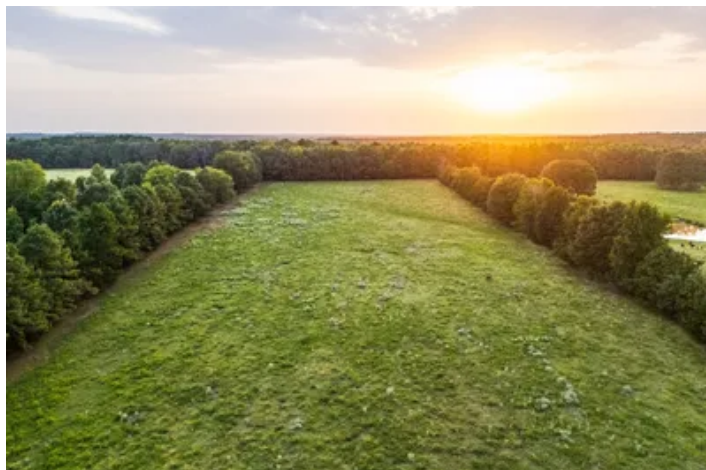


Stateline Combo Farm
00 E2200
Haworth, OK 74740

\$200,000
44.790± Acres
McCurtain County



Stateline Combo Farm
Haworth, OK / McCurtain County

SUMMARY

Address

00 E2200

City, State Zip

Haworth, OK 74740

County

McCurtain County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

33.825437 / -94.482782

Acreage

44.790

Price

\$200,000

Property Website

<https://arrowheadlandcompany.com/property/stateline-combo-farm-mccurtain-oklahoma/114670/>

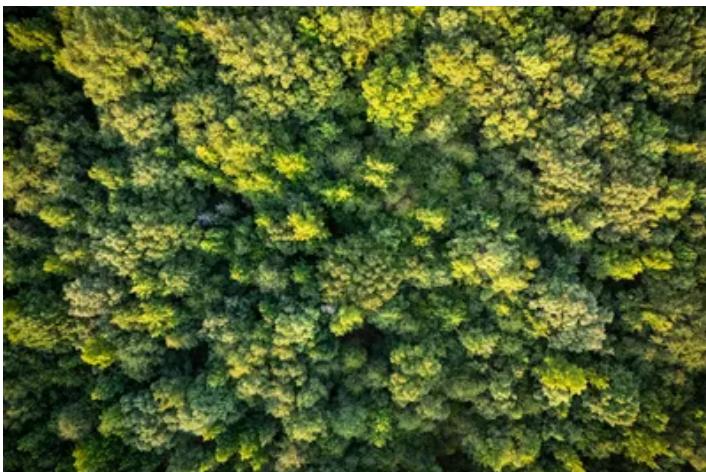


PROPERTY DESCRIPTION

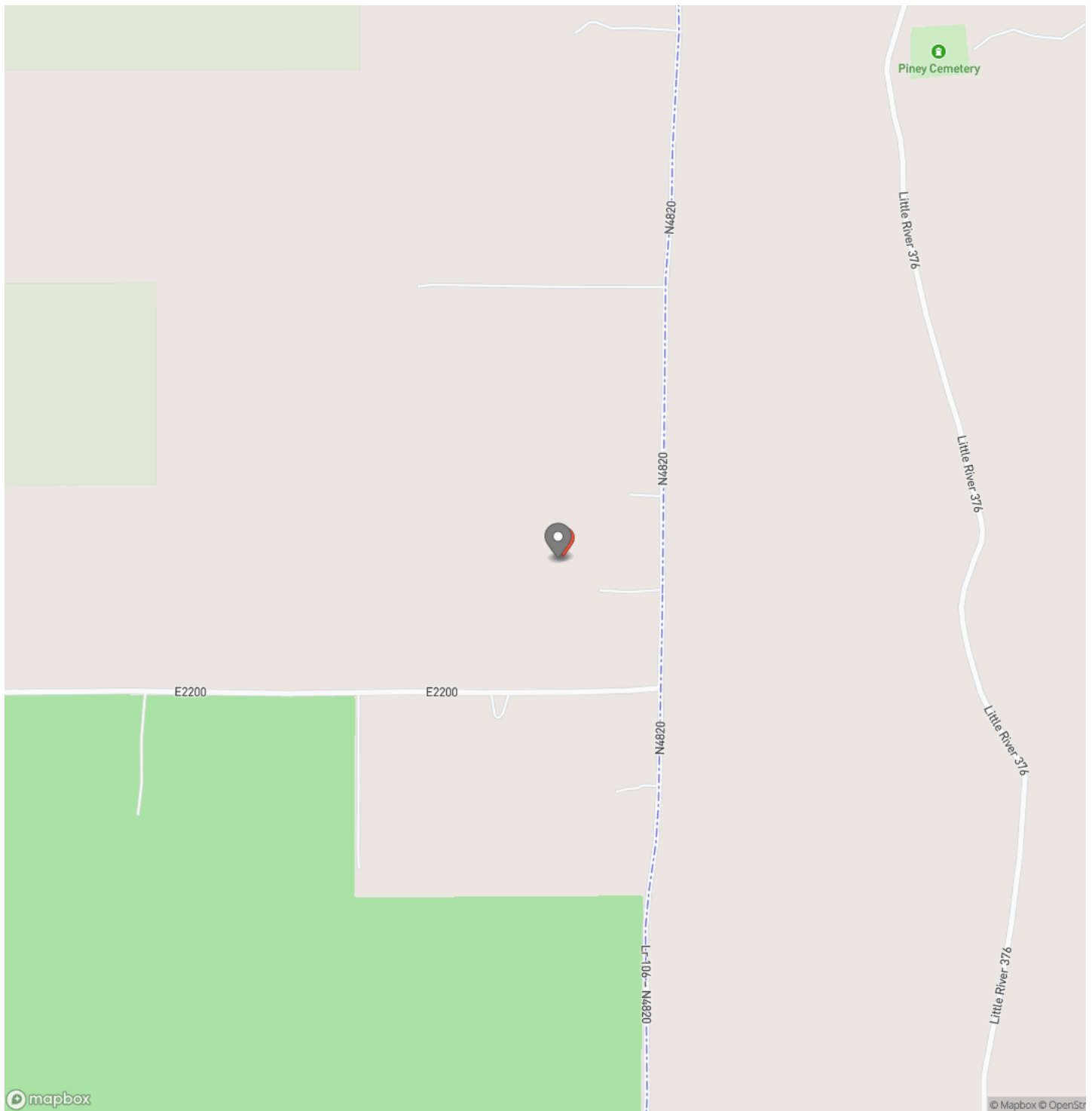
Situated along the Arkansas state line, this 44.79+/- acre property in McCurtain County, Oklahoma offers plenty of usable land with opportunities for cattle, hunting, recreation, and a future homesite! The open portion of the property is currently being utilized for cattle grazing and provides usable ground for continued livestock use. Two ponds add valuable water sources for cattle and wildlife while also adding to the overall appeal of the property. The northeast portion of the property features a good stand of timber that provides excellent cover and habitat for wildlife. The transition from open ground into thicker timber creates natural travel corridors and provides quality hunting opportunities for whitetail deer and other game common to southeastern Oklahoma. For buyers looking to build, utilities are available, providing the opportunity to establish a homesite, cabin, or weekend getaway. The combination of grazing ground, timber, ponds, hunting potential, and build-site possibilities gives this 44.79+/- acre tract plenty of flexibility for both agricultural and recreational use. The property is located 45+/- minutes from Broken Bow, 25+/- minutes from De Queen, and 1 hour and 25+/- minutes from Texarkana. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Zane Howard at [\(918\) 413-1280](tel:9184131280).

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.

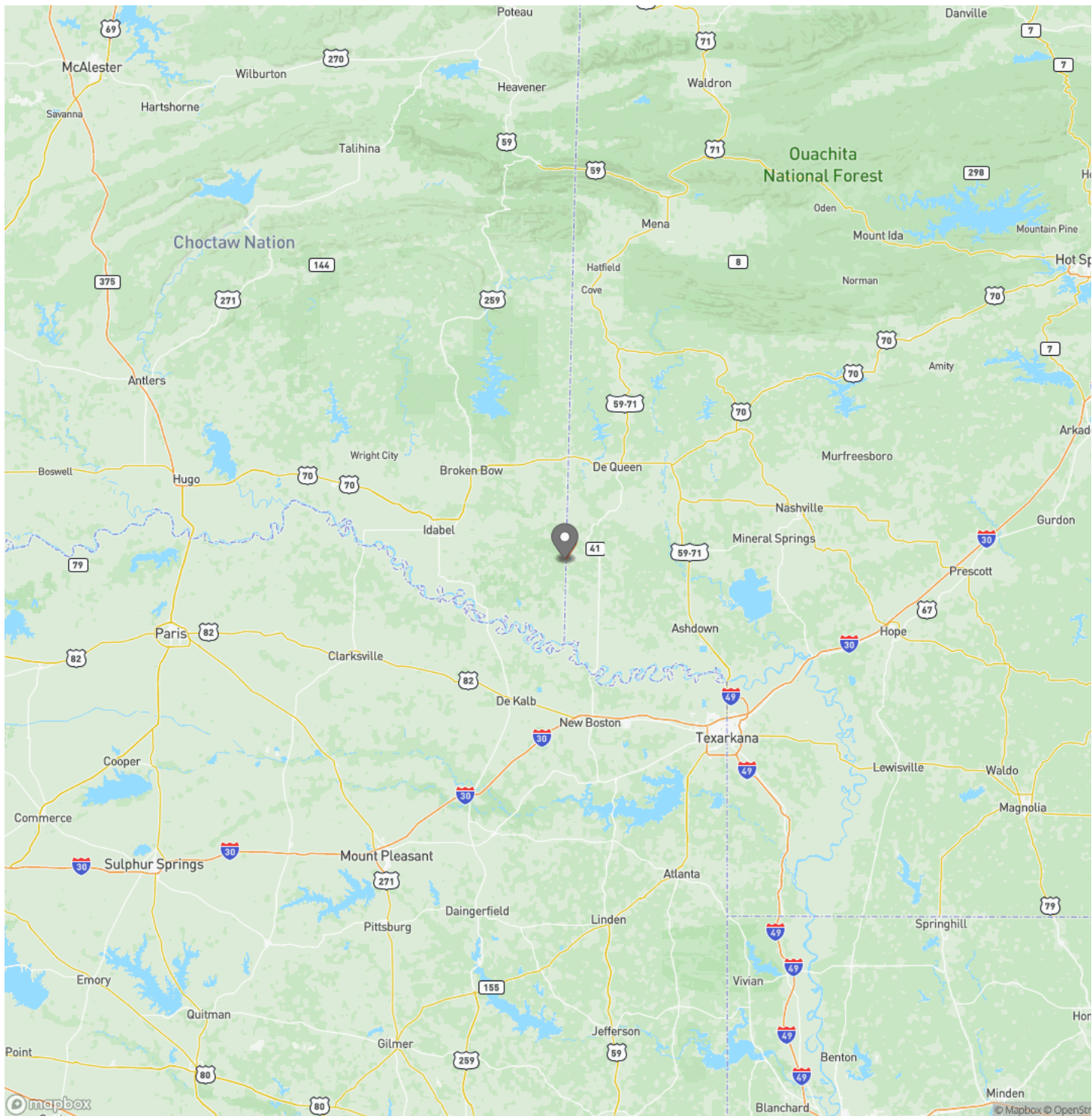
Stateline Combo Farm
Haworth, OK / McCurtain County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Zane Howard

Mobile

(918) 413-1280

Email

zane.howard@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

This image shows a single 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/>

