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

$428,000
110.26± Acres
Haskell County







ARROWHEAD
LAND COMPANY

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

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
arrowheadlandcompany.com







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.

When purchasing a property listed by Arrowhead Land Company, LLC, a Buyer's Broker, if applicable, must be identified on first contact anc must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Arrowhead Land Company, LLC.

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.





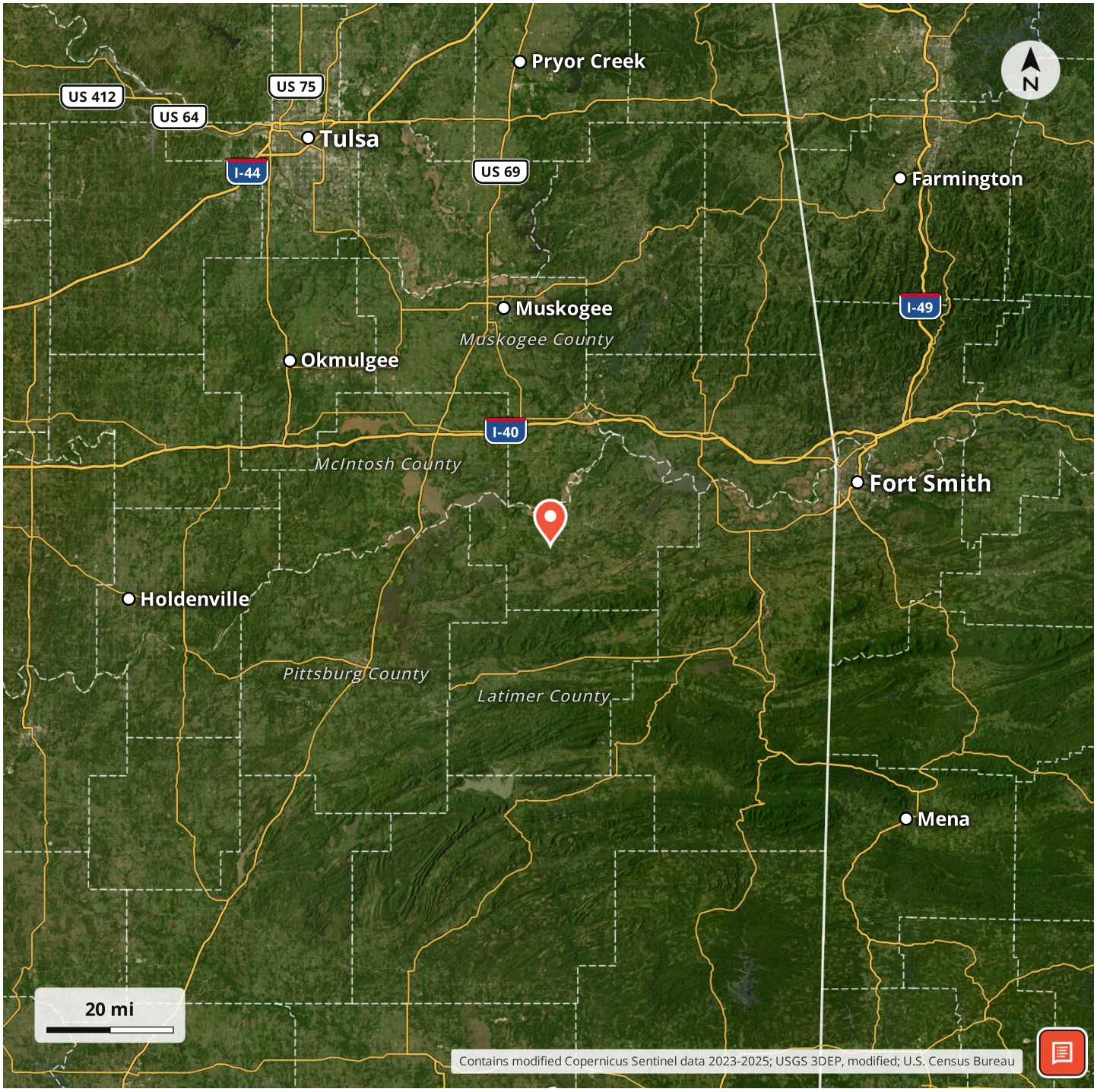








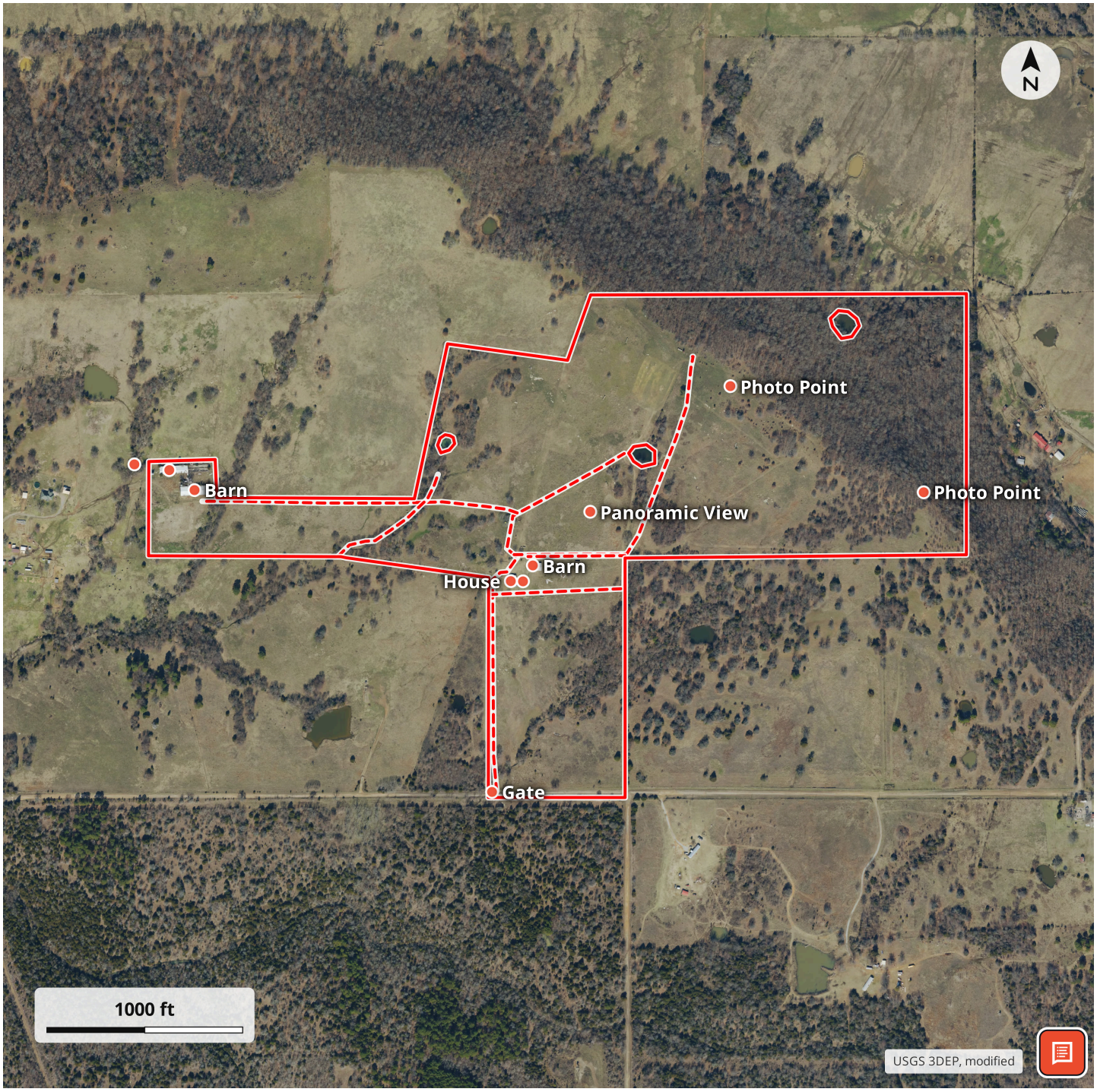
Regional Map



Locator Map


N
Photo Point
Photo Point
Photo Point
Barn
Barn
House
Gate
S Hwy 2
State Hwy 2
W Cr 1250
E1252 Rd
E1250 Rd
N4380 Rd
0.5 mi
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map


N
Photo Point
Barn
Photo Point
Panoramic View
Barn
House
Gate
1000 ft
USGS 3DEP, modified

LISTING REPRESENTATIVE

For more information contact:



Representative
Jay Cassels

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(918) 617-8707

Email
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City / State / Zip
Checotah, OK 74426

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DISCLAIMERS

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