

# Haskell 1050

1,050.00 Acres

Haskell County, OK

\$2,495,000



## Activities & Amenities

ATV/Off Road  
Boating/Sailing/Rafting  
Campground  
Cattle/Ranch  
Cycling/Mountain Biking  
Dock/Pier  
Equestrian/Horse Property  
Fishing  
Hunting - Big Game, Predator/Varmint,  
Small Game, Turkey & Waterfowl  
Income Producing  
Outbuilding/Barn/Shed/Shop  
Pond/Lake  
Timber  
Water Access  
Waterfront  
Wooded

## Land Details

Address: Hwy 2 , Kinta,  
Oklahoma 74552, USA  
Closest Town: Kinta  
Total Acres: 1,050.00  
Deeded Acres: 1,050.00  
Leased Acres: 0.00  
Zoning: Agri  
Elevation: 700  
Topography: Rolling terrain  
Pasture Acres: 550  
Water Rights: Yes  
Estimated Income: 15000  
Income Type: Hunting lease / Surface lease  
Estimated Taxes: \$2,000 - 2020  
Source of lot size: Assessor/Tax Data

## Building Details

Basement: None  
Outbuildings: 1  
Other Improvements: 8 ponds,  
9 acre lake, hay trap  
Fence Type: Barbed wire, hot wired  
Waterfront Features: 9 acre lake with dock



### **Property Summary**

Haskell 1050 is a combination of ranching and recreational located in Southeast Oklahoma, this ranch includes 1050 continuous acres with improvements. The ranch offers great ranching opportunities with livestock along with exceptional hunting and income streams.





## Land

Located in the southeast region of Oklahoma, this 1050 acres is a blend of open pasture and oak timber, creating a picturesque landscape that doubles as an ideal wildlife habitat. The main lake that lies in the middle of this ranch is a serene 9-acre lake, complemented by numerous ponds scattered throughout the ranch. The fencing is well maintained with some recently upgraded that provides a perfect environment for both recreation and livestock ranching. Access to this property is of ease with a network of miles of constructed interior roads and trails, allowing for convenient exploration and enjoyment. For the livestock enthusiast, the ranch offers a practical solution to rotational grazing and range management, as the land is divided into 13 pastures, simplifying the process. The ranch offers many home sites that can offer breathtaking views of the local mountain ranges, adding a touch of tranquility to the vibrant recreational and ranching opportunities this property presents. Whether you seek a haven for wildlife, a recreational retreat, or a livestock ranch, this property seamlessly combines functionality.

## Improvements

**Water sources:** on the ranch include over 8 ponds and a rural water system nearby. A nice stocked 9 acre lake lies right in the center of the ranch offering great fishing, boating and waterfowl hunting. Miles of natural drainages.

**Fencing includes:** Hot wired cross fencing, perimeter barbed wire fencing, rotational pastures, custom gating, cattle guards, 10' high fencing, sorting pens, hay traps.

Set of pens on the east 538 acres that can be improved for cattle or other livestock. Was modified to handle goats.

The sorting pens consists of estimated 14 acres of holding pens with separations, alleys and chutes. The chutes can easily be modified to handle a variety of livestock.

**Access:** Total perimeter access to maintain fencing, miles of interior roads and trails.

**Ranch /Grazing acres:** The west 512 acres consists of 256 acres of open pasture with room to expand with brush and range management. The east 538 acres is mainly wooded with great wildlife habitat and cover. This part of the ranch offers great hunting but can easily be improved for livestock.



## Recreation

The ranch has a great combination of wooded areas and open pastures. Wildlife on the ranch include a magnitude of wildlife species from waterfowl to wild hogs and fishing. The largest lake on the ranch will allow for some great fishing and waterfowl hunting. Migratory waterfowl and local geese use this lake daily for feeding and roosting in the evenings. This lake offers some great family fun and is a great asset to the ranch for not only its recreation but overall water resources of one of 8 ponds. The views around the lake make an excellent location for a cabin or home.

Big game hunting on the ranch include whitetail deer, wild hog, wild turkey, predators and small game. Trail camera photos are limited and are being updated weekly.

The ranch offers other recreation as well, ATV riding, horseback, jeep and hiking can all be enjoyed on this ranch. Camping areas overlooking the panoramic views on the local mountain ranges are very scenic and offer a great feature to the ranch.

## Agriculture

The ranch in the last few years has been used primarily for livestock and recreational use has been leased out for income. The ranch is setup to run 200 head of goats and can handle well over 200 AU's of cattle. The ranch has numerous areas that could be easily managed and cleared for additional grazing pastures to create higher numbers of livestock.





### **Water/Mineral Rights & Natural Resources**

No minerals are available with this ranch offering. The ranch is in production and a transferable surface lease is in place with an income. The production company provides maintenance for the interior roads located on the property. Consult with the listing broker for details .

Water sources on the ranch include over 8 ponds and a rural water system along the highway. All potential buyers that intend to build a home or structure that you will require public utilities, we highly advise to verify with all local public utilities for connecting to the local rural water line for the potential needs you will require. Contact the listing agent for contact information of the local utilities suppliers.



### **Region & Climate**

The regions climate includes mid 40's to low 50's inches of rainfall annually. Average temperature climates range from Average:61 degrees with lows in the teens to highs in the 100's

### **Location**

Ranch is 1.5 hours from Tulsa, OK; 2.5 hours from Oklahoma City, OK; 1 hour drive to McAlester, OK; Short distance to Eufaula Lake Dam

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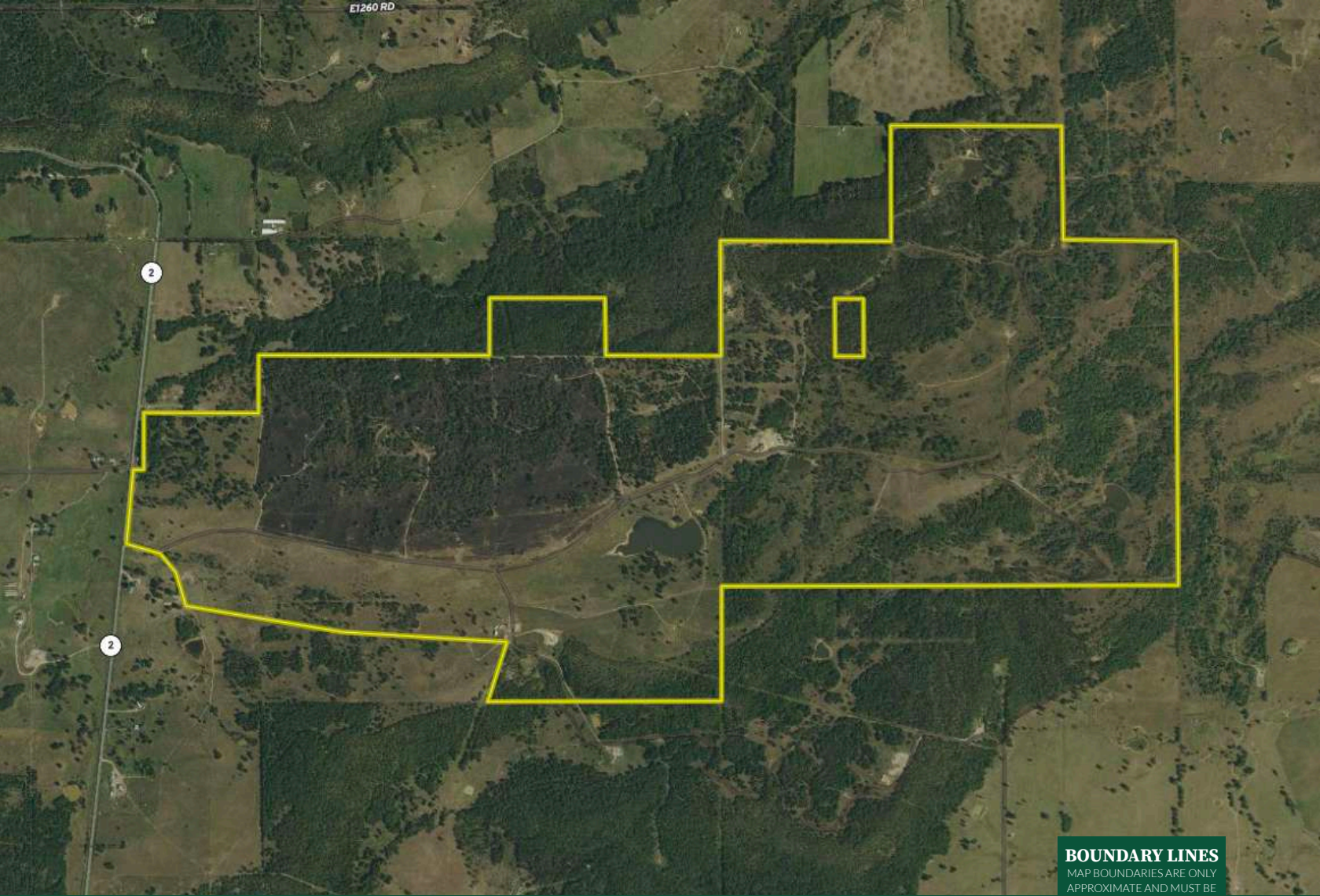


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*- RICK STEINER, SELLER/BUYER*

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 Boundary



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FARM, RANCH & RECREATIONAL REAL ESTATE



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