

Haskell County 47
00 N4530 Rd
Keota, OK 74941

\$220,000
47± Acres
Haskell County



Haskell County 47
Keota, OK / Haskell County

SUMMARY

Address

00 N4530 Rd

City, State Zip

Keota, OK 74941

County

Haskell County

Type

Hunting Land, Recreational Land

Latitude / Longitude

35.338045 / -94.957082

Acreage

47

Price

\$220,000

Property Website

<https://greatplainslandcompany.com/detail/haskell-county-47-haskell-oklahoma/107016/>



PROPERTY DESCRIPTION

Recent Price Improvement!

47± Acres Near Robert S. Kerr Reservoir

Discover a rare opportunity to own 47± acres in Haskell County, Oklahoma, near Robert S. Kerr Reservoir and less than one mile from a public boat ramp. Whether you're an investor, developer, outdoor enthusiast, or someone seeking a private lake-area retreat, this versatile property offers exceptional potential in eastern Oklahoma.

With approximately 320± feet of county road frontage along a gravel road, the property provides convenient year-round access while preserving the privacy and tranquility of a rural setting. A major advantage is the existing subdivision layout, with 16 platted lots already in place, creating an excellent foundation for residential, vacation-home, or recreational development.

The property features rolling topography, creating an elevated build site with the potential for stunning views of Robert S. Kerr Reservoir. The varied terrain adds both character and development flexibility, allowing buyers to design homesites that maximize privacy, lake views, and natural surroundings. A seasonal creek runs through the southeast corner, enhancing the property's beauty while providing additional wildlife habitat.

Bordering U.S. Army Corps of Engineers land, this tract benefits from added privacy and direct proximity to protected acreage surrounding the lake. Outdoor recreation opportunities abound, with boating, fishing, hunting, wildlife viewing, and water sports all within minutes of the property.

The land is currently vacant and undeveloped, providing a blank canvas for your vision. Electric service is available nearby, and rural water is accessible in the area, with a water line extension required for future development.

Properties offering this combination of acreage, development potential, lake proximity, and recreational appeal are becoming increasingly difficult to find. Whether you're planning a family retreat, vacation rentals, or a long-term land investment, this 47± acre tract is positioned to deliver outstanding value and opportunity.

Property Highlights

- 47± acres in Haskell County, Oklahoma
- Adjacent to Robert S. Kerr Reservoir
- Less than 1 mile from a public boat ramp
- 320± feet of county road frontage
- 16 platted lots
- Rolling terrain with elevated building site
- Incredible view potential
- Seasonal creek on the property
- Borders U.S. Army Corps of Engineers land
- Excellent recreational and development potential

22 minutes to Stigler, OK

56 minutes to Ft. Smith, AR

2 hours 1 minute to Tulsa, OK

To schedule a showing, contact Colton Snead with Great Plains Land Company at [\(918\) 424-1564](tel:9184241564).

When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met,



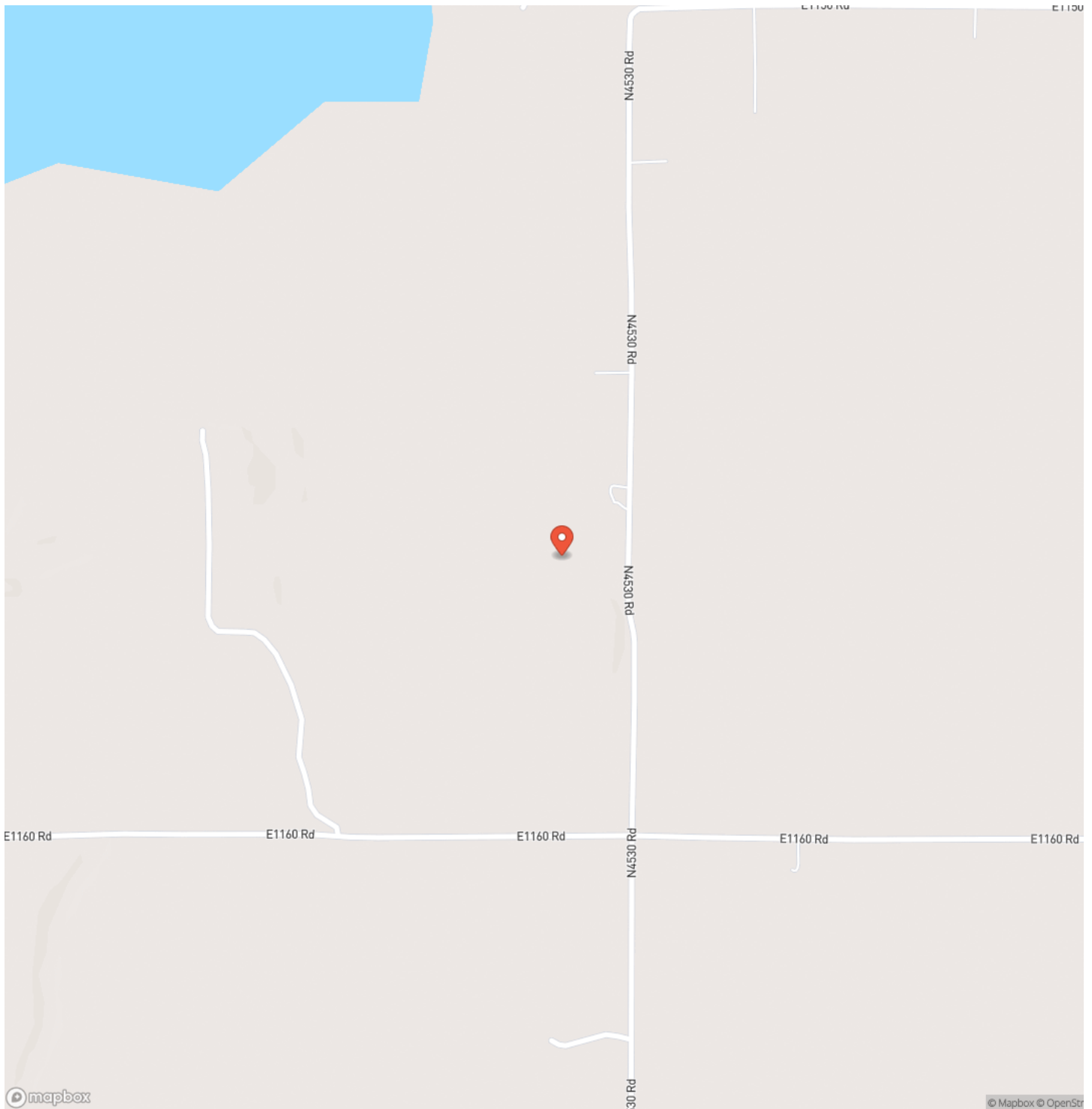
compensation, if any, will be at the sole discretion of Great Plains Land Company.

Buyers should independently verify property boundaries, acreage, access, utilities, and any other material facts to their satisfaction.

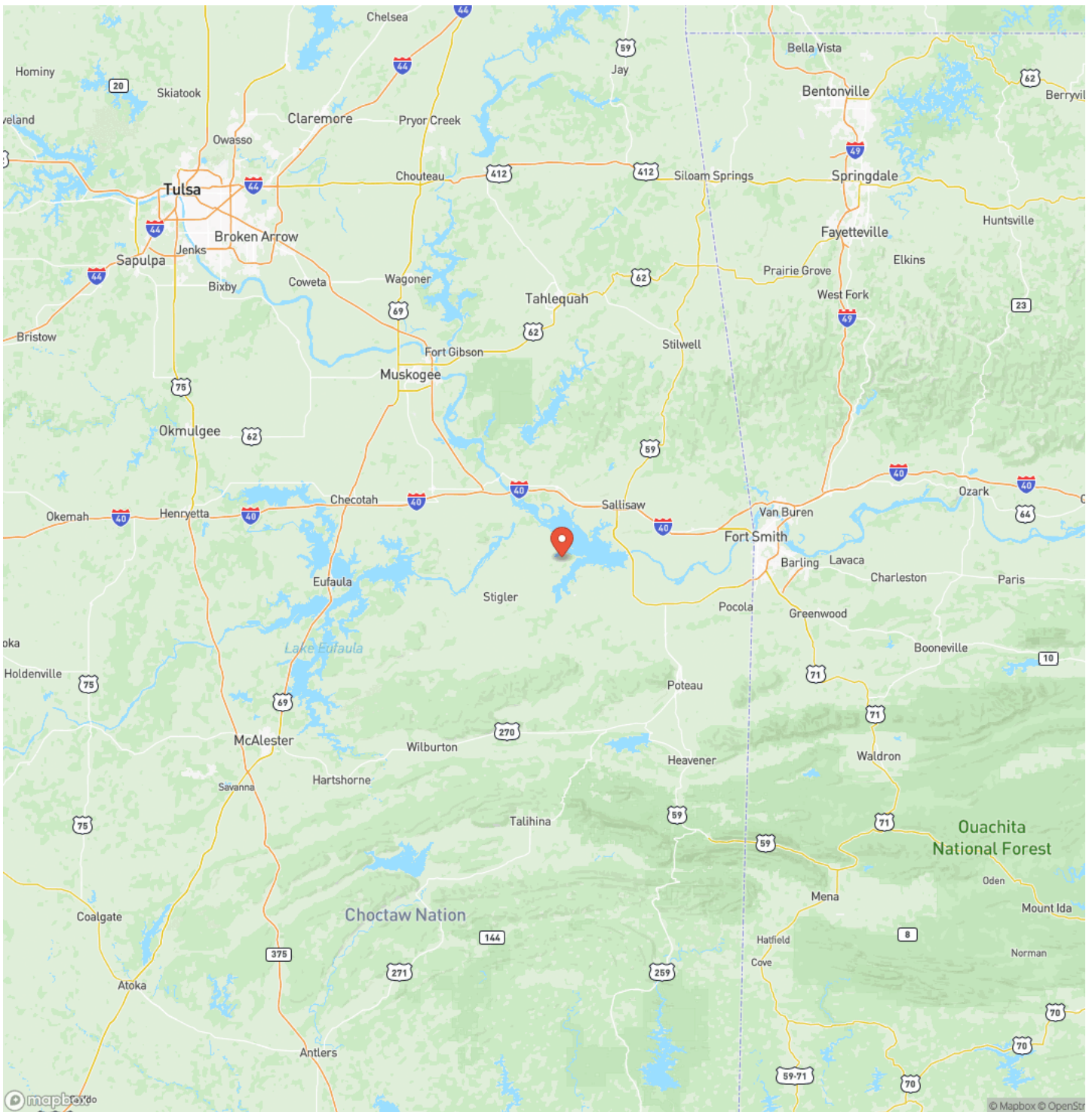




Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Colton Snead

Mobile

(918) 424-1564

Email

colton@greatplains.land

Address

3515 Haywood Road

City / State / Zip

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Great Plains Land Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
<https://greatplainslandcompany.com/>

