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# World Class Ranches Team Brokered by EXP Realty

320 E. Carl Albert Parkway, B1 | McAlester, OK 74501

## Haskell Hideaway 80- MP

## \$240,000.00



If you are looking for a new home site or hunting hideaway, this property really offers it all! Located just 10 mins south of Stigler, Ok. off of Highway 82 make this A QUIET, SECLUDED, & CONVENIENT PROPERTY!!! This naturally reclaimed mining tract has given this hideaway unique attributes and beauty! It boasts a variety of features that make it ideal as a hunting and recreation getaway with a potential cabin or permanent home site along with beautiful meadows for cattle & horses. It includes several different water features stocked with catfish, bass, and crappie, trails for ATV or horse riding, a lazy creek, walking trails, and two long ponds that allow for kayaking, boating & more. Hunting abounds with blinds and ideal feed station and food plot areas with improved grasses. The varying topography allows for some beautiful views and a variety of FUN! An approximately 25 acre lush open meadow provides excellent hay baling or grazing area for cattle & horses and also makes an ideal home site. Located in the center of the property is a newer 60x40 pole barn with an attached 60x15 lean-to and a small solar panel system. This area of the property is suitable for a hunting cabin, with an open area between that rests above the two large ponds ideal for, parking, storage, and a small boat dock. The timber is mostly hardwoods & native trees with clean ground cover and spacing ideal for hunting & exploring. It's a must see!!! Call today!!

### Property Highlights

**Price Per Acre:** 3,000.00

**Acreeage:** 80 acres

**Location:** 151 mi. east of OKC, 104 mi. south of Tulsa

**Closest Town:** Stigler, Ok.

**Access:** Hwy 82 easy access

**Taxes:** \$180.21

**Topography:** rolling ridges, draws, large ponds, meadows

**Improvements:** 60x40 pole barn with 60x15 attached lean barn

**Forage:** native grass mix, improved meadows

**Capacity:** 10-15 pairs

**Water:** 2 long ponds & other small ones, 1 creek

**Wildlife:** abundant deer, waterfowl, native species

**Utilites:** electric at the gate, county water nearby

**Development Potential**  
homesite or hunting cabin option potential

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