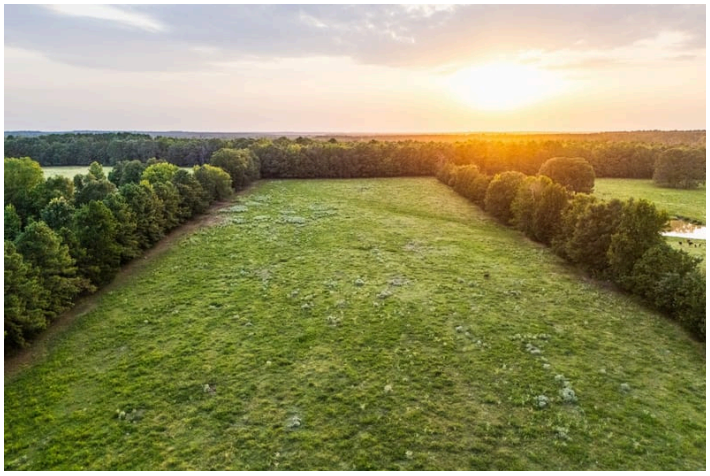
Stateline Combo Farm
00 E2200
Haworth, OK 74740

$200,000
44.79± Acres
McCurtain County







ARROWHEAD
LAND COMPANY

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

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
44.79

Price
$200,000

Property Website
arrowheadlandcompany.com







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.

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.

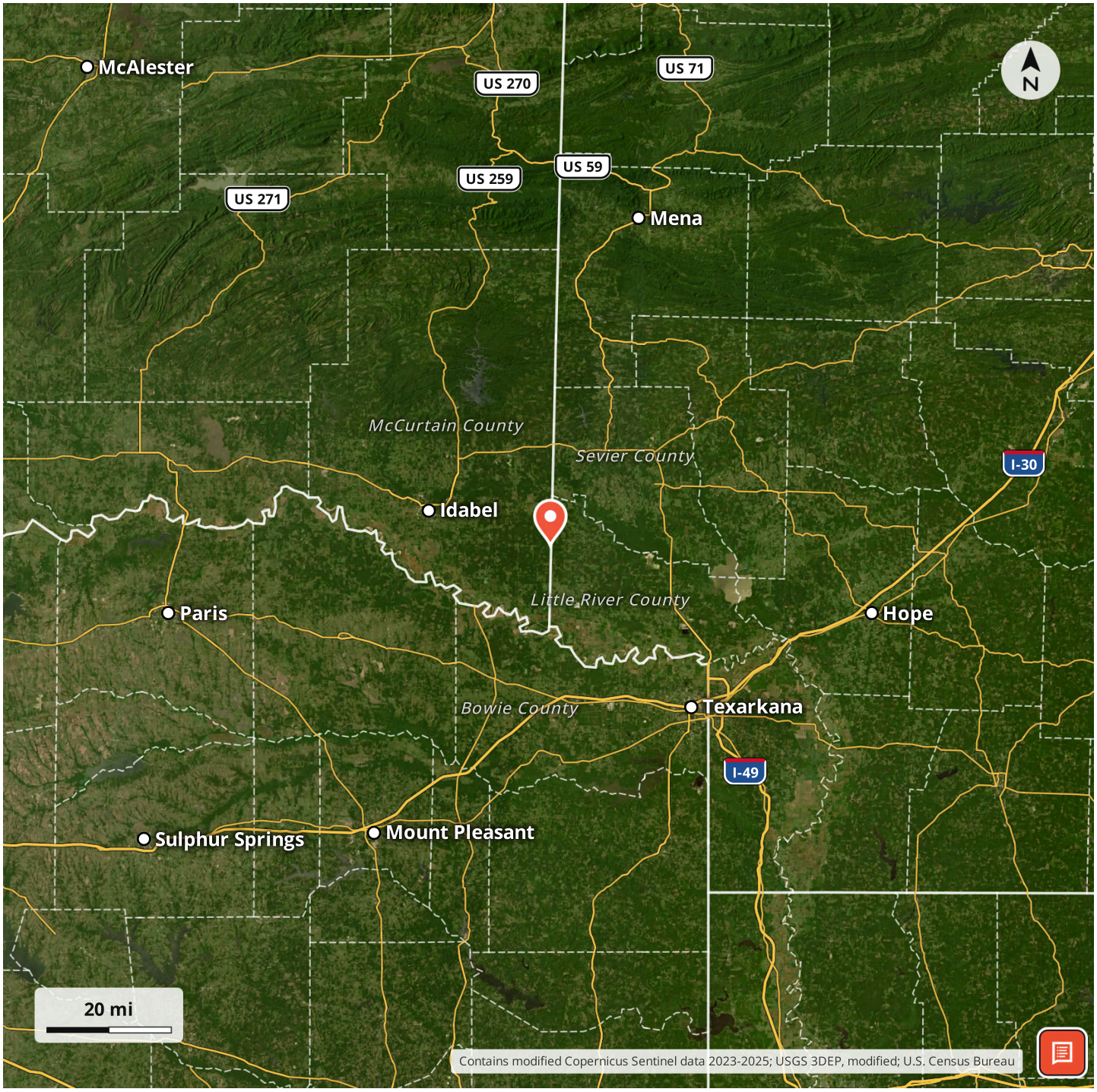
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.







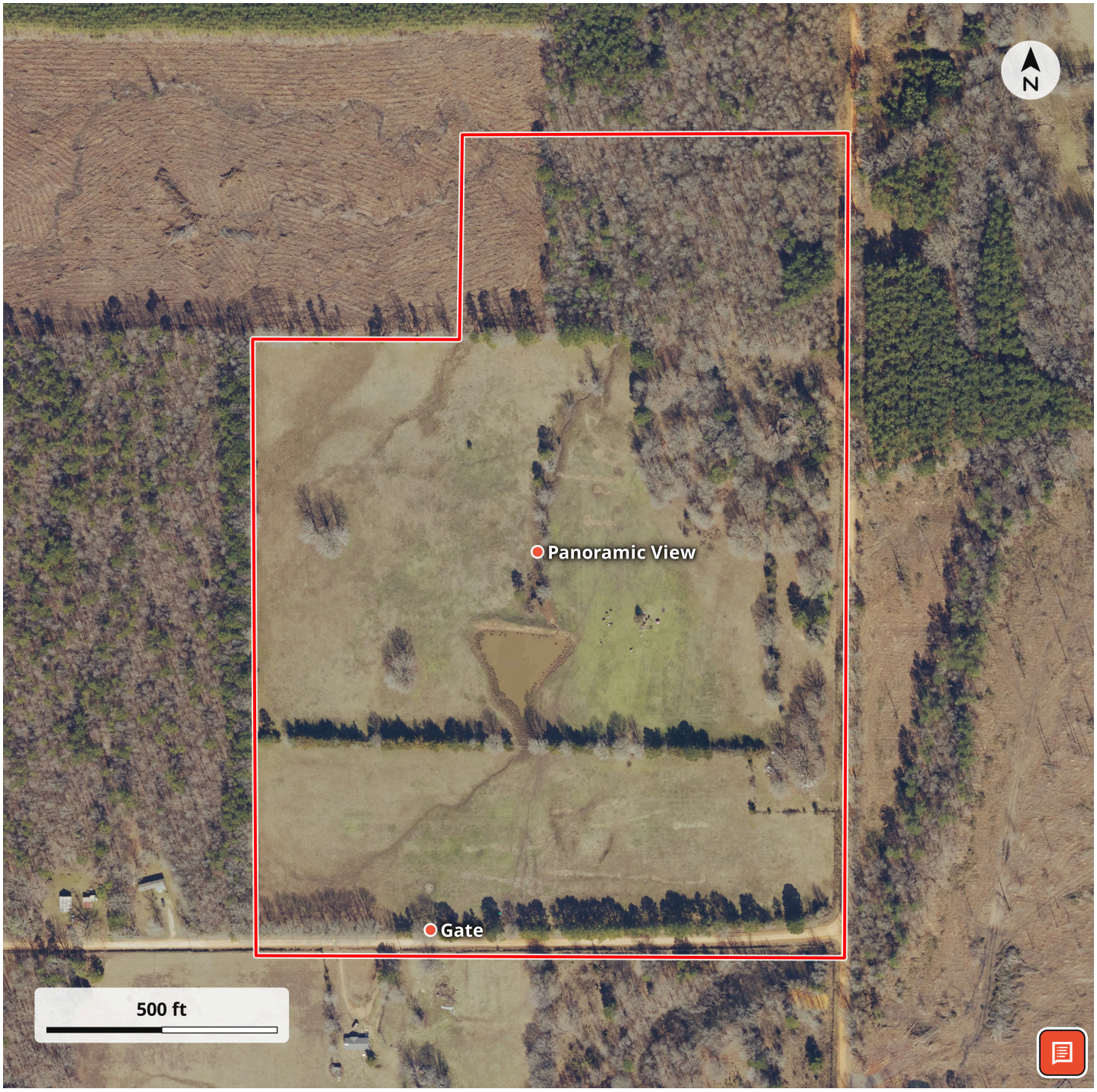

Regional Map



Locator Map


N
Lr-376
Panoramic View
Gate
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Zane Howard

Mobile
(918) 413-1280

Email
zane.howard@arrowheadlandcompany.com

City / State / Zip
Sapulpa, OK 74066

NOTES

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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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