



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

160.5± ACRES
HASKELL COUNTY, OK
\$490,000



OFFICE (918) 301-0704 | WWW.SMALLTOWNPROPERTIES.COM

THE HASKELL 160.5

PROPERTY PROFILE

LOCATION:

- County Rd 4520
Keota, OK 74941
- Haskell County
- 7.5± Miles to the
Robert S Kerr Reservoir
- 11± Miles to the San Bois
Wildlife Management Area
- 16± Miles to the Stigler Airport
- 45± Miles to the
Ft Smith Airport
- 118± Miles to the Tulsa Airport
- 172± Miles to the OKC Airport

COORDINATES:

- 35.186623, -94.981347

TAX INFORMATION:

- Parcel 0000-09-08N-22E-1-003-00
- 2025 Taxes \$172

PROPERTY USE:

- Cattle Grazing/Ranching
- Hunting
- Potential Home/Cabin Site
- Potential Waterfowl
Habitat Development

PROPERTY INFORMATION:

- 160.5± Acres
- Fully Fenced
- 85% Pasture
- 15% Timber
- One Strip Pit
- Two Ponds
- Wet Weather Creek
- Double Road Frontage

**A mobile home is on-site and will remain as is, where is; however, no value has been assigned.*



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TONY PRIDEAUX, ALC

LAND SPECIALIST

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tprideaux@smalltownproperties.com

15480 Red Rock Ranch Road - Claremore, OK 74017

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE HASKELL 160.5

WELCOME TO THE HASKELL 160.5, LOCATED NEAR KEOTA, OKLAHOMA. This diverse 160.5± acre property offers an opportunity for ranching, recreation, and a potential country home or cabin site. Approximately 85% pasture and 15% timber, the Haskell County property combines grazing ground with wooded cover and diverse recreational possibilities.

Bermuda, clover, and native grasses provide grazing opportunities, while perimeter fencing supports livestock use. County road frontage on the southern and eastern boundaries provides convenient access, with rural water and electric available nearby. One strip pit, two ponds, and a wet-weather creek add to the property's agricultural and recreational appeal. Deer, turkey, and small game frequent the area, and the land offers potential for waterfowl habitat development. A mobile home is on the property and will remain as is; however, no value has been assigned to it.

Whether you're expanding a ranching operation, looking for a hunting retreat, or planning a home in the country, the Haskell 160.5 offers a desirable combination of open pasture, timber, water, and road frontage. **A mobile home is on-site and will remain as is, where is; however, no value has been assigned.*

**Call Tony Prideaux today to schedule a private showing
and experience #TheSmallTownWay!**



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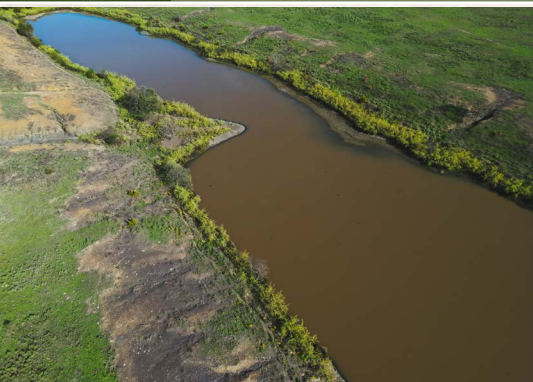
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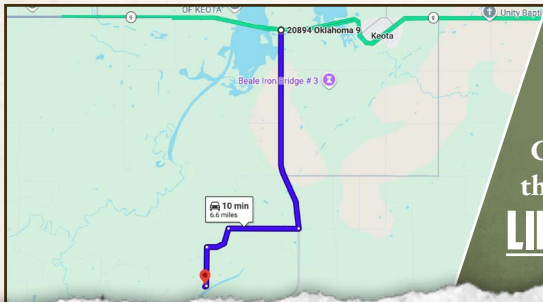
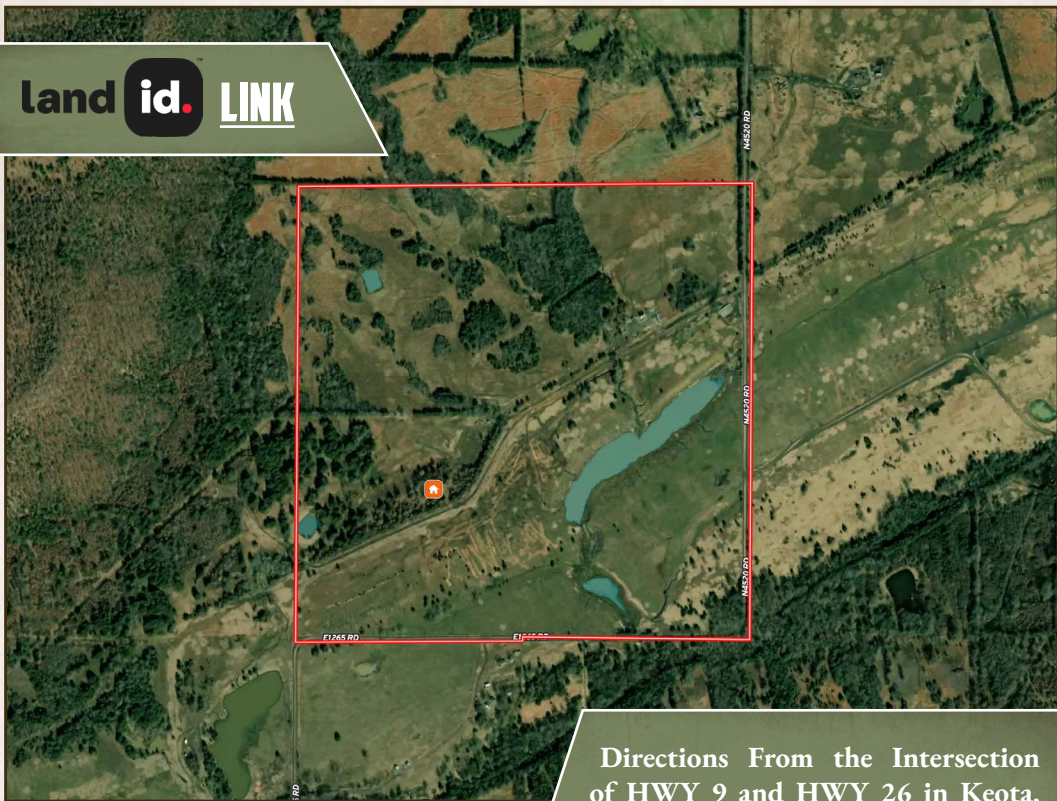
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land id. LINK



Directions From the Intersection of HWY 9 and HWY 26 in Keota, OK: Travel 3.8 miles south on HWY 26 go. Turn right onto E County Rd 1250 and continue 1.3 miles. Turn left onto D4520 Rd and proceed 0.6 miles. Continue onto N4520 Rd for 0.7 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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