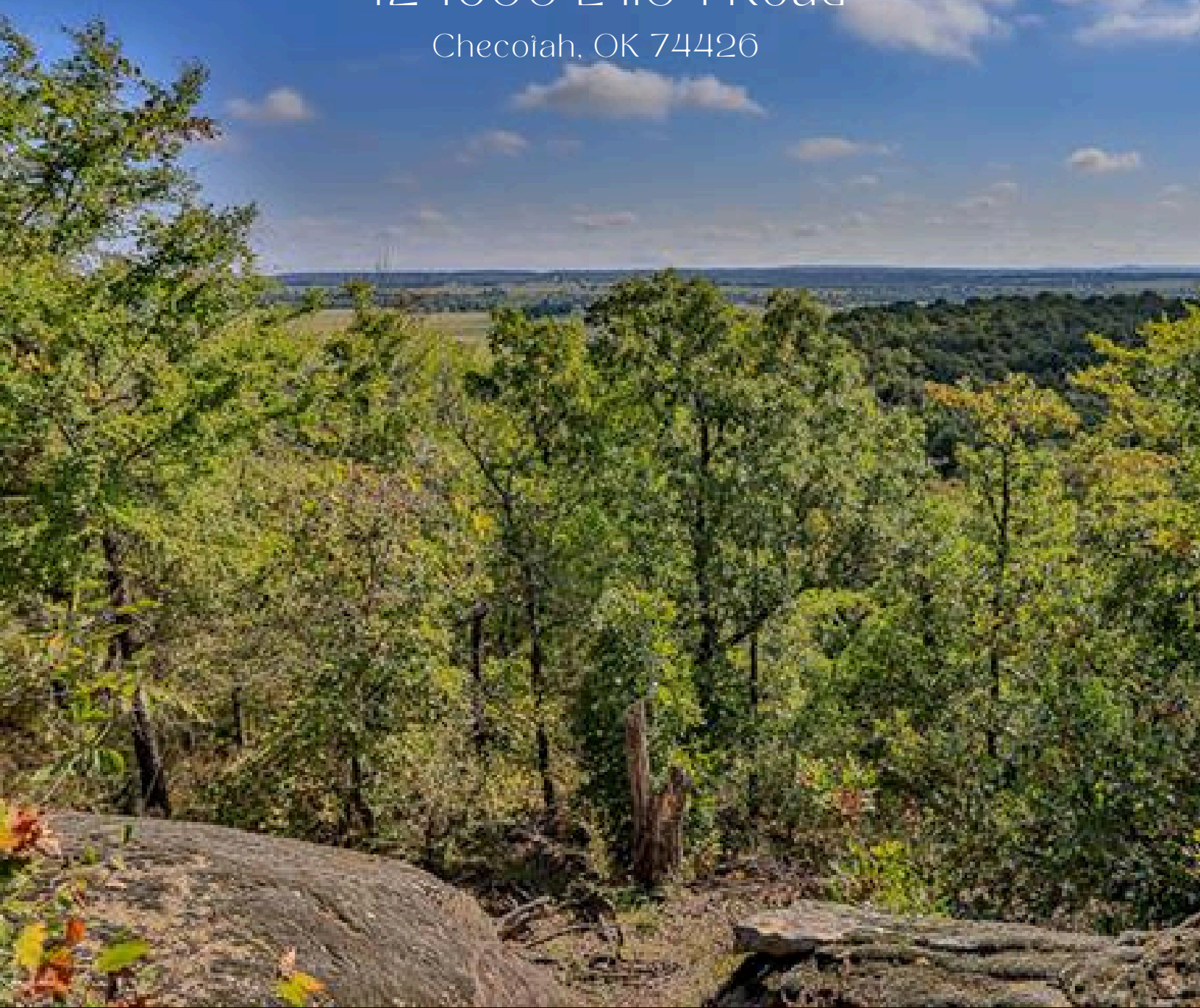


MOSSY ROCK RANCH

424600 E 1104 Road

Checoiah, OK 74426



COLDWELL BANKER
SELECT LAND GROUP



WELCOME

MOSSY
ROCK
RANCH

Discover the perfect blend of comfort and outdoor adventure on this 225-acre +/- retreat, featuring a beautiful 3-bedroom, 2-bath home with a screened-in porch. The property also includes a greenhouse, a crafts building, and a spacious shop, providing endless opportunities for hobbies, projects, and storage.



THE LAND

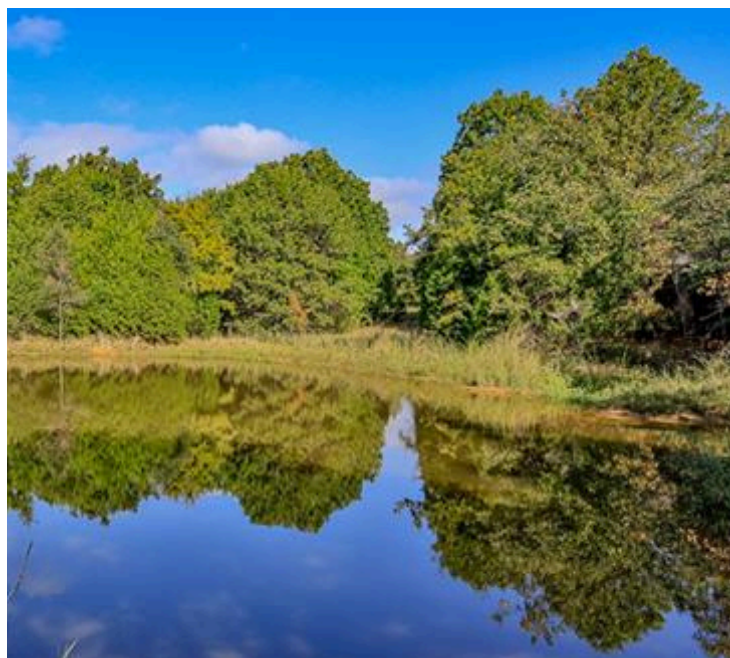
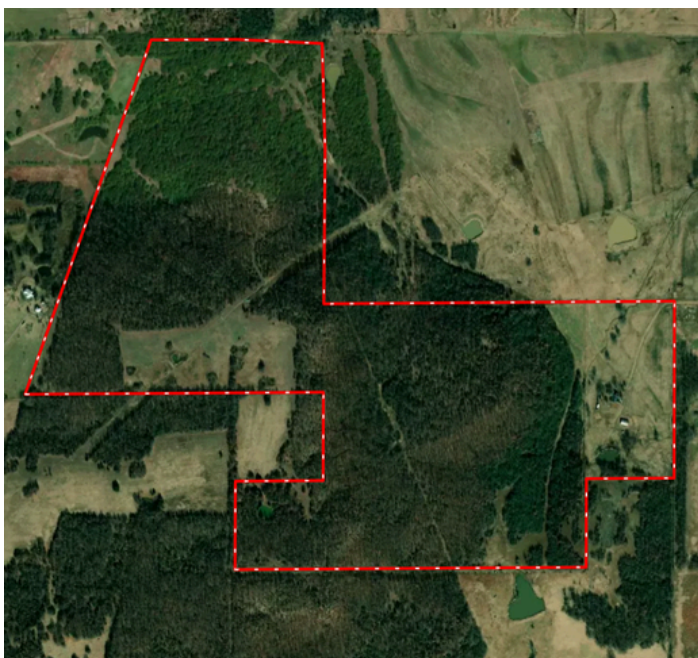
The land itself is breathtaking, with approximately 40 acres of open pasture and 185 acres of mixed timber, complete with winding trails that invite exploration. Two ponds, moss-covered rock outcroppings, and diverse wildlife, including deer and bobcats. Ideal for nature lovers, hunters, and outdoor enthusiasts



225-ACRES +/-

NEAR LAKE EUFAULA

The landscape offers excellent food plot locations, prime hunting and hiking terrain, and trails perfect for horseback riding or ATVs. With over 140 feet of elevation change, the property offers incredible views and plenty of spots for camping. And for those who love the water, Lake Eufaula is just 2 miles away, with a nearby boat ramp providing easy access to Oklahoma's largest lake. Conveniently located 10 minutes from Checotah, OK, and just 1 hour and 15 minutes from Tulsa, this property offers the perfect escape without sacrificing accessibility.



THE HOME

& STRUCTURES

This expansive 225-acre +/- retreat offers a unique combination of modern comfort and outdoor living. Nestled within the scenic landscape is a charming 3-bedroom, 2-bath home, designed for relaxation and functionality. Enjoy peaceful mornings or unwind after a long day on the screened-in porch, taking in the sights and sounds of nature.



HOME DETAILS

MOSSY
ROCK
RANCH

Sq Ft: 2404.00

Beds: 3

Full Baths: 2

Year Built: 1998

Appliances: Built-In Gas Oven, Built-In Gas Range, Dishwasher, Disposal, Microwave

Utilities: Electricity Available, Natural Gas Available, Water Available

Cooling: Attic Fan, Ceiling Fan(s), Central Air

Heating: Central, Propane



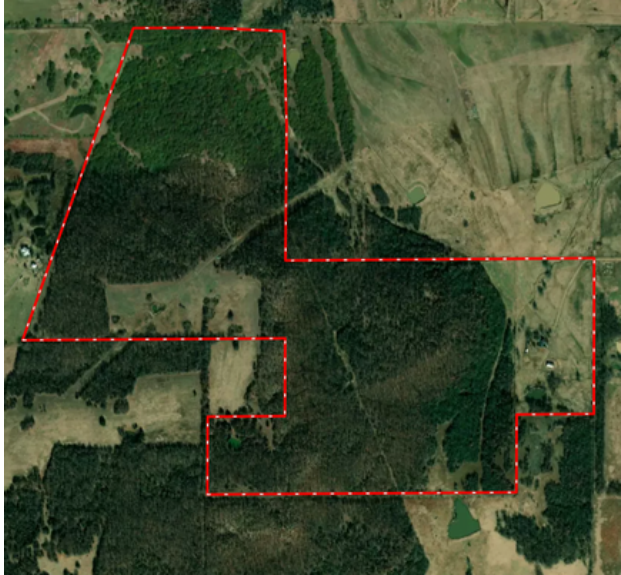
Beyond the home, the property includes:

- A Greenhouse – Ideal for gardening enthusiasts to grow plants, vegetables, or flowers year-round.
- A Crafts Building – A dedicated space for hobbies, woodworking, or creative projects.
- A Spacious Shop – Perfect for equipment storage, vehicle maintenance, or additional workspace.

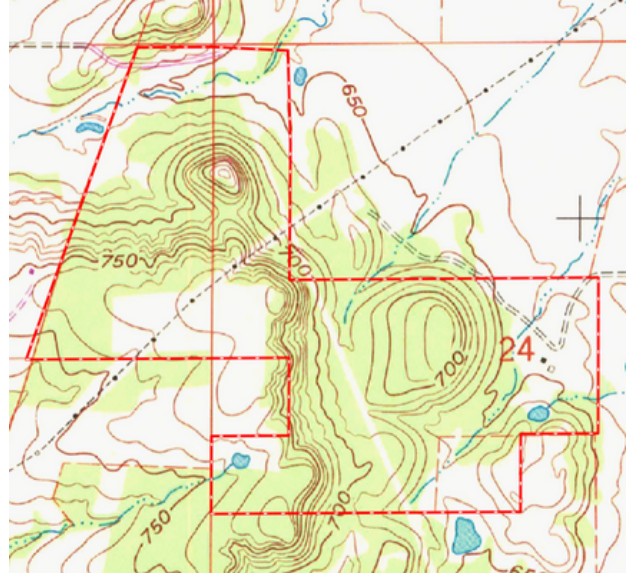
With plenty of room for recreation and relaxation, this property is a haven for those seeking both comfort and adventure.

MAPS

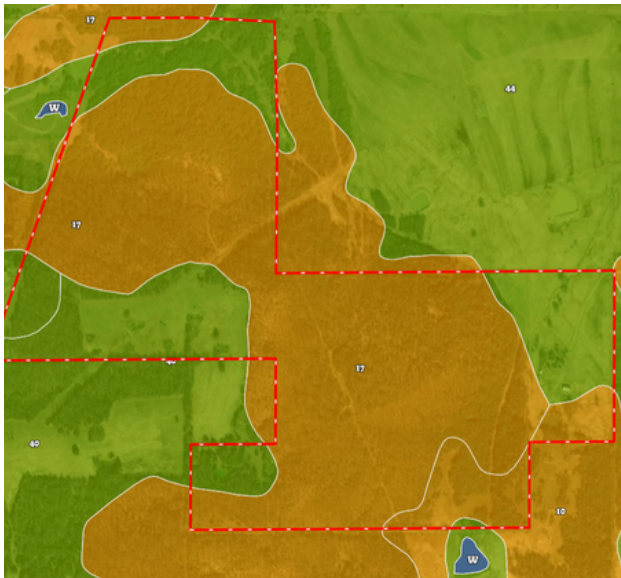
MOSSY
ROCK
RANCH



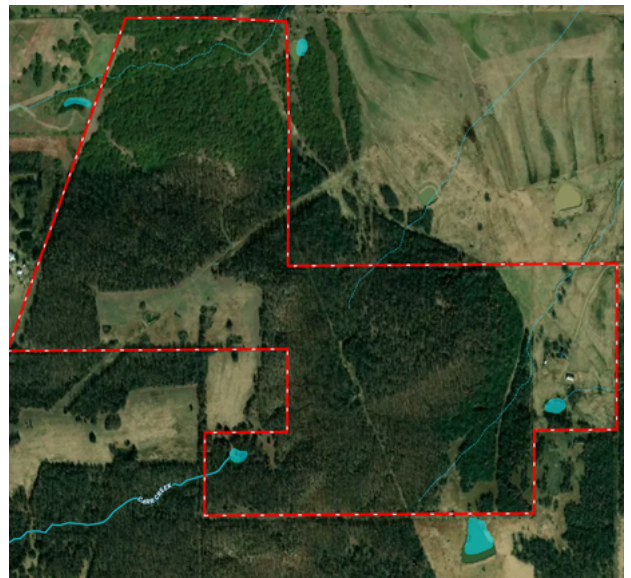
AERIAL



TOPOGRAPHY



SOIL MAP



WATER FEATURES

