feet
2,800

Bedrooms / Bathrooms
4 / 3

Acreage
260

Price
$1,385,000

Property Website
arrowheadlandcompany.com







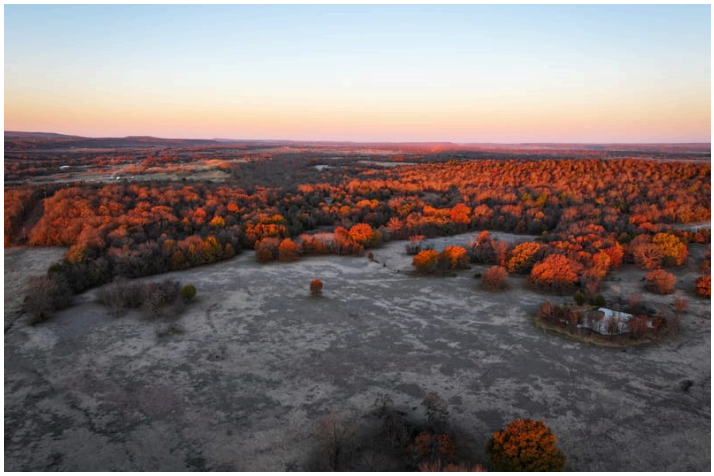
PROPERTY DESCRIPTION

ntroducing +/- 260 acres of prime agricultural ranching ground located just +/- 3.5 miles southwest of Stigler, in beautiful Haskell County, Oklahoma, which offers an exceptional opportunity for farmers looking to expand or start their own cattle operation. Enter the property through a secure locking main gate off of N 4410 Rd. This property features a charming 2,800 sq ft. 4 bedroom, 3 bath single family home built in 1989. The home has a large, attached single car garage and a 3 year old metal roof that sits among a stand of mature pine trees. The home also features gas water and heat and has a deck out back overlooking a spacious backyard, plus a 100 kw generator for added reliability. There is also a nice fireplace for the winter months! Additionally, there is a second homesite on the western property line along E 1240 Rd that has a mobile home with power on site. It is functional, and with a little TLC this could make for an excellent hunting cabin or even rented for additional income. The property is fully fenced and cross fenced, featuring five wells, and 8 ponds, providing ample water for your livestock. The two largest ponds are stocked with large mouth bass and attract excellent waterfowl numbers from the nearby R.S. Kerr Reservoir, Oklahoma's third largest lake at 43,800 surface acres, which also provides further access to excellent fishing and hunting opportunities. Although, you need not look any further than the eastern ridge line that runs all the way up into the north pasture. The timber on the property is very thick here, full of mature hard woods and home to a healthy deer herd frequenting the property. There are several stand sites, and one tower blind in place for rifle hunting. There are also several nice openings in the timber that would make ideal food plots and feeder locations. This ranch is currently supporting 200 head of cattle comfortably with room to expand. The application of chicken manure has historically boosted soil quality and hay production over the years. This property does include 3 large open-sided industrial chicken houses that can support a large poultry operation as well, and also double as excellent hay storage. Each house can hold approximately +/- 1,000 round bales. Almost all of the metal on the chicken houses is in great shape and also represents a potential high value in scrap income for an alternative option. There are large working pens and feedlot for separating and weaning calves complete with a new squeeze chute north of the house. This one of a kind property represents immense agricultural value, added income earning potential and a wealth of outdoor recreational opportunities. Conveniently located +/- 47 miles from Ft. Smith, Arkansas, +/- 43 miles from Muskogee, and just +/- 40 minutes to Sallisaw, Oklahoma, this ranch offers easy access to nearby town amenities and I-40. Don't miss your chance to own the Pine Valley Ranch located in the heart of Oklahoma today! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Jay Cassels (918) 617-8707 .

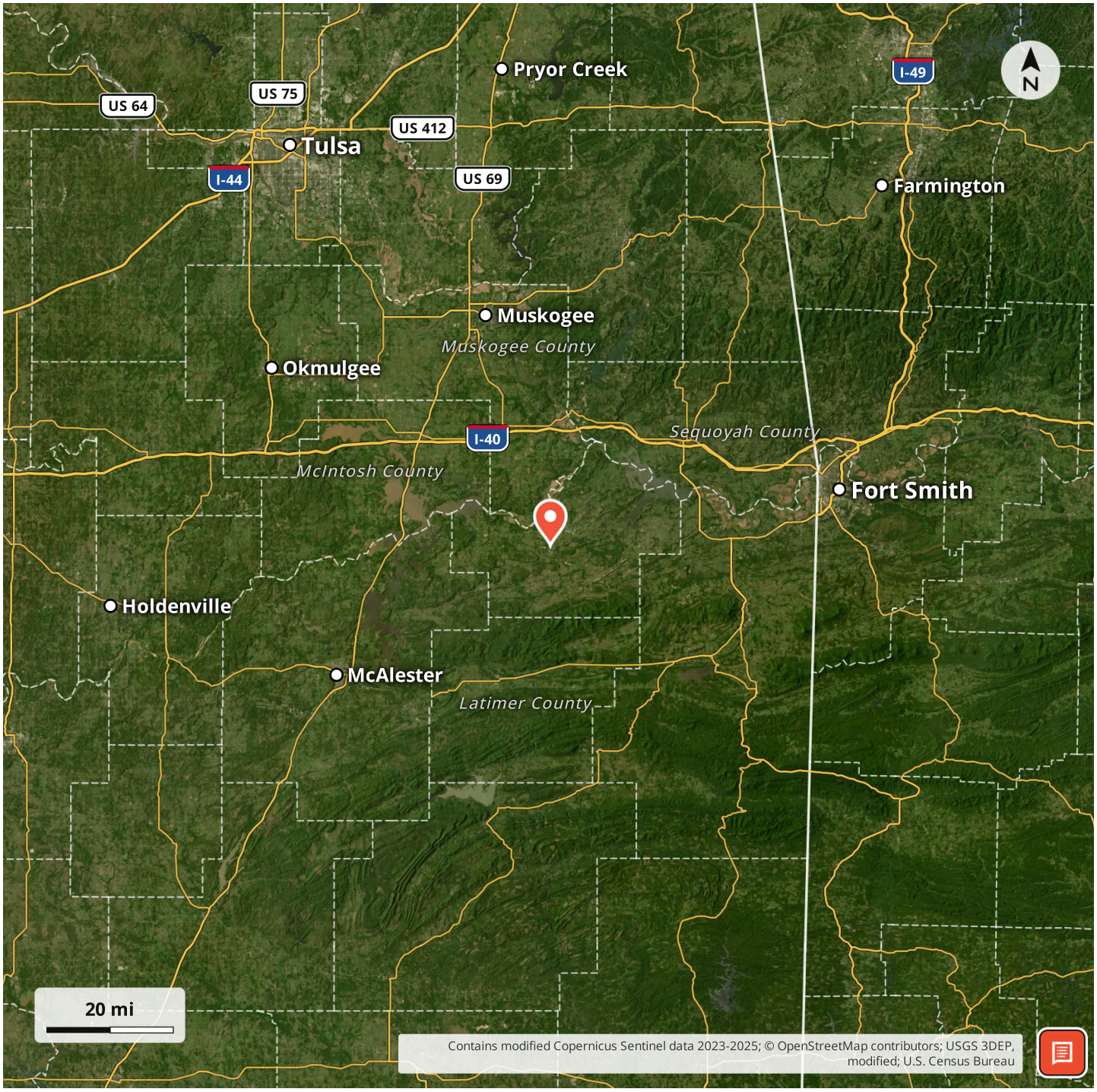
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Regional Map



Locator Map


N
S Vfw Rd
W Co Rd 1230
N4410 Rd
0.5 mi
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Jay Cassels

Mobile
(918) 617-8707

Email
jay.cassels@arrowheadlandcompany.com

City / State / Zip
Checotah, OK 74426

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DISCLAIMERS

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