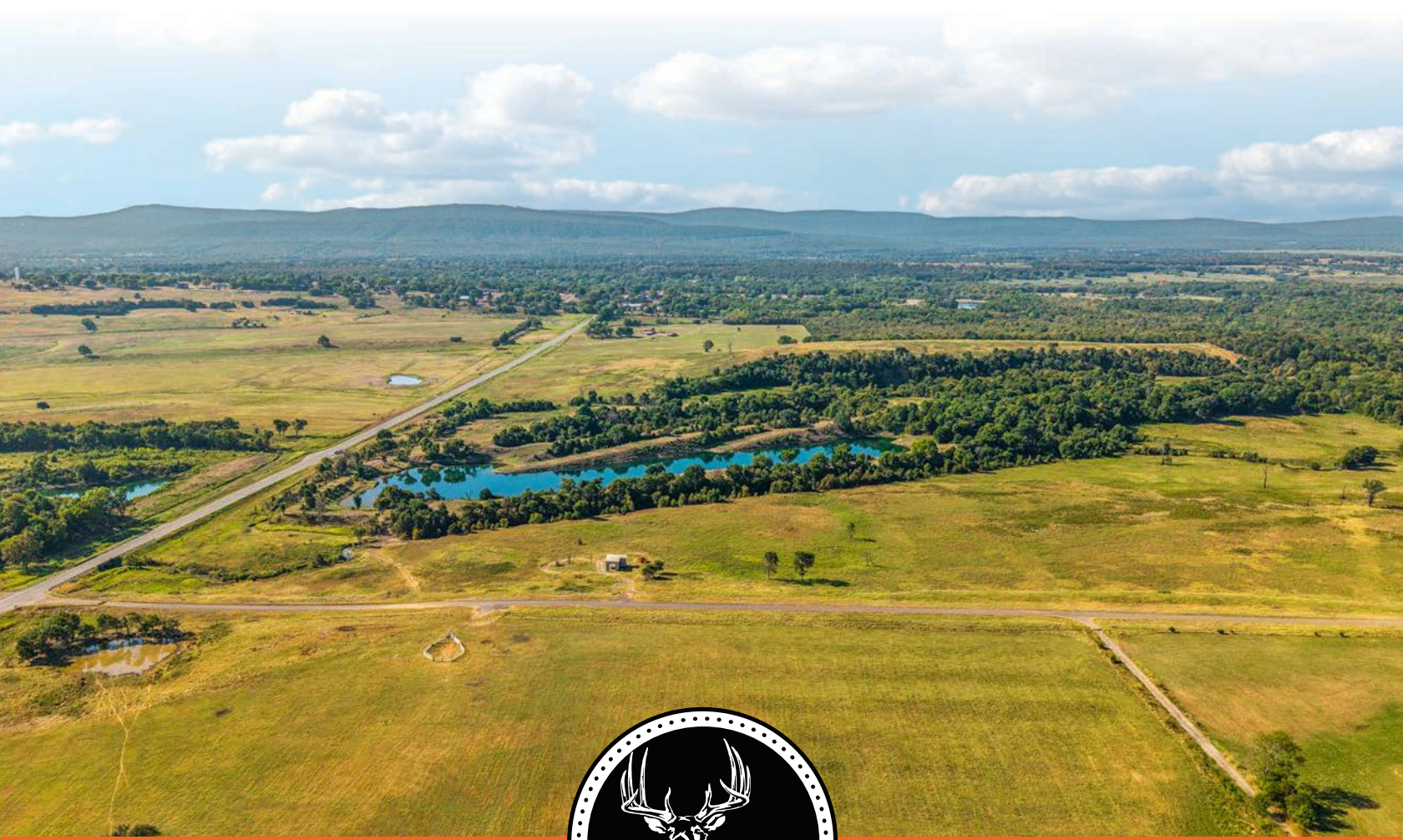


MIDWEST LAND GROUP PRESENTS

233 ACRES IN

HASKELL COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BIG WATER, BIG VIEWS, 233 +/- ACRES - HASKELL COUNTY, OKLAHOMA

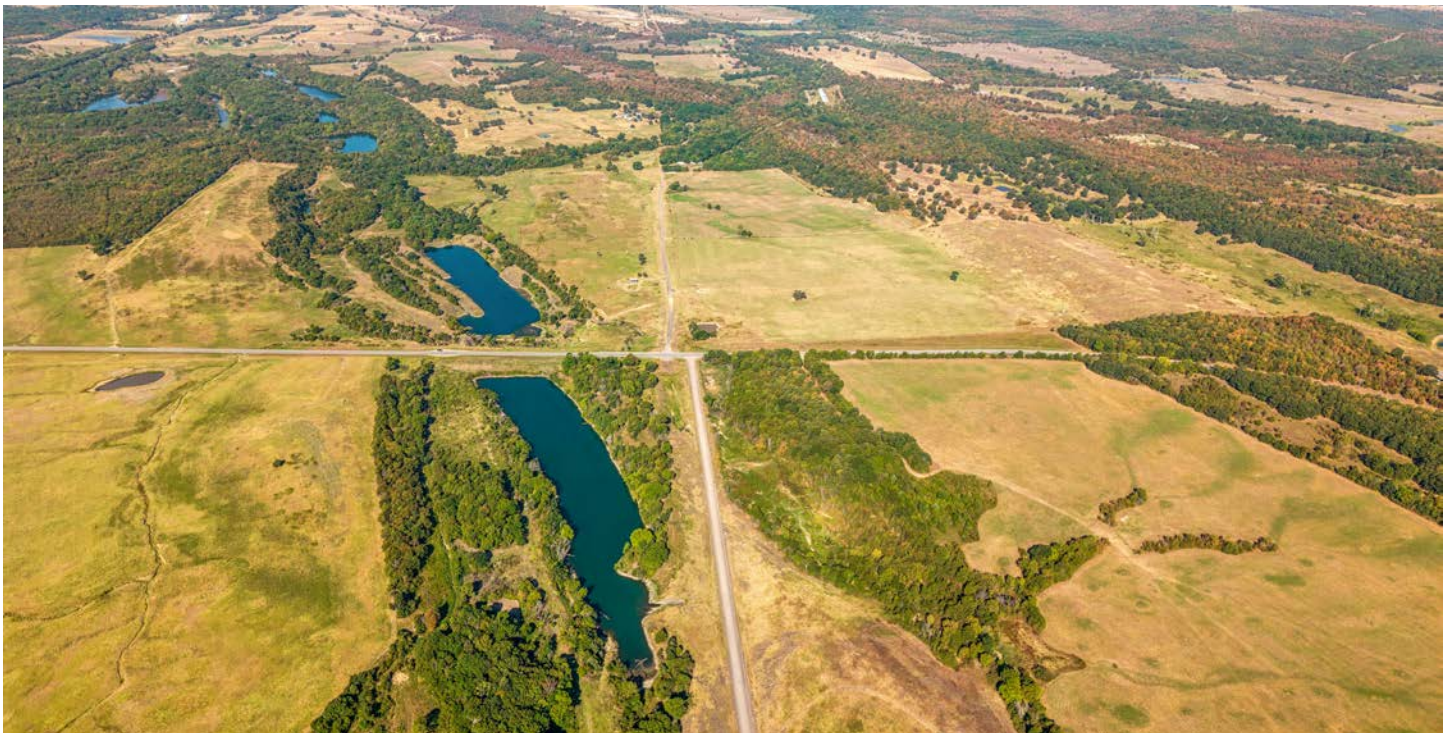
This 233 +/- acre combination farm offers the best of both worlds: productive cattle ground and outstanding recreational opportunities. Anchored by multiple ponds and a large water feature, the property provides year-round water for livestock, fishing, and abundant wildlife.

The land is a balanced mix of open pasture and mature timber, ideal for running cattle while also supporting trophy whitetail and turkey hunting. Perimeter fencing and working pens make it ready for livestock, while interior trails and natural openings provide excellent access throughout. Rolling terrain, wooded ridges, and scenic water views make this tract as beautiful as it is functional.

Located in Haskell County with paved road frontage, this ranch offers easy access yet a private feel—perfect for a working operation, weekend getaway, or long-term homestead.

Whether you're looking to expand your cattle herd, hunt and fish your own land, or invest in a versatile Oklahoma ranch, this property delivers.

Call Tony Prideaux with Midwest Land Group at (918) 960-1226 to schedule your private showing.



PROPERTY FEATURES

PRICE: **\$641,850** | COUNTY: **HASKELL** | STATE: **OKLAHOMA** | ACRES: **233**

- 233 +/- acres
- Big water
- Scenic views
- Multiple ponds
- Large water feature
- Mature timber
- Open pasture
- Paved access
- Wildlife habitat
- Perimeter fenced



233 +/- ACRES



SCENIC VIEWS



BIG WATER



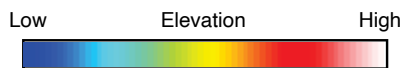
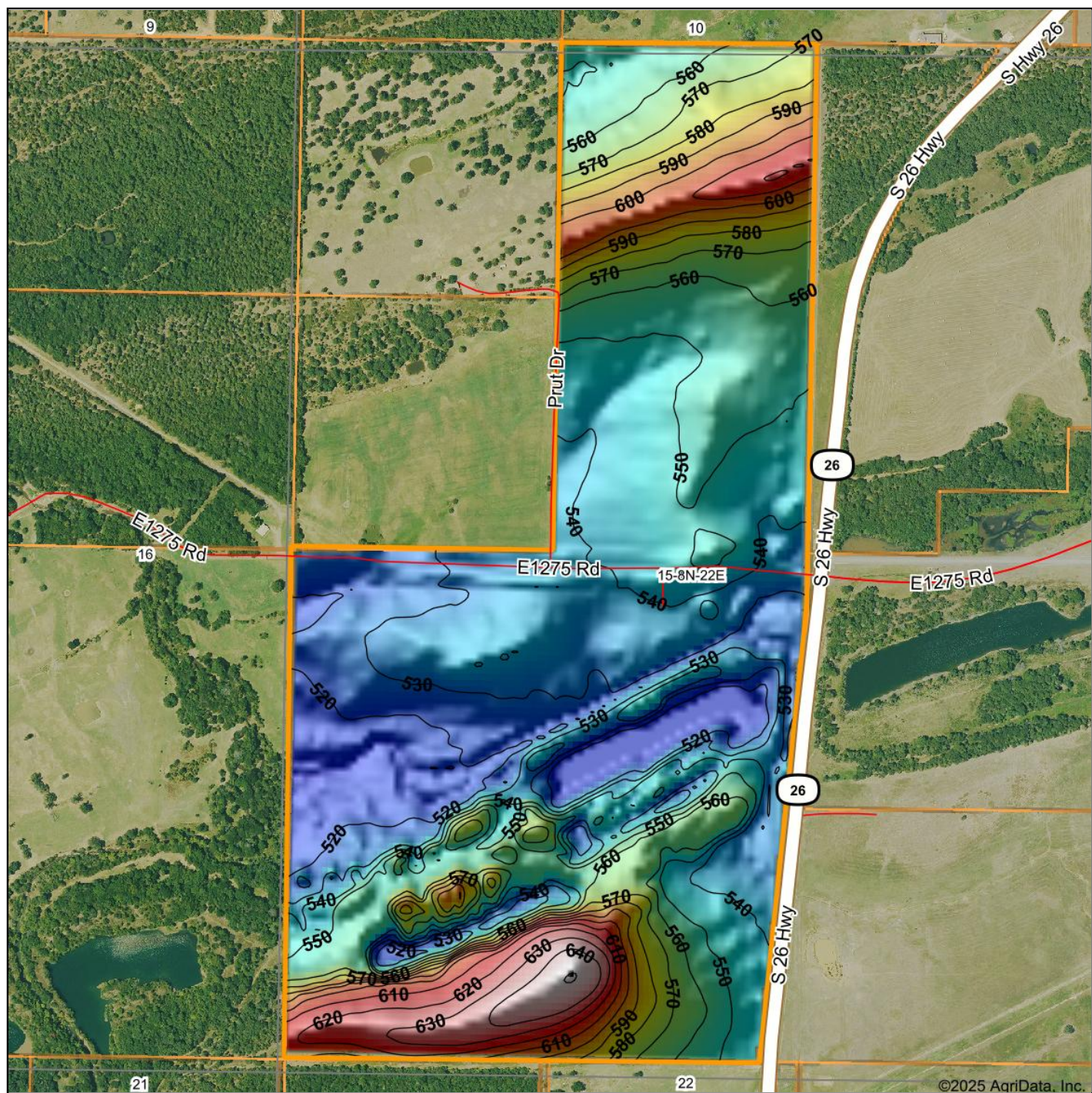
MATURE TIMBER + OPEN PASTURE



ADDITIONAL PHOTOS



HILLSHADE MAP



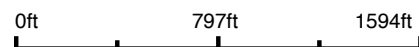
Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

Source: USGS 10 meter dem
Interval(ft): 10
Min: 510.5
Max: 650.9
Range: 140.4
Average: 554.6
Standard Deviation: 30.61 ft

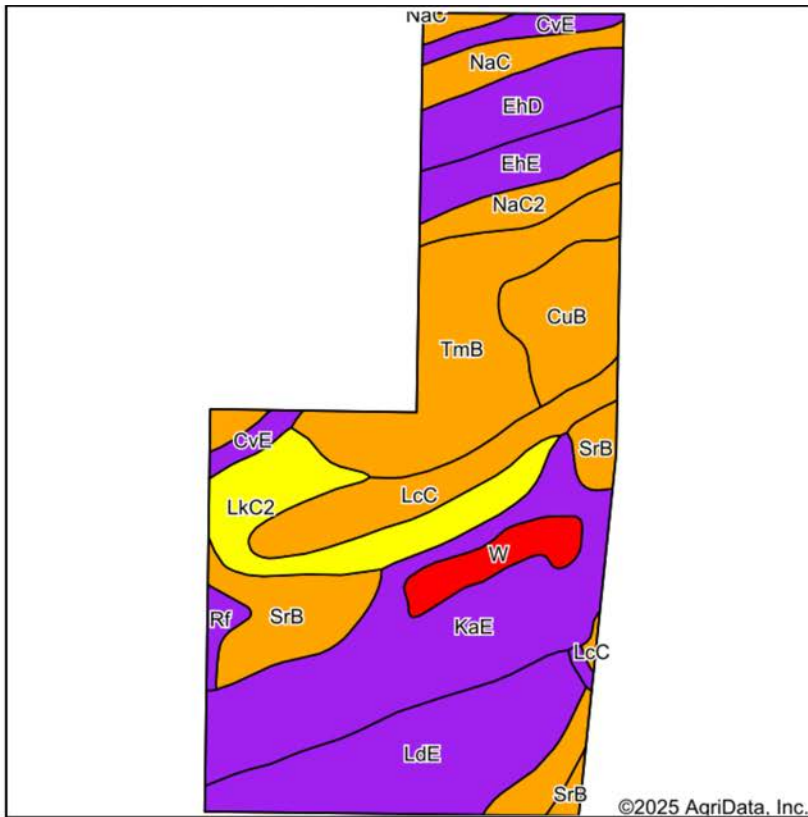


8/25/2025

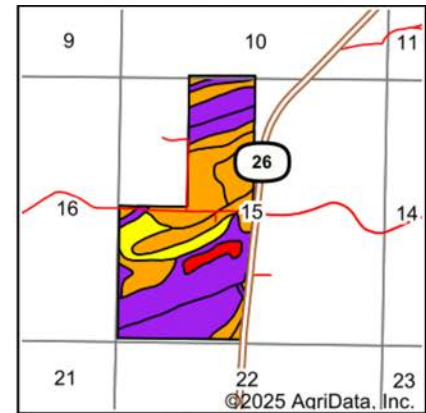
15-8N-22E
Haskell County
Oklahoma

Boundary Center: 35° 10' 0.68, -94° 58' 35.4

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Haskell**
 Location: **15-8N-22E**
 Township: **McCurtain**
 Acres: **233.17**
 Date: **8/25/2025**



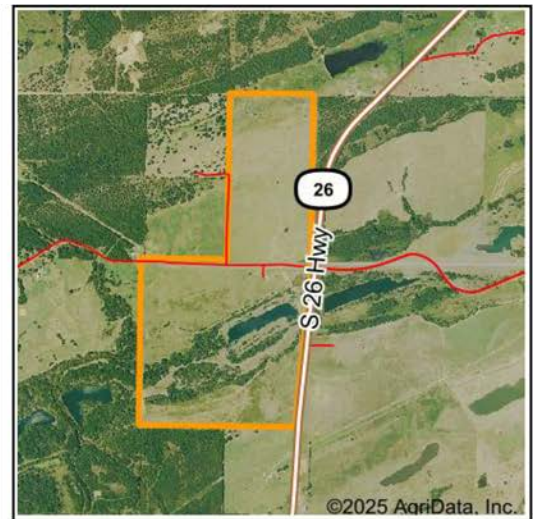
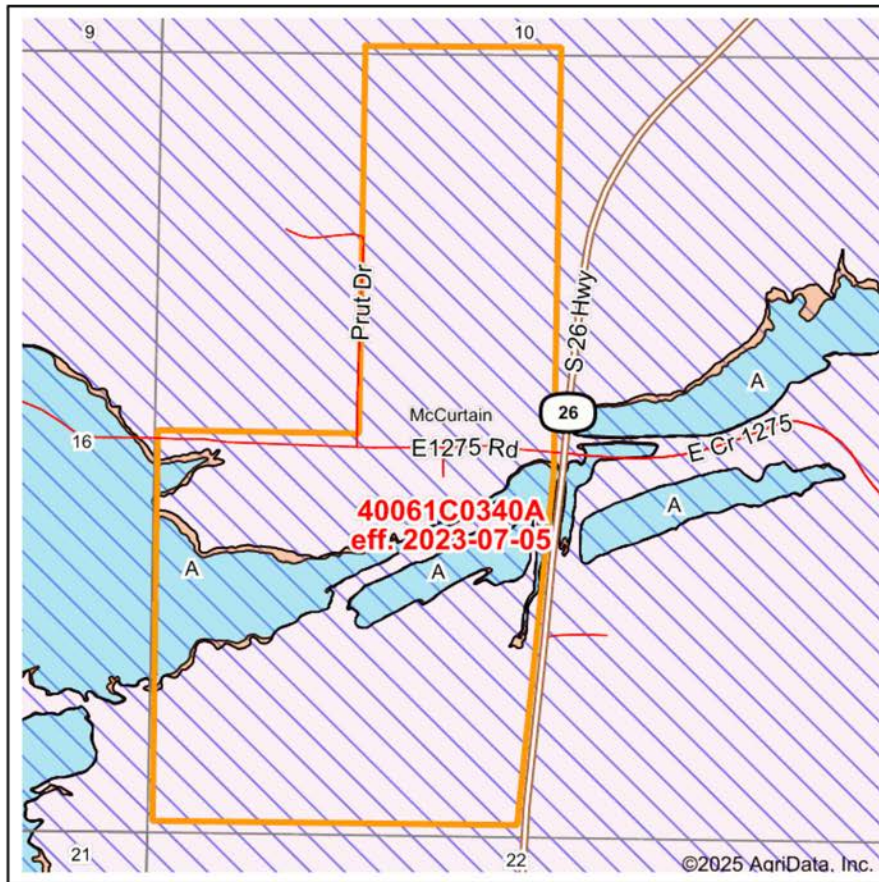
Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: OK061, Soil Area Version: 20

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
KaE	Kanima gravelly silty clay loam, 1 to 30 percent slopes	46.45	19.9%		> 6.5ft.	VIIe	1080	43	42	35	33	43
TmB	Tamaha silt loam, 1 to 3 percent slopes	32.39	13.9%		> 6.5ft.	IIIs	3792	67	67	55	56	56
LdE	Sobol and Collinsville soils, 5 to 20 percent slopes, stony	30.87	13.2%		3.3ft. (Paralithic bedrock)	VIe	4053	49	44	41	34	45
LcC	Sobol-Spiro complex, 3 to 5 percent slopes	20.17	8.7%		3.3ft. (Paralithic bedrock)	IIle	4539	60	54	48	44	58
LkC2	Linker fine sandy loam, 3 to 5 percent slopes, eroded	19.57	8.4%		2.6ft. (Lithic bedrock)	IVe	0	47	37	34	26	47
SrB	Stigler silt loam, 1 to 3 percent slopes	17.91	7.7%		> 6.5ft.	IIIs	3750	65	64	58	60	60
CuB	Counts silt loam, 1 to 3 percent slopes	13.57	5.8%		> 6.5ft.	IIIs	3662	60	60	54	56	52
EhD	Carnasaw-Bengal-Clebit complex, 3 to 15 percent slopes	12.91	5.5%		3.5ft. (Paralithic bedrock)	VIe	3325	45	35	38	27	43
EhE	Carnasaw-Bengal-Clebit complex, 15 to 30 percent slopes	9.55	4.1%		3.5ft. (Paralithic bedrock)	VIIe	3065	27	20	17	13	26
NaC2	Naldo fine sandy loam, 3 to 5 percent slopes, eroded	7.90	3.4%		> 6.5ft.	IIle	0	76	62	50	50	76

FEMA REPORT MAP



Map Center: 35° 10' 0.09, -94° 58' 27.73
 State: OK Acres: 233.17
 County: Haskell Date: 8/25/2025
 Location: 15-8N-22E
 Township: McCurtain

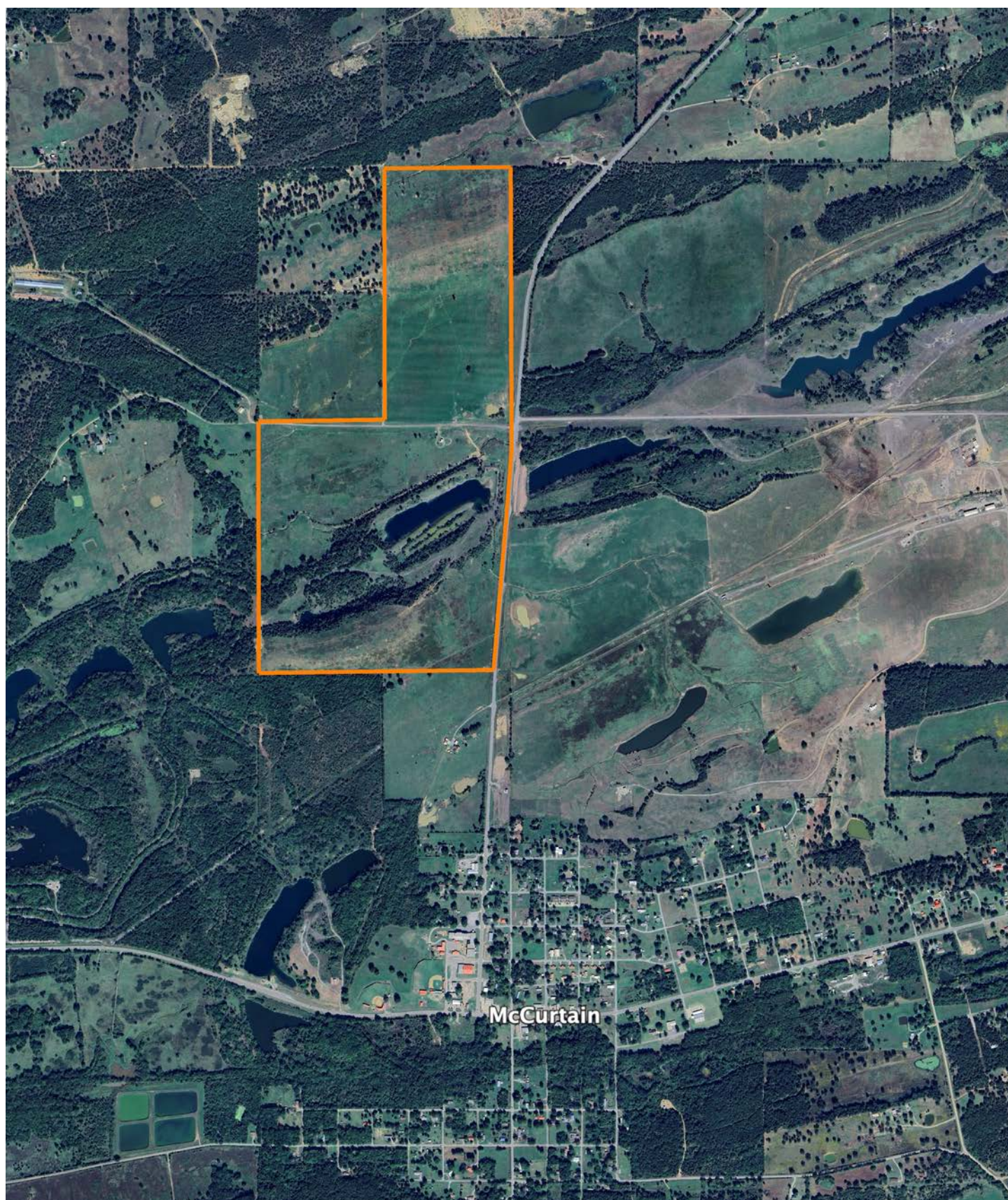


Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Name		Number	County	NFIP Participation	Acres	Percent
HASKELL COUNTY UNINCORPORATED AREAS		400624	Haskell	None	233.17	100%
Total					233.17	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		199.99	85.7%
A			100-year Floodplain		22.13	9.5%
A			100-year Floodplain		7.91	3.4%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD		500-year floodplain		2.17	0.9%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD		500-year floodplain		0.6	0.3%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD		500-year floodplain		0.16	0.1%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD		500-year floodplain		0.13	0.1%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD		500-year floodplain		0.08	0.0%
Total					233.17	100%
Panel		Effective Date			Acres	Percent
40061C0340A		7/5/2023			233.17	100%
Total					233.17	100%

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

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.