

MIDWEST LAND GROUP PRESENTS

1,486 ACRES IN

HASKELL COUNTY OKLAHOMA



0002 E1270 ROAD, McCURTAIN, OKLAHOMA, 74944

MIDWEST LAND GROUP IS HONORED TO PRESENT

HIGHLY PRODUCTIVE CATTLE RANCH WITH MOUNTAIN VIEWS AND SAN BOIS CREEK BOTTOMS

Midwest Land Group is proud to present the west portion of the Rafter B Ranch, a breathtaking 1,486 +/- acre property in Haskell County Oklahoma. This exceptional ranch offers a blend of grass productivity, natural beauty, building, and recreational opportunities.

With rolling native grasslands, scattered timber, and stunning mountain views, this ranch is as picturesque as it is practical. The land is well-suited for cattle operations, boasting a carrying capacity of approximately 300 pairs, while still allowing for hay production. Fully fenced and accessible via county roads, this ranch is ready to support your agricultural needs.

The ranch includes a 1,536-square-foot farmhouse with some updates in 2019, as well as water and electric in place. For those looking to build, the bluff overlooking the San Bois Creek bottoms provides a stunning setting for a new home with unparalleled views.

Hunters and outdoor enthusiasts will appreciate the diverse recreational opportunities this ranch provides. Ducks flock to the sloughs in the winter, offering excellent waterfowl hunting, while the area is also renowned for big bucks.

The timber-lined San Bois Creek winds through the bottom land planted in wheat, offering food and great travel corridors for the wildlife! The ranch offers over 1,000 feet of San Bois Creek access, as well as multiple ponds and wet weather creeks ensuring plenty of water for your cattle herd.

Whether you're looking to grow your cattle operation, build your dream ranch home, or simply enjoy the natural beauty and wildlife, the Rafter B Ranch is a must-see. Schedule your private tour with Tony Prideaux today, call (918) 960-1226 to experience all this incredible property has to offer!



PROPERTY FEATURES

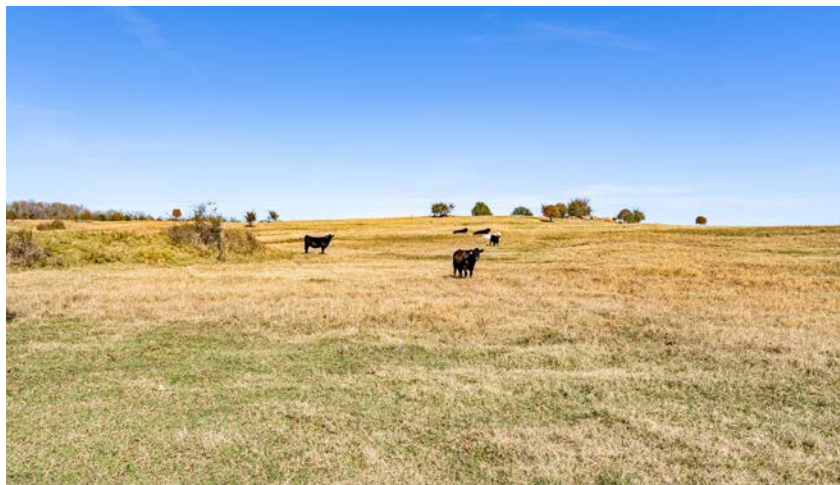
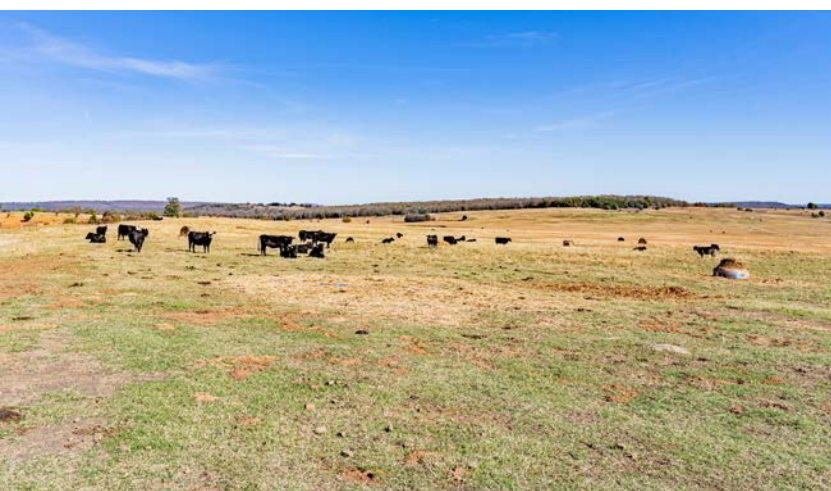
PRICE: **\$6,173,860** | COUNTY: **HASKELL** | STATE: **OKALHOMA** | ACRES: **1,486**

- 1,486 +/- acres
- Mostly pasture
- Lush native grasses
- Some timber
- 1,536 square foot home
- San Bois Creek
- Planted bottom ground
- Wet weather creeks
- Multiple ponds
- Multiple sloughs
- Working pens
- Arena
- Feed bins
- Hunting blinds
- Big deer and ducks
- Utilities on site
- 45 minutes from Fort Smith, AR
- 35 minutes from Poteau, OK
- 3 hours from the Dallas Metroplex



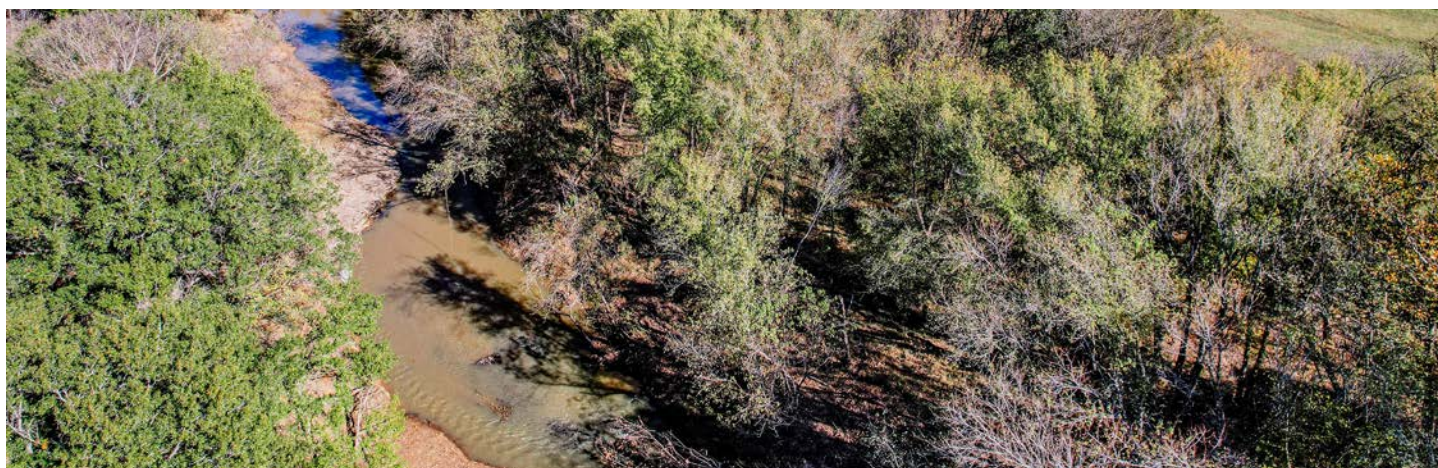
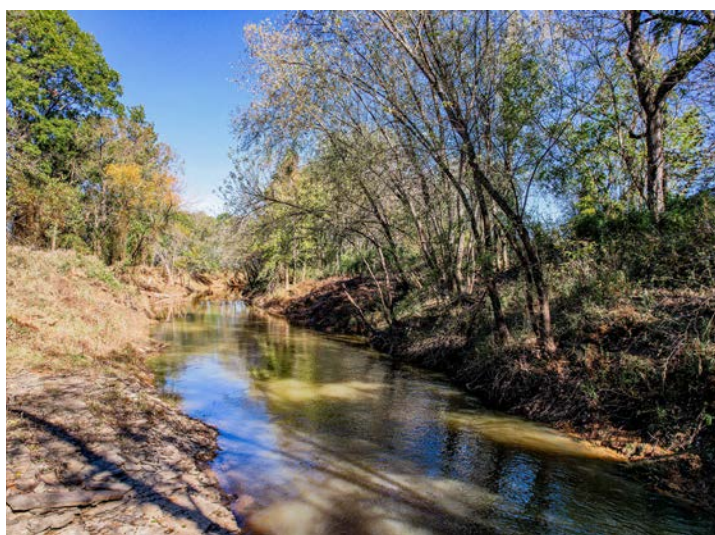
CATTLE OPERATION

The land is well-suited for cattle operations, boasting a carrying capacity of approximately 300 pairs, while still allowing for hay production. Fully fenced and accessible via county roads, this ranch is ready to support your agricultural needs.



SAN BOIS CREEK

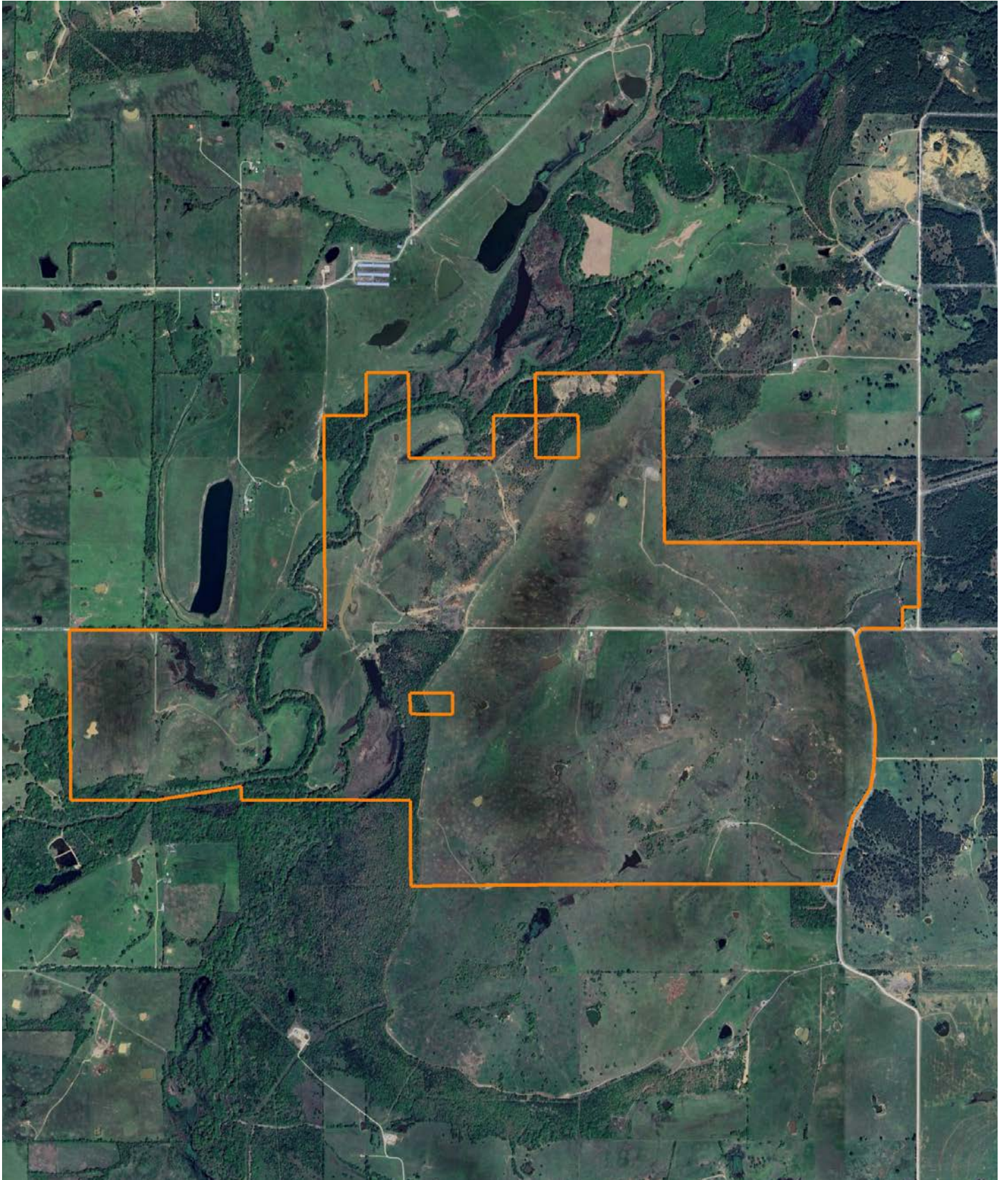
The timber-lined San Bois Creek winds through the bottom land planted in wheat, offering food and great travel corridors for the wildlife! The ranch offers over 1,000 feet of San Bois Creek access.



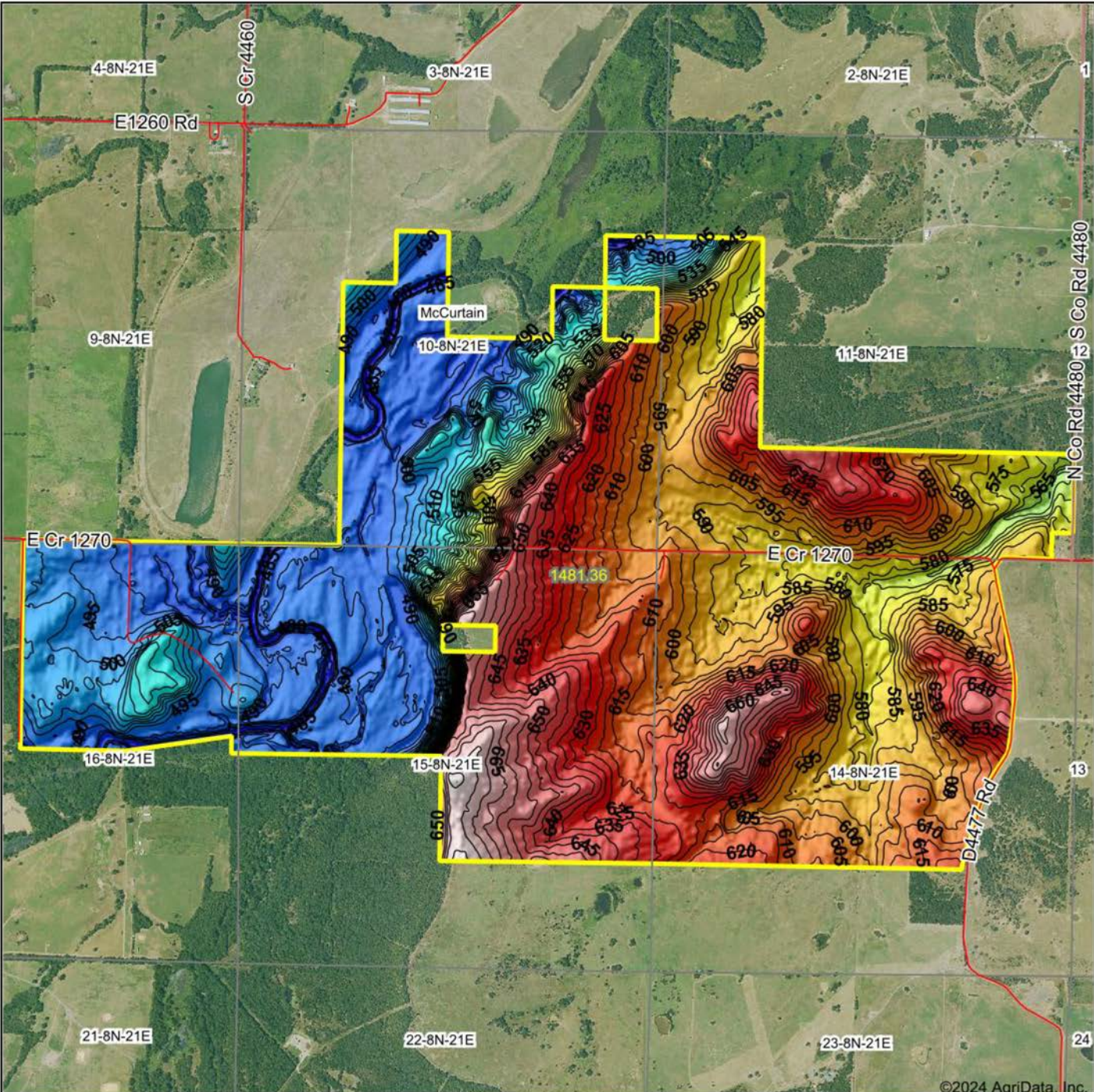
ADDITIONAL PHOTOS


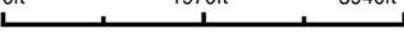




AERIAL MAP

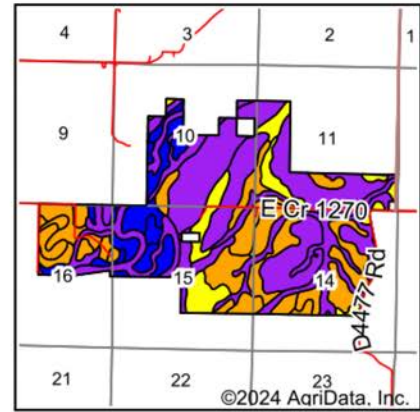
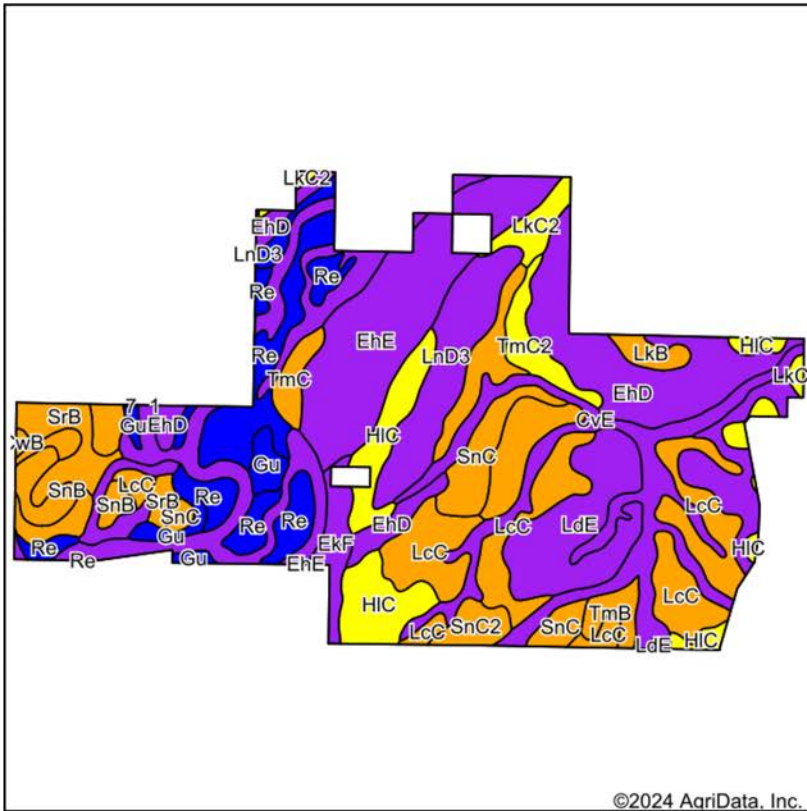


HILLSHADE MAP



<p>Low Elevation High</p> 	<p>Source: USGS 10 meter dem Interval(ft): 5 Min: 469.8 Max: 682.8 Range: 213.0 Average: 571.5 Standard Deviation: 58.92 ft</p>	<p>0ft 1970ft 3940ft</p> 
<p>Maps Provided By:</p>  <p><small>© AgriData, Inc. 2023 www.AgriDataInc.com</small></p>	<p>11/27/2024</p> <p>Boundary Center: 35° 10' 25.82, -95° 4' 22.26</p>	<p></p> <p>10-8N-21E Haskell County Oklahoma</p>

SOILS MAP



State: **Oklahoma**
 County: **Haskell**
 Location: **10-8N-21E**
 Township: **McCurtain**
 Acres: **1481.36**
 Date: **11/27/2024**

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Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

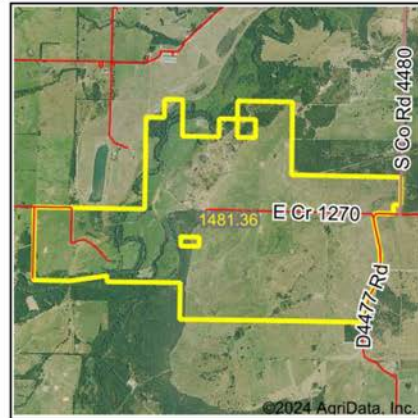
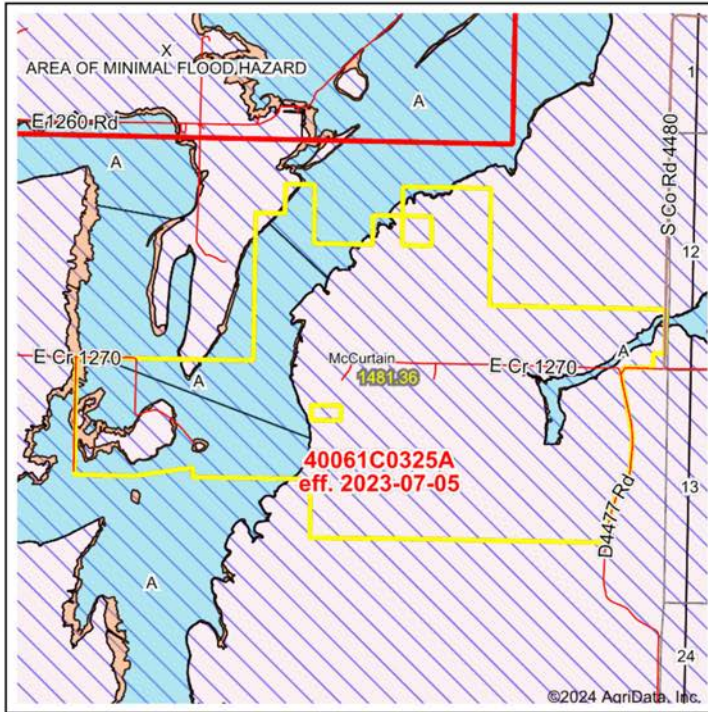
Area Symbol: OK061, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Alfalfa hay Tons	Bahiagrass AUM	Bahiagrass Tons	Caucasian bluestem AUM	Common bermudagrass AUM	Corn Bu	Cotton lint Lbs	Fescue AUM
EhD	Carnasaw-Bengal-Clebit complex, 3 to 15 percent slopes	178.05	12.1%		Vle	3325			3	3		1		
LcC	Sobol-Spiro complex, 3 to 5 percent slopes	161.64	10.9%		Ille	4539			3	3				
EhE	Carnasaw-Bengal-Clebit complex, 15 to 30 percent slopes	150.06	10.1%		Vlle	3065								
CvE	Counts-Dela complex, 0 to 20 percent slopes	132.88	9.0%		Vle	3750			6	6				

SOILS MAP CONTINUED

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Alfalfa hay Tons	Bahiagrass AUM	Bahiagrass Tons	Caucasian bluestem AUM	Common bermudagrass AUM	Corn Bu	Cotton lint Lbs	Fescue AUM
Rf	Rexor silt loam, 0 to 3 percent slopes, frequently flooded	117.53	7.9%		Vw	1295		7	7			1		
Re	Rexor silt loam, 0 to 1 percent slopes, occasionally flooded	113.64	7.7%		Ilw	465		7	7					
LdE	Sobol and Collinsville soils, 5 to 20 percent slopes, stony	102.53	6.9%		Vle	4053		2	2					1
HIC	Hector-Linker complex, 3 to 5 percent slopes	90.32	6.1%		IVe	3153						4		
LnD3	Linker-Hector complex, 3 to 8 percent slopes, severely eroded	74.72	5.0%		Vle	0						7		
SrB	Stigler silt loam, 1 to 3 percent slopes	65.51	4.4%		IIIc	3750		5	5				25	
TmB	Tamaha silt loam, 1 to 3 percent slopes	46.96	3.2%		IIIc	3792		6	6			2		
SnC	Spiro silt loam, 3 to 5 percent slopes	46.33	3.1%		IIIe	4630								
SnC2	Spiro silt loam, 3 to 5 percent slopes, eroded	35.15	2.4%		IIIe	0								
Gu	Cupco silt loam, 0 to 1 percent slopes, occasionally flooded	33.73	2.3%		Ilw	5850	3	7	7	1		5		
SnB	Spiro silt loam, 1 to 3 percent slopes	24.73	1.7%		IIIe	4709								
LkC2	Linker fine sandy loam, 3 to 5 percent slopes, eroded	22.98	1.6%		IVe	0						7		

FEMA MAP



Map Center: 35° 10' 26.77, -95° 4' 24.59
 State: OK Acres: 1481.36
 County: Haskell Date: 11/27/2024
 Location: 10-8N-21E
 Township: McCurtain



Name	Number	County	NFIP Participation	Acres	Percent
HASKELL COUNTY UNINCORPORATED AREAS	400624	Haskell	None	1481.36	100%
Total				1481.36	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	1025.48	69.0%
A		100-year Floodplain	169.72	11.5%
A		100-year Floodplain	152.4	10.3%
A		100-year Floodplain	42.79	2.9%
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	27.5	1.9%
A		100-year Floodplain	23.07	1.6%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	15.94	1.1%
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	6.86	0.5%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	3.04	0.2%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	2.5	0.2%
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	2.28	0.2%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	1.6	0.1%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	1.6	0.1%
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	1.31	0.1%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	1.11	0.1%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	1.01	0.1%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	0.83	0.1%
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	0.67	0.0%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	0.41	0.0%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	0.33	0.0%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	0.3	0.0%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	0.24	0.0%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	0.17	0.0%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	0.14	0.0%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	0.06	0.0%
Total			1481.36	100%

Panel	Effective Date	Acres	Percent
40061C0325A	7/5/2023	1481.36	100%
Total		1481.36	100%

AGENT CONTACT

Being a landowner can be very rewarding. Agent Tony Prideaux knows that firsthand, having experience with his own land in Rogers County, Oklahoma. He's planted food plots, cleared land, created good habitat for wildlife, made improvements, built upon it, and more. Tony can operate just about any piece of equipment, and enjoys doing so around his property, always improving it.

Born in Tulsa, Tony graduated from Claremore High School before entering the workforce. He ran his own business, Glass by Tony, for 10 years as Tulsa's largest independent and top-rated auto glass company before selling the business. At Midwest Land Group, he's able to take that experience serving the public and combine it with something he truly enjoys, all while helping land buyers and sellers pursue their dreams. This hard-working agent loves people and is known for his customer service. Tony values every opportunity he gets to serve his clients and doesn't rest until the deal is done, ensuring an excellent experience along the way.

When he's not working, Tony volunteers with the Oklahoma Department of Corrections, as well as Hope is Alive Ministries. He enjoys hunting whitetail deer and wild hogs, striper and hybrid bass fishing, and working on his land making improvements. He lives in Claremore with his wife, Talia, and has two adult daughters, Jorden and Ryaegen. If you're in the market to buy or sell land in Northeast Oklahoma, be sure to give Tony a call!



TONY PRIDEAUX, LAND AGENT
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MidwestLandGroup.com

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