

MIDWEST LAND GROUP PRESENTS

160 ACRES

# CRAIG COUNTY, OK

438347 E 330 ROAD, BIG CABIN, OKLAHOMA, 74332



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# TURN-KEY 120 +/- ACRE RANCH IN CRAIG COUNTY

Turn-key cattle or hay operation on 120 +/- productive acres in Craig County, OK - just outside Big Cabin. This well-maintained property is fenced and cross-fenced, with multiple corrals and a strong hay yield of 540 bales from the first cut alone. Water is plentiful with multiple ponds scattered across the property, supporting both livestock and wildlife.

Outbuildings include a massive 40'x140' barn, a 34'x34' barn, an 18'x25' shed, and a 24'x36' shop - offering ample room for equipment, hay storage, and livestock shelter. Whether you're expanding your herd or launching a new ag venture, the infrastructure is already in place.

The 3 bed, 2 bath home offers 1,670 square feet of comfortable living space, set up for everyday ease with direct access to the working land. The layout supports rotational grazing, hay production, or mixed-use ranching - and the quiet rural setting offers privacy without sacrificing access to nearby amenities.

If you're looking for a solid, income-producing piece of ground with a home and high-functioning improvements, this one checks all the boxes. Call Tony Prideaux with Midwest Land Group, LLC at (918) 960-1226 to see it for yourself.

## PROPERTY FEATURES

PRICE: **\$799,000** | COUNTY: **CRAIG** | STATE: **OKLAHOMA** | ACRES: **120**

- 120 +/- fenced acres
- 3 bed, 2 bath ranch home
- 40'x140' main barn
- 34'x34' hay barn
- 24'x36' shop
- Multiple ponds
- Working corrals
- 540 bale hay yield
- 80% Bermuda
- 20% prairie grasses
- Rural, private setting
- Turn-key operation





# 3 BED, 2 BATH RANCH HOME

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Offering 1,670 square feet of comfortable living space, set up for everyday ease with direct access to the working land.





# ADDITIONAL INTERIOR PHOTOS





# 40'X140' MAIN BARN & 34'X34' HAY BARN

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## 24'X36' SHOP

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# MULTIPLE PONDS

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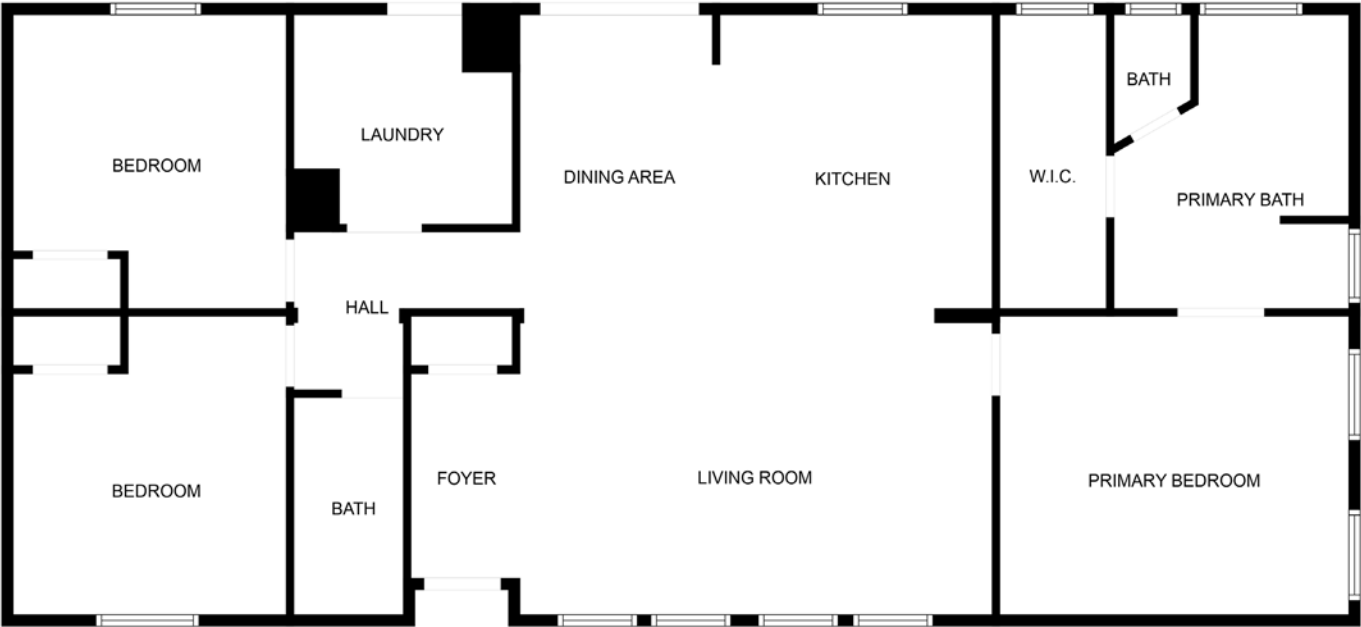


# 120 +/- FENCED ACRES

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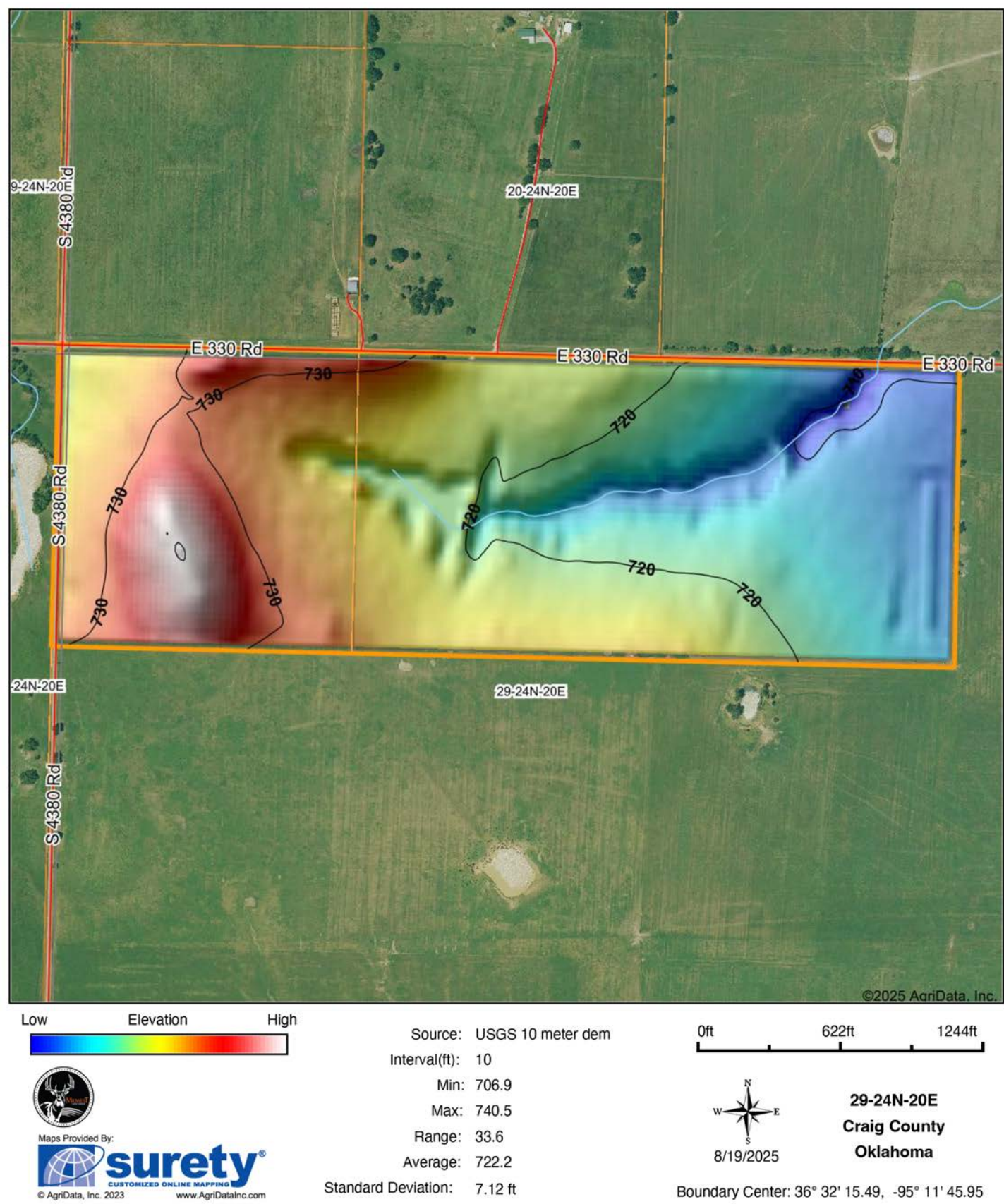
# FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

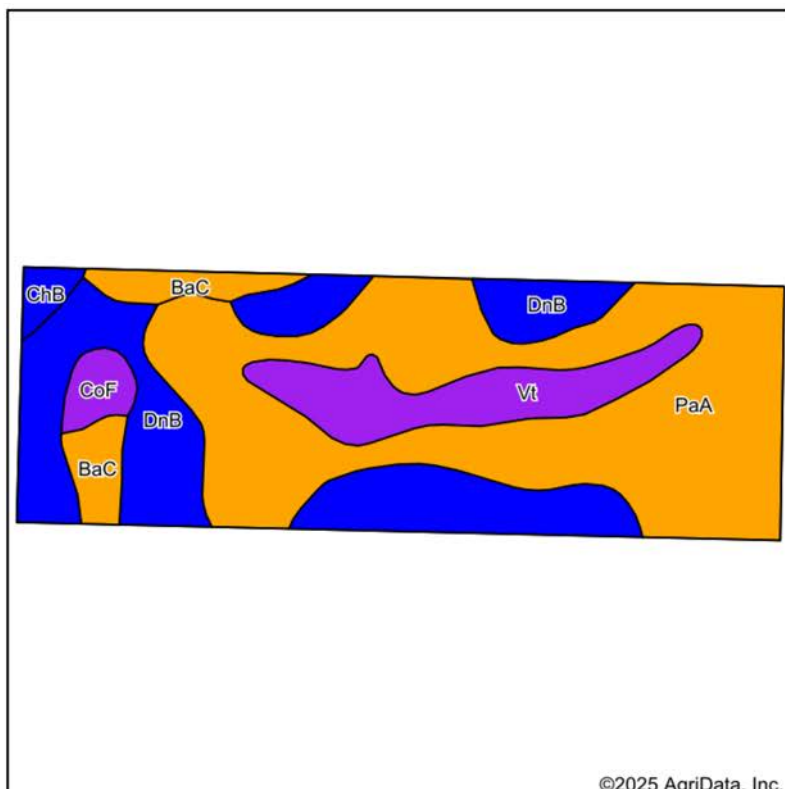


# HILLSHADE MAP

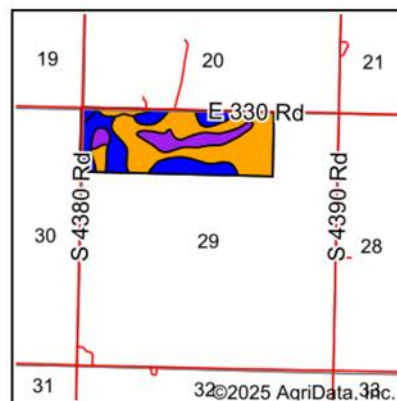




# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**  
 County: **Craig**  
 Location: **29-24N-20E**  
 Township: **Vinita West**  
 Acres: **120.08**  
 Date: **8/19/2025**



Maps Provided By:



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Area Symbol: OK035, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
PaA	Parsons silt loam, 0 to 1 percent slopes	60.74	50.6%		1.1ft. (Abrupt textural change)	Illw	3761	83	82	66	69	62
DnB	Dennis silt loam, 1 to 3 percent slopes	34.97	29.1%		> 6.5ft.	Ile	4838	79	78	59	64	69
Vt	Verdigris-Eram complex, 0 to 20 percent slopes	13.41	11.2%		2.3ft. (Paralithic bedrock)	Vw	7038	69	69	56	58	27
BaC	Bates loam, 3 to 5 percent slopes	6.50	5.4%		2.6ft. (Paralithic bedrock)	Ille	4531	55	47	52	50	55
CoF	Collinsville-Vinita complex, 2 to 30 percent slopes	2.80	2.3%		1.2ft. (Lithic bedrock)	Vlle	4313	24	24	22	16	22
ChB	Choteau silt loam, 1 to 3 percent slopes	1.66	1.4%		> 6.5ft.	Ile	5289	70	67	65	69	70
Weighted Average						3.01	4516.3	*n 77.2	*n 75.9	*n 61	*n 64.1	*n 58.9

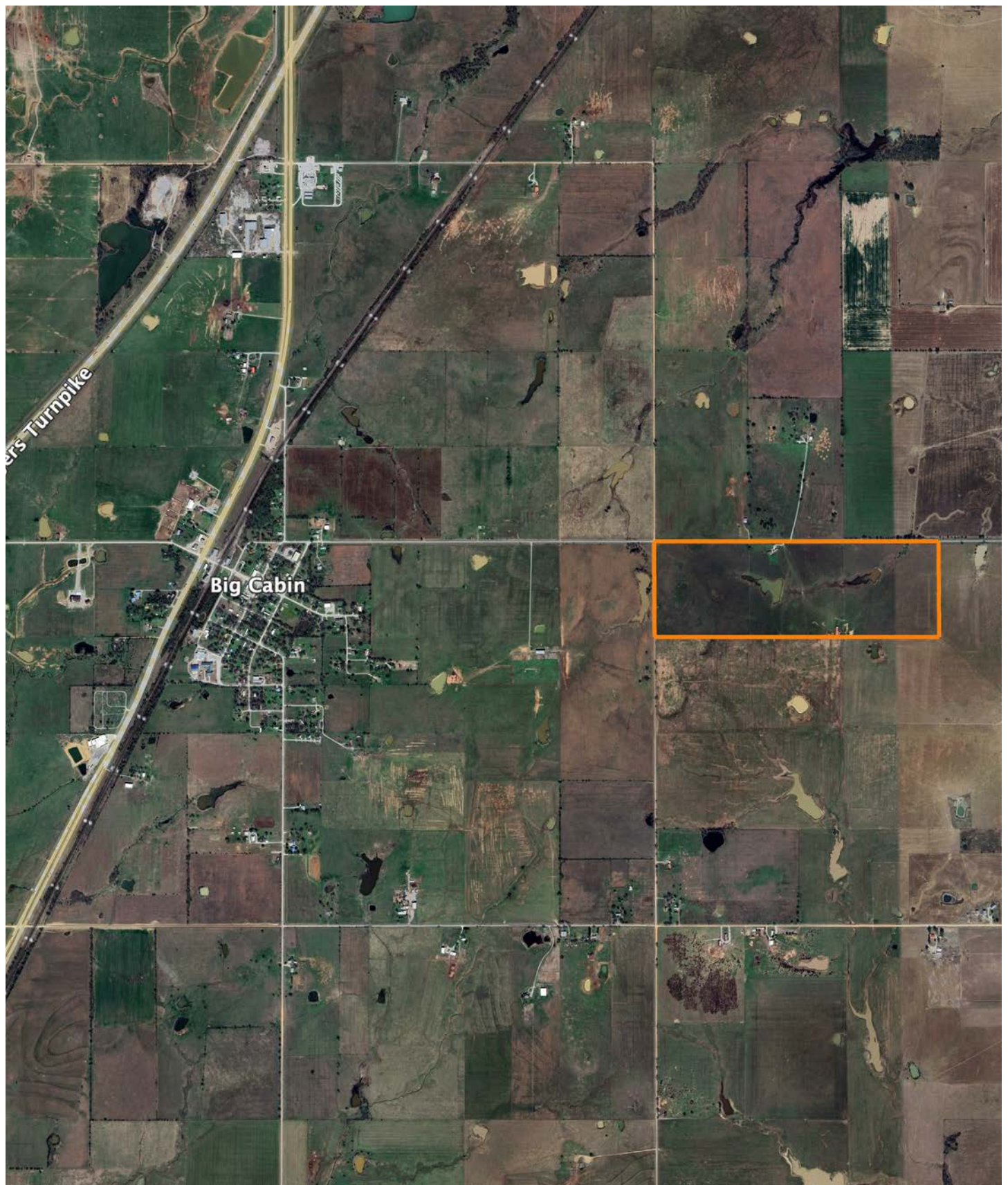
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# OVERVIEW MAP





# 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  
**918.960.1226**  
TPrideaux@MidwestLandGroup.com



## MidwestLandGroup.com

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