



MLS# : 35018-82620

Price : \$290,000

Type : Farms for Sale

Size : 75 Acres

Beds: 3

Baths : 1.50

Address : 20524 E CR 1110 , Stigler , Oklahoma , 74953

FEATURES

- ✓ OKLAHOMA KERR LAKE FARM
- ✓ HUNTING, HIKING, CAMPING
- ✓ OKLAHOMA CATTLE FARM/HAY BARN
- ✓ CASH ALLOWANCE AT CLOSING
- ✓ CREEK ACCESS TO GAME RESERVE
- ✓ FISHING, BOATING, CANOEING
- ✓ MIX OF PASTURE & WOODS
- ✓ PONDS AND CREEK

ABOUT THE PROPERTY

LOCATION: Central Eastern Oklahoma in Haskell County. About 13 miles to the county seat of Stigler. About 1 hr to Tulsa. About 2.45 hrs to Oklahoma city. About 4.5 hrs to Dallas. This farm actually borders government game management lands bordering around the 50,000 acre Kerr Lake on the Arkansas River. The farm fronts for ½ mile along a farm to market county road.

HOME: The brick-veneer home is reported to be 23 years of age. It is in good condition inside and out. The home has a cement slab floor, brick exterior walls, composition roof, thermal windows and doors, central electric heating and cooling and is fully insulated for energy conservation. Features include the following:

Living room: 13.4 x 17.3, Pergo-style wood laminate floor, cream colored textured walls, ceiling fan light fixture, guest closet, wall-type LP gas heater

CONTACT US

DARALI MIXON
MANAGING BROKER

📞 (918) 647-6664

✉ dmixon@unitedcountry.com

🏠 Mixon Realty

📍 2507 N Broadway, Poteau,
Oklahoma, United States, 74953

for emergency use.

Kitchen/dining rm combo: 9.10 x 20, wood laminate flooring, custom wood cabinets with Formica counter-tops, double stainless sink, spacious pantry, electric solid-surface cooking range with oven, vented hood, double door refrigerator with ice & water in door, fluorescent lighting.

Dining area: cream-colored textured walls, wood laminate flooring, light fixture over table area, built-in knickknack shelving, door that opens into attached garage area.

Utility room: 6.5 x 6.5, wood laminate flooring, cabinetry above washer & dryer. Door leading to rear covered porch/patio.

Bedroom #1: Wood laminate flooring, cream textured walls, ceiling fan with light, double closet. Size 9.11 x 10.

Bedroom #2: Wood laminate flooring, cream textured walls, ceiling fan with light, double closet. Size 10.1 x 11.11.

Bedroom #3: Wood laminate flooring, cream textured walls, ceiling fan with light, closet,

Size 11.11 x 11.11.

Hall bathroom: Wood laminate flooring, cream textured walls, vanity with sink & mirror, commode, tub/shower combo unit.

Half bathroom: Wood laminate flooring, cream textured walls, commode, vanity with sink & mirror, linen cabinet.

Attached garage: 12 x 23, attic access, elect garage door.

Front porch: Cement floored front porch.

Rear porch/patio: Large cement floored area all across rear of the home.

LAND: 75 acres, m-l, consisting of a mix of open pastures and meadows (estimated at 60%) with lots of timbered area (estimated at 40%). The land ranges from level to gently sloping hills and is sandy-loam by nature best suited to pasture, hay, fruit, berries and garden crops of all kinds. Plenty of water for livestock and the property is well fenced.

OUTBUILDINGS:

1. Older frame barn for feed and hay storage reported to have been built by the grand-parents prior to statehood, but in good condition. Has corral for working livestock
2. Small shed behind home for ATV and lawnmower storage.

WATER SUPPLY: Water for the home is Haskell County Water. There is a good water well on the property. Water for livestock is furnished by a creek and ponds. At the home there is a pond with fishing dock located in front of the house. Average rainfall in the area is about 45 to 50 inches per year.

TAXES: Approximately \$100 per year with homestead exemption.

PRICE: \$290,000.

COMMENTS: Nice little 75 acre farm in quiet, rural setting adjoining land that borders the 50,000 Kerr Lake on the Arkansas river. Just open a gate

behind the home and you are on government land. One unusual feature is that the creek that flows through this farm and the adjoining government flows right into Kerr Lake so you can launch your fishing boat and travel just short distance and you are in the lake proper. Arkansas River is an inland waterway that allows travel all the way to the Gulf of Mexico through a series of locks and dams. The home is in good condition and ready for immediate occupancy. It is located behind a locked gate at the end of a ¼ mile private driveway well away from the seldom traveled county road that passes by this farm. The surrounding countryside and mostly farm and ranch land not heavily populated. This would be a great place for active retirement where you can handle livestock and enjoy hunting and fishing at its best.

BULLET POINTS:

- 1. Working cattle farm or nice place for horses with good Bermuda & clover grass.**
- 2. Good land for gardens and fruit.**
- 3. Excellent water well. Rural water for the home.**
- 4. Abundance of water from 2 ponds, 2 wells and year around creek.**
- 5. Creek lined with beautiful flat rocks. Access to game reserve.**
- 6. Hunting for deer, turkey, squirrel, rabbit, ducks and geese.**
- 8. Adjoins government game reserve with duck hunting allowed on this land.**
- 9. Creek allows launching small fishing boat that access 50,000 acre Kerr Lake**
- 10. Pecan and assorted nut trees on land.**
- 11, ATV riding on farm and adjoining government land.**
- 12. Perfect for vacation now and retirement later.**
- 13. Owned by the same family since the late 1800's.**

CASH ALLOWANCE AT CLOSING: \$10,000.00