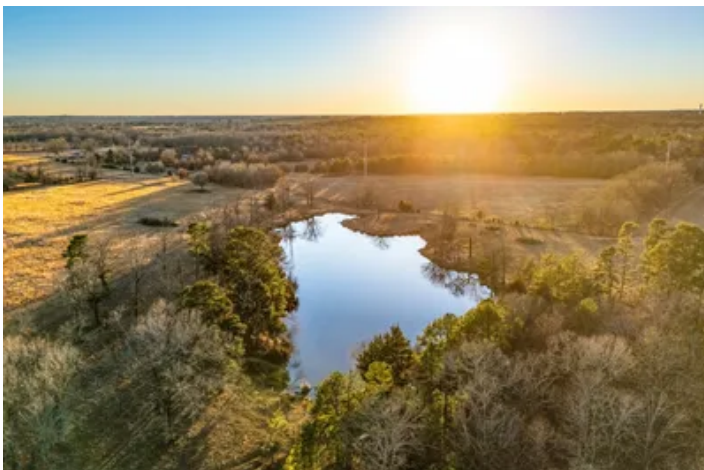


Antlers Legacy Ranch
193444 Us Hwy 271
Antlers, OK 74523

\$2,750,000
417.5± Acres
Pushmataha County



Antlers Legacy Ranch
Antlers, OK / Pushmataha County

SUMMARY

Address

193444 Us Hwy 271

City, State Zip

Antlers, OK 74523

County

Pushmataha County

Type

Farms, Hunting Land, Ranches, Single Family, Recreational Land, Business Opportunity

Latitude / Longitude

34.207598 / -95.614025

Dwelling Square Feet

2,076

Bedrooms / Bathrooms

3 / 3

Acreage

417.5

Price

\$2,750,000

Property Website

<https://arrowheadlandcompany.com/property/antlers-legacy-ranch-pushmataha-oklahoma/96207/>



PROPERTY DESCRIPTION

Antlers Legacy Ranch is a turn-key 417.5+/- acre ranch located just outside Antlers, Oklahoma in Pushmataha County! The ranch combines high-end ranch infrastructure with outstanding recreational appeal! This property has been thoughtfully developed to support both efficient livestock operations and year-round recreational enjoyment, making it an ideal fit for a full-time rancher, or someone looking for a family property. When driving up to the property you will notice the superior pipe fencing along the road frontage, then a nice electric gate marks the entrance and leads into the well maintained ranch. The ranch headquarters features an updated 3-bedroom, 3-bath home, perfectly sized for a small family home or ranch getaway, offering comfort, functionality, and a peaceful country setting. The open kitchen and living room allows for plenty of space to hangout with friends and family. Additional improvements include a guest house well suited for a ranch hand, caretaker, or overflow guests, as well as horse stables ready for equestrian use. A brand-new shop provides ample room to store equipment, implements, feed, and supplies—everything needed to keep the ranch running smoothly. The property is extensively cross-fenced with quality gates throughout, allowing for excellent livestock control and rotational grazing. The ranch is currently running horses, goats, and cattle. Water is a major highlight, with eight ponds across the ranch to ensure dependable water access for livestock. Several of the larger ponds also offer excellent fishing potential, while others create attractive duck hunting opportunities. Recreational value continues with there being some phenomenal deer hunting on the property. The ranch is already equipped with three blinds and feeders, with plenty of room to add more and tailor the setup to your preferred hunting style. Parts of the ranch have pristine pockets of mature pine and oak timber, rolling terrain, and lush, productive pastures that enhance both grazing and wildlife habitat. These diverse landscapes create natural travel corridors for deer, excellent cover for wildlife, and amazing views throughout the property. The Antlers Legacy Ranch is located just over 1+/- mile from Antlers, 35+/- minutes from Atoka, and approximately 2 hours from both Dallas and Tulsa. All showings are by appointment only. If you would like more information or would like 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.

Antlers Legacy Ranch
Antlers, OK / Pushmataha County



Locator Map



Locator Map



Satellite Map



Antlers Legacy Ranch
Antlers, OK / Pushmataha County

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

[illegible]

This image shows a blank 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.



<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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
<https://arrowheadlandcompany.com/>

