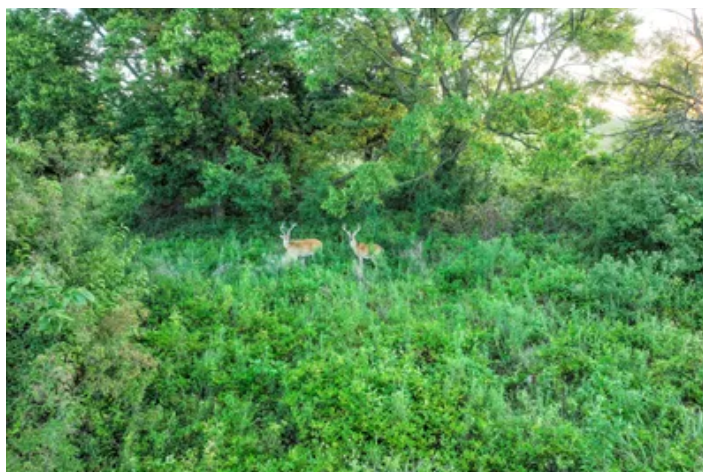


Highway 75 Ochelata Acres
00 Highway 75
Ochelata, OK 74501

\$350,000
18.300± Acres
Washington County



Highway 75 Ochelata Acres Ochelata, OK / Washington County

SUMMARY

Address

00 Highway 75

City, State Zip

Ochelata, OK 74501

County

Washington County

Type

Farms, Hunting Land, Ranches, Recreational Land, Lakefront, Commercial

Latitude / Longitude

36.5916 / -95.9346

Acreage

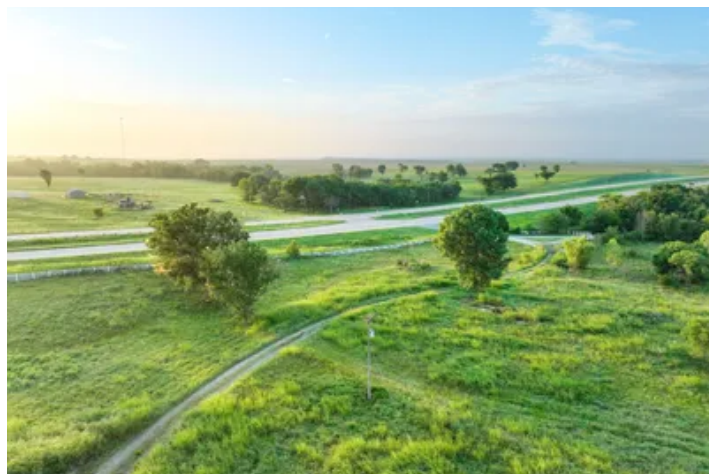
18.300

Price

\$350,000

Property Website

<https://arrowheadlandcompany.com/property/highway-75-ochelata-acres-washington-oklahoma/112954/>



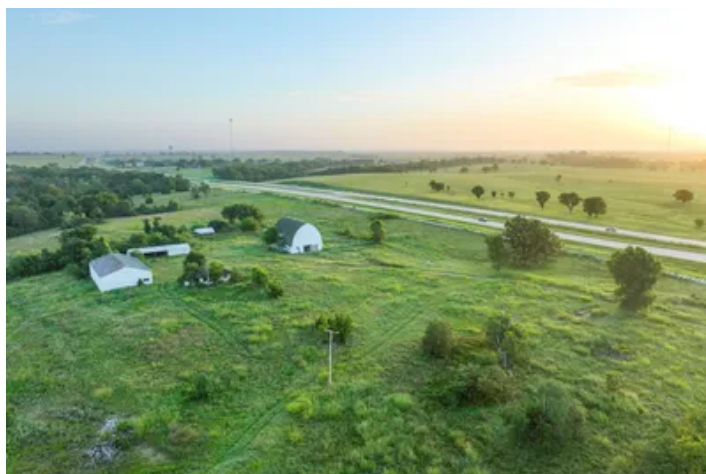
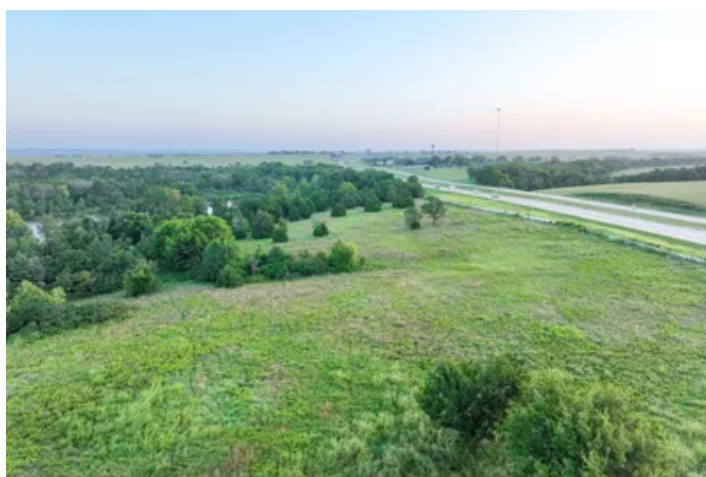
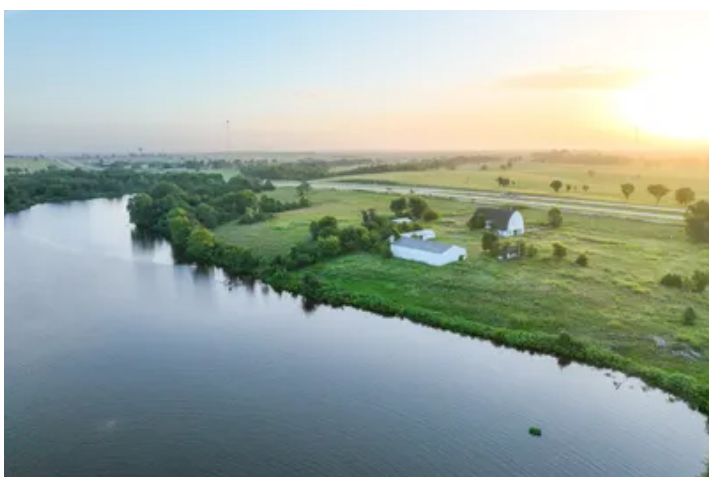
Highway 75 Ochelata Acres Ochelata, OK / Washington County

PROPERTY DESCRIPTION

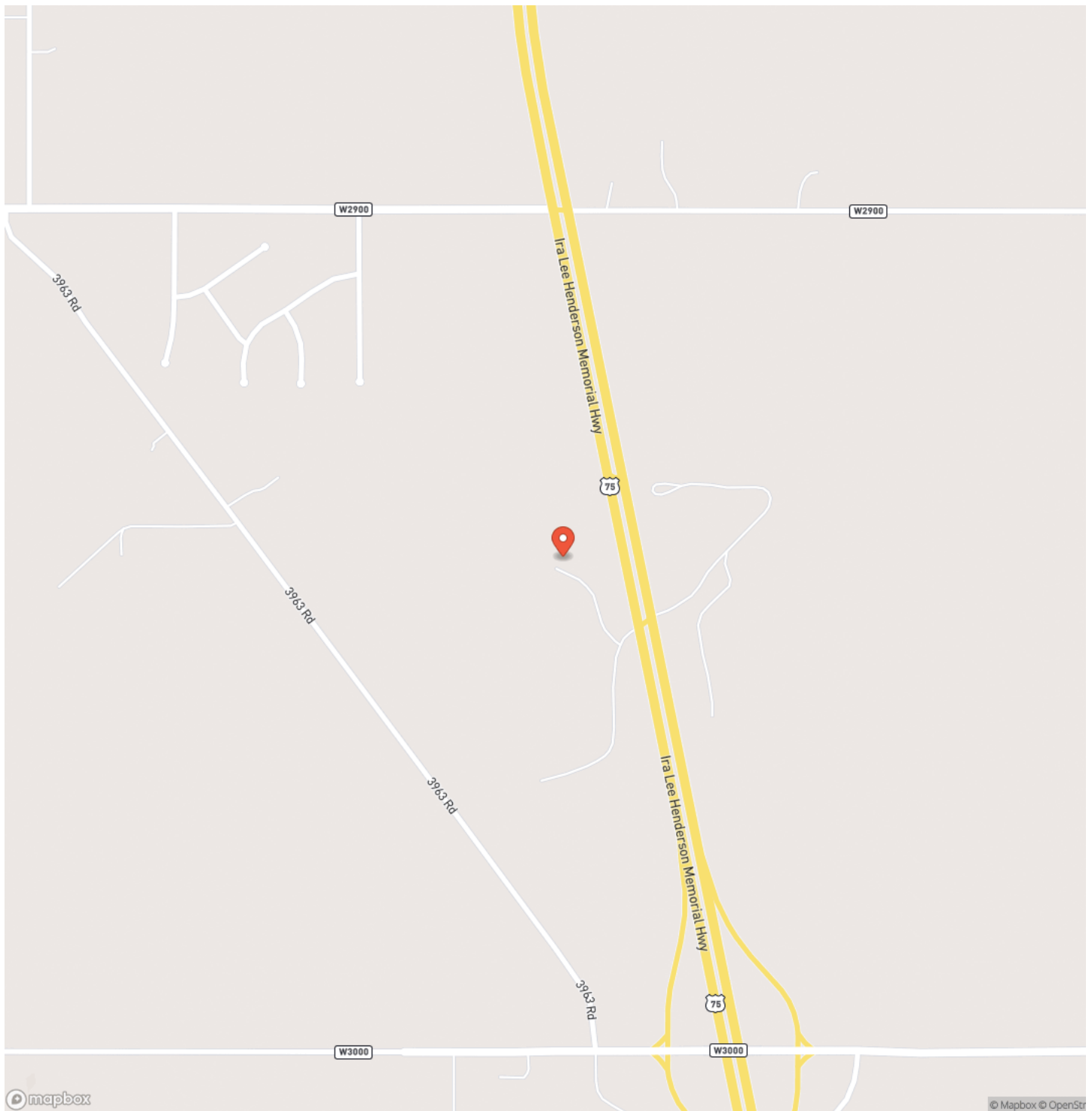
Take a look at this versatile 18.3+/- acre property located in Washington County just North of Tulsa with direct frontage on Highway 75! Adjoining a small lake, the property offers beautiful water views and an excellent location for a homesite, horse property, or commercial venture. The land is primarily native grass pasture with scattered trees, creating a clean, usable layout while still providing habitat for wildlife. Whitetail deer frequent the property, offering hunting opportunities that are hard to find close to Tulsa. Improvements include an iconic but functional barn featuring horse stalls, an office area, hay loft, and loading ramp. Additional structures include an enclosed shop/garage, a carport-style garage, livestock lean-to, and working pens. There is electric on the property, and the buyer should be able to get water from the city of Ramona. This makes the property close to ready for future development or immediate use. A classic white fence along Highway 75 provides an attractive entry and excellent visibility. With lake views, existing improvements, utilities available, and a highly desirable location, this property offers perfect country living and convenience just minutes from Tulsa. The property is located just a short drive North of Ramona, 18+/- minutes from Bartlesville, 21+/- minutes from Collinsville and 30+/- minutes to Tulsa! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Chuck Bellatti at [\(918\) 859-2412](tel:9188592412).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

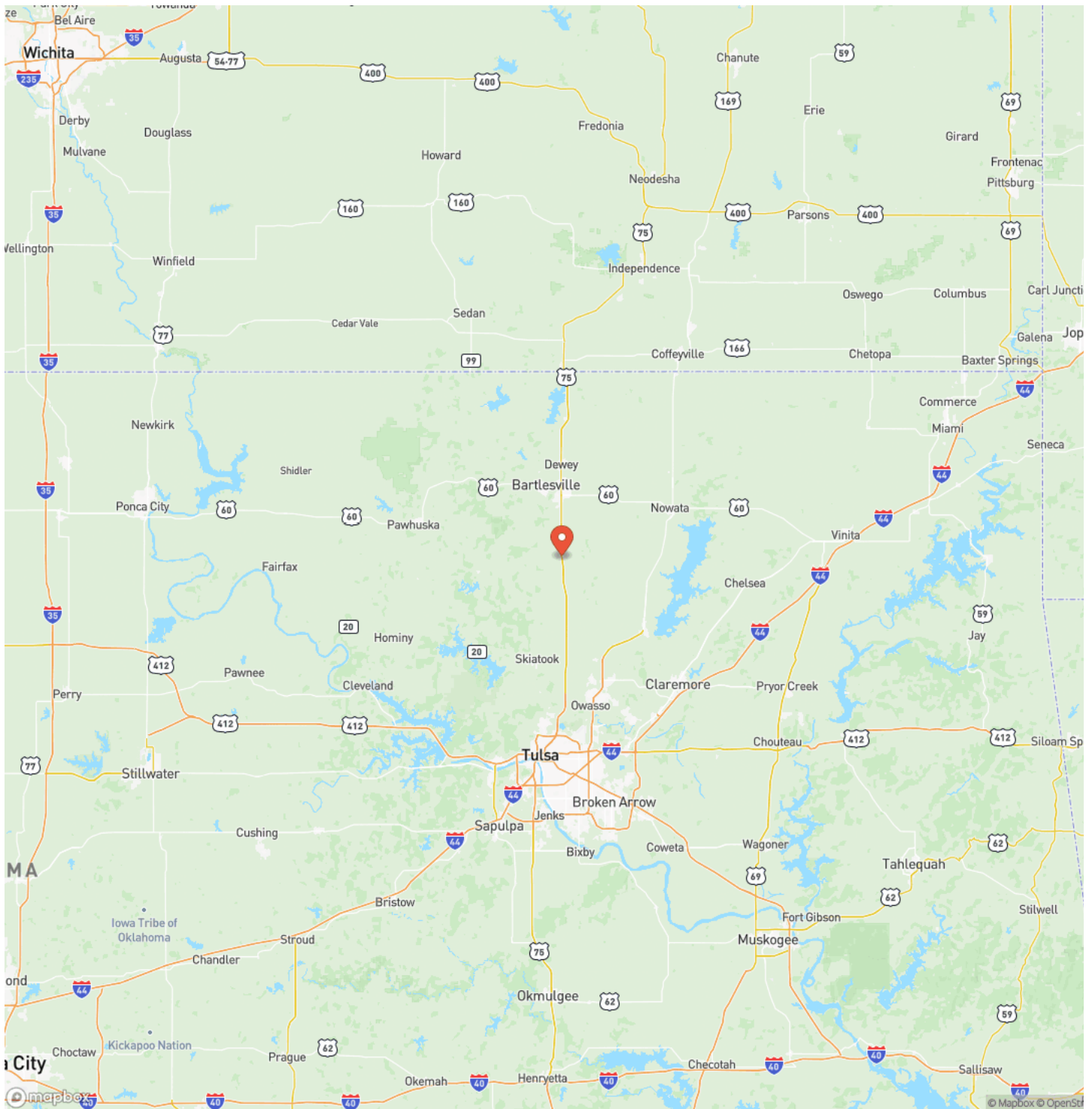
Highway 75 Ochelata Acres
Ochelata, OK / Washington County



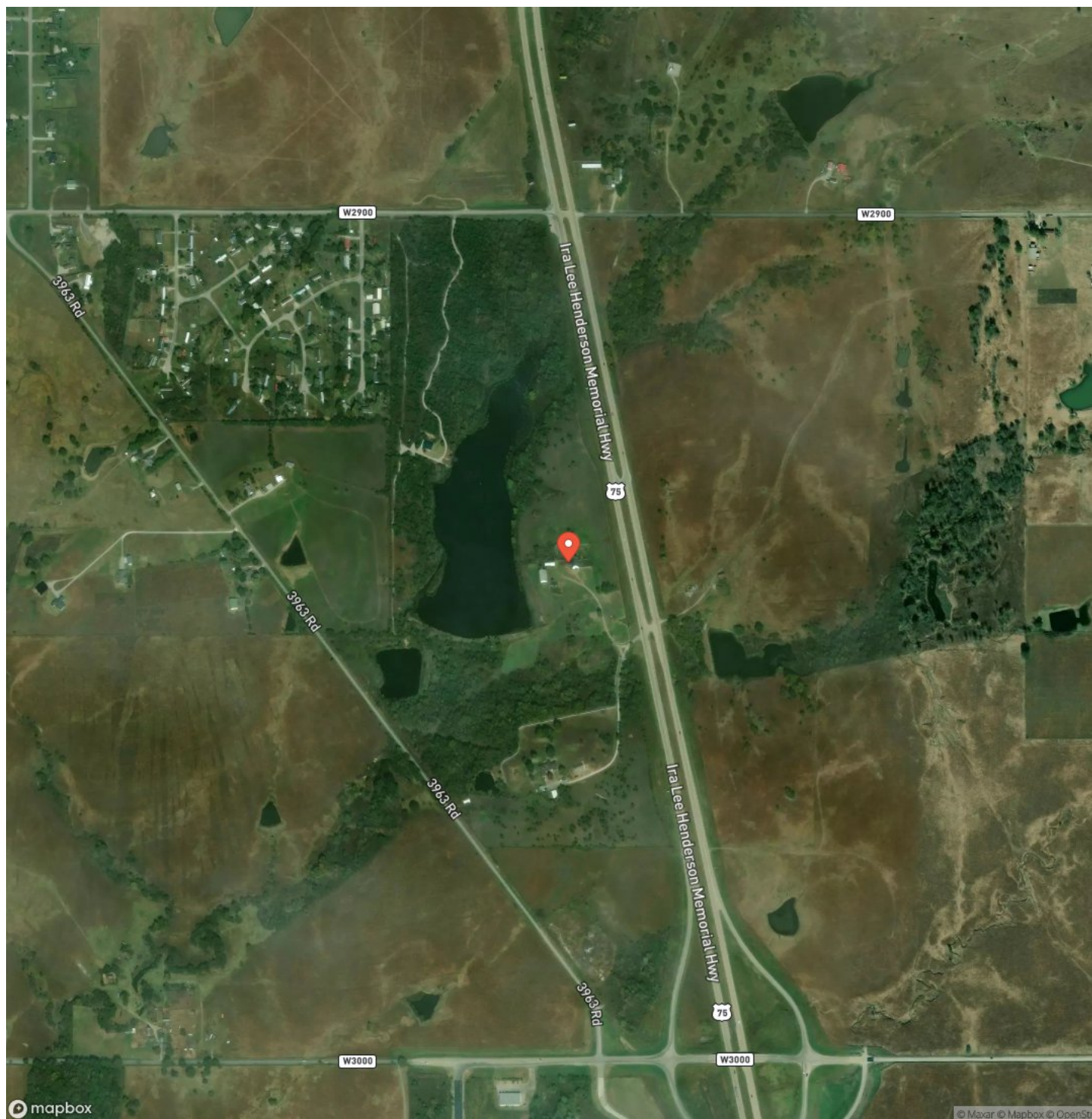
Locator Map



Locator Map



Satellite Map



Highway 75 Ochelata Acres
Ochelata, OK / Washington County

LISTING REPRESENTATIVE
For more information contact:



Representative
Chuck Bellatti

Mobile
(918) 859-2412

Email
chuck.bellatti@arrowheadlandcompany.com

Address
City / State / Zip

NOTES

Notes section with multiple horizontal lines for text entry.



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.



<https://arrowheadlandcompany.com/>

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.

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