

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

CRAIG COUNTY OKLAHOMA

438347 W 330 ROAD, BIG CABIN, OK 74332



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TURN-KEY 80 +/- ACRE RANCH IN BIG CABIN, OKLAHOMA

This great 80 +/- acre ranch in Big Cabin, Oklahoma, is a true turn-key cattle and hay operation. The property is all open pasture, with quality grasses and fully fenced and cross-fenced for efficient grazing and rotational management.

At the center of the ranch sits a comfortable 3-bed, 2-bath home, perfect for an on-site owner or ranch manager. Working pens, multiple barns, and a shop provide ample space for equipment, hay, and livestock

handling. Two large ponds supply reliable water for cattle and offer a classic ranch setting.

With easy access to Highway 69 and I-44, you're minutes from Vinita and Grand Lake and less than an hour to Tulsa. Whether you're expanding an existing herd or seeking a productive, ready-to-go Oklahoma ranch, this property delivers strong pasture, solid infrastructure, and room to grow.

PROPERTY FEATURES

PRICE: **\$610,000** | COUNTY: **CRAIG** | STATE: **OKLAHOMA** | ACRES: **80**

- 80 +/- acres of pasture land
- 3-bedroom, 2-bath home
- Multiple barns & outbuildings
- Working pens
- Two ponds for livestock water
- Fully fenced and cross-fenced
- Quality grasses for grazing or hay
- Private, gated entrance
- Paved road frontage & easy access
- Minutes to Highway 69 & I-44



3-BED, 2-BATH HOME

At the center of the ranch sits a comfortable 3-bed, 2-bath home, perfect for an on-site owner or ranch manager.



ADDITIONAL INTERIOR PHOTOS



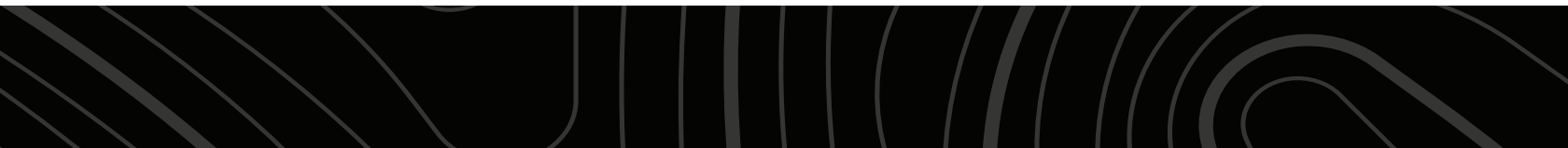
CARPORT



24'X36' SHOP



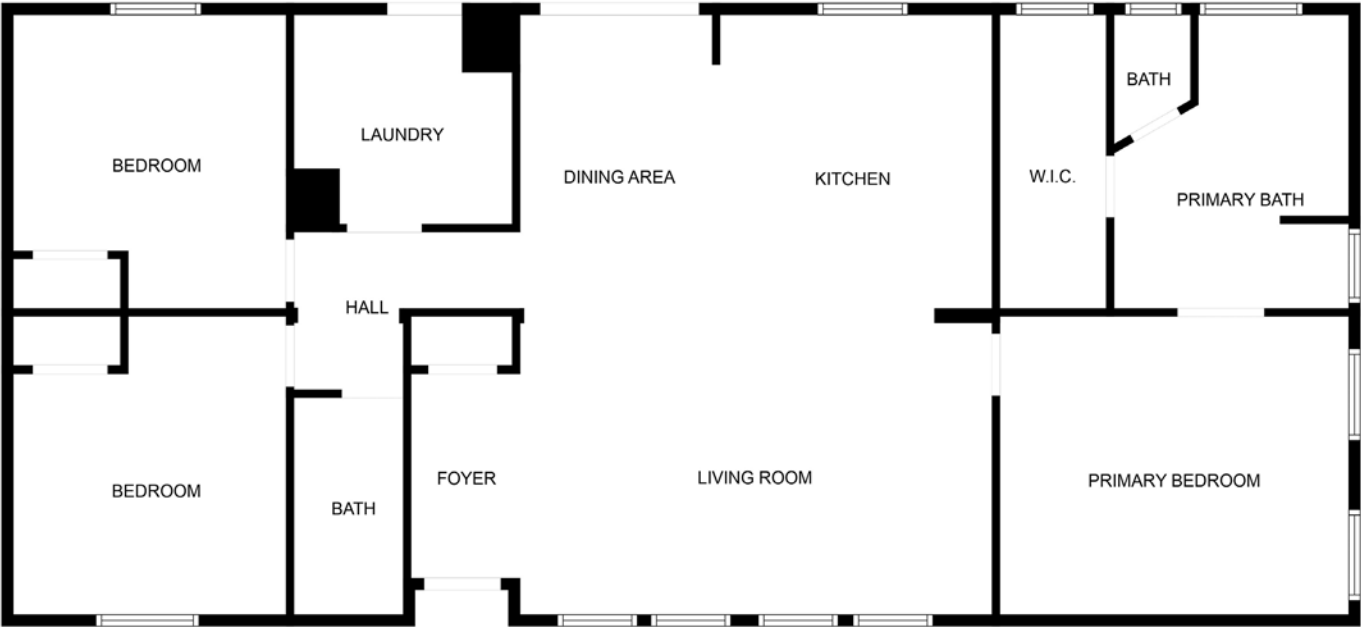
TWO PONDS FOR LIVESTOCK WATER



ADDITIONAL PHOTOS

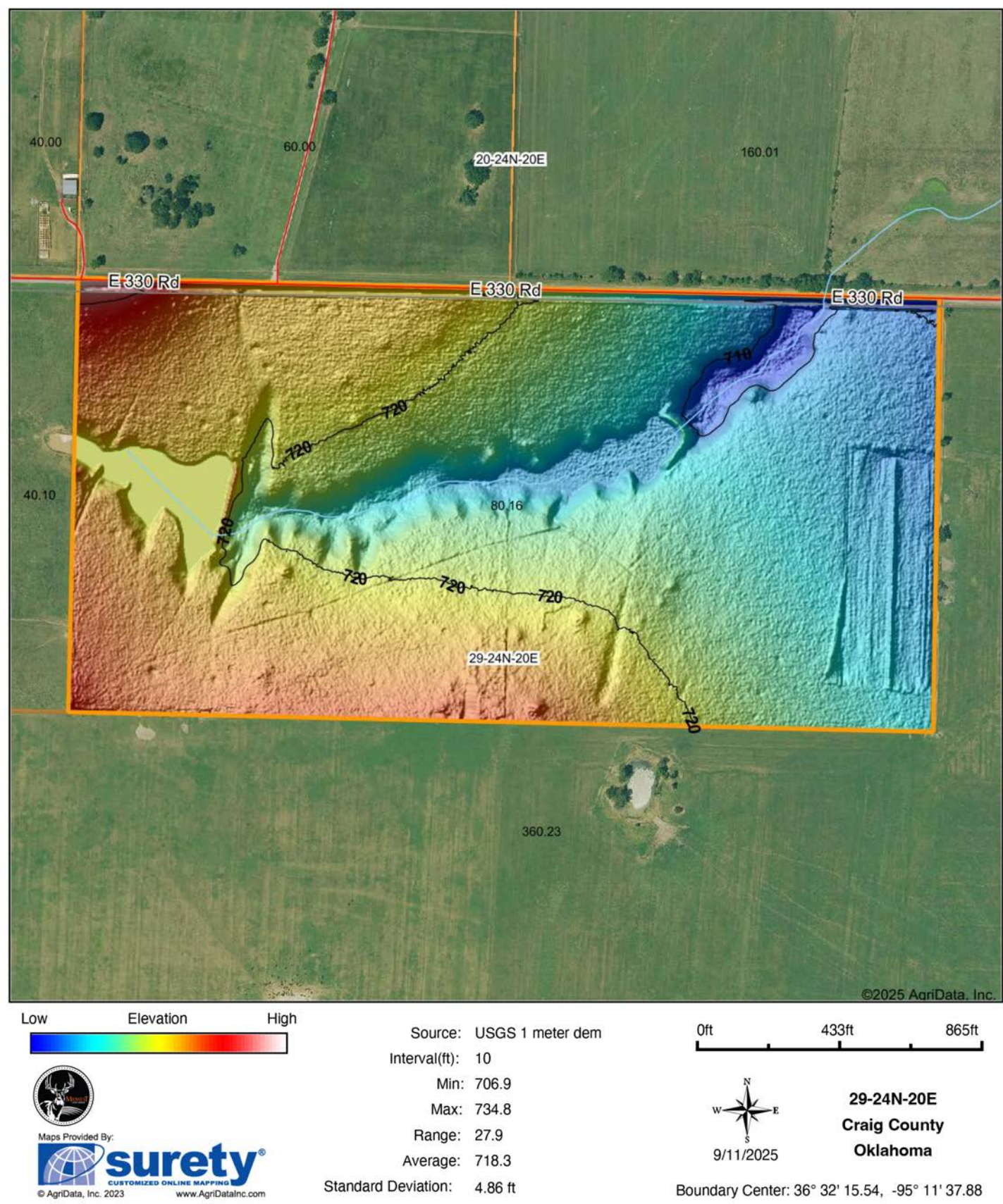


FLOOR PLAN

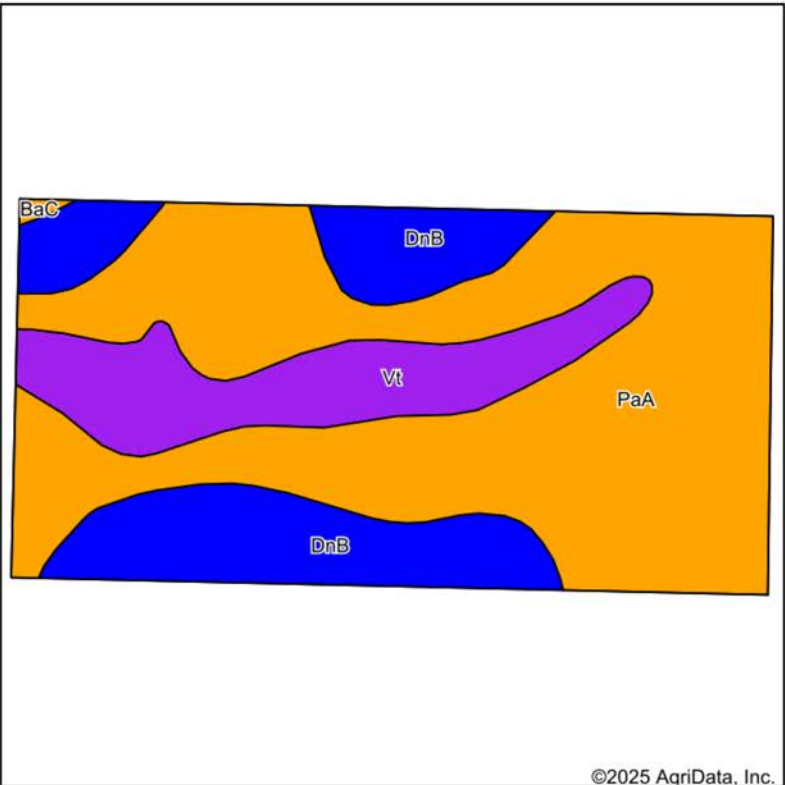


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

HILLSHADE MAP

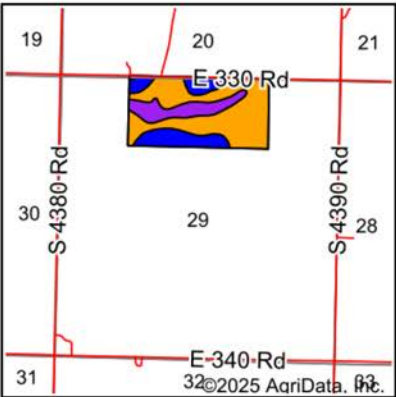


SOILS MAP



Soils data provided by USDA and NRCS.

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State: **Oklahoma**
County: **Craig**
Location: **29-24N-20E**
Township: **Vinita West**
Acres: **80**
Date: **9/11/2025**



Maps Provided By:



Area Symbol: OK035, Soil Area Version: 21

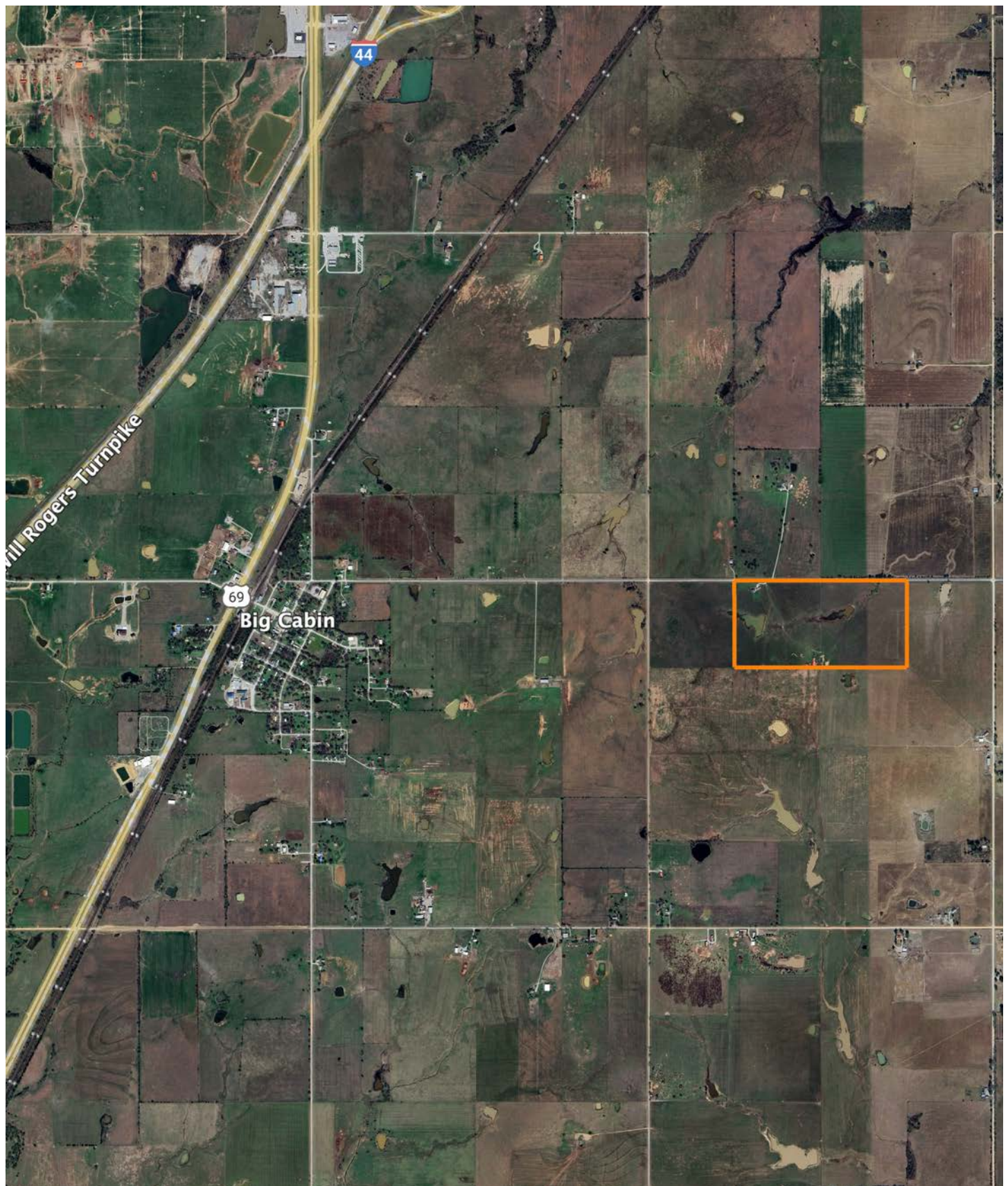
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
PaA	Parsons silt loam, 0 to 1 percent slopes	48.94	61.2%		1.1ft. (Abrupt textural change)	IIIw	3761	83	82	66	69	62
DnB	Dennis silt loam, 1 to 3 percent slopes	17.92	22.4%		> 6.5ft.	Ile	4838	79	78	59	64	69
Vt	Verdigris-Eram complex, 0 to 20 percent slopes	12.91	16.1%		2.3ft. (Paralithic bedrock)	Vw	7038	69	69	56	58	27
BaC	Bates loam, 3 to 5 percent slopes	0.23	0.3%		2.6ft. (Paralithic bedrock)	IIle	4531	55	47	52	50	55
Weighted Average						3.10	4533.3	*n 79.8	*n 78.9	*n 62.8	*n 66.1	*n 57.9

*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

Tony Prideaux is a licensed land agent serving Oklahoma, Kansas, and Arkansas, specializing in farm, ranch, recreational, and investment properties. A land steward himself, Tony lives on a 64-acre property in Claremore, Oklahoma, where he's gained firsthand experience in the value and potential of land ownership—something he continually enhances through thoughtful improvements.

Tony is committed to providing honest, boots-on-the-ground service backed by market expertise, elite marketing, and clear, consistent communication. Whether assisting a client in buying or selling a ranch, hunting tract, homestead, or row crop production ground, he approaches each transaction with integrity and a personal dedication to doing the job right.

He shares life with his wife, Talia, a successful residential real estate agent, and together they've raised two daughters, Jorden and Ryaegan. Tony and Talia are also proud Godparents to their Godsons, Noah and Levi. Outside of land sales, Tony invests his time mentoring men in the Hope Is Alive recovery program and volunteering in ministry within correctional facilities throughout Oklahoma—work that keeps him grounded in purpose and aligned with his faith. If you're looking to buy or sell land in Oklahoma, Kansas, or Arkansas, Tony would be honored to serve you.



TONY PRIDEAUX, LAND AGENT
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