



WorldClassRanches.com
Your Brand for Ranch & Trophy Properties

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

Acreage: 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

Utilities: electric at the gate, county water nearby

Development Potential
homesite or hunting cabin
option potential

The information above is from sources deemed reliable, but no warranty or representation is as to its accuracy by the Seller and WCR Land Brokers Marketing Network, LLC (WCR LBMN) and affiliated Brokers. Seller and WCR LBMN expressly disclaim any liability for errors, omissions or changes regarding any information provided for this property. Grass production and carrying capacity vary according to management practices. Water availability will vary by climatic conditions. Surface and Ground water usage may need State Permits. All maps are for illustration only. All offerings, pricing, and information are subject to change at anytime. Copyright 2005-2025 All Rights Reserved

Melanie Pennebaker
World Class Ranches Team Brokered by
EXP Realty
918-413-8319