

Potential Build Site Minutes From Tulsa  
N4000 Rd  
Ramona, OK 74061

**\$409,500**  
60.860± Acres  
Washington County



## Potential Build Site Minutes From Tulsa Ramona, OK / Washington County

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### SUMMARY

**Address**

N4000 Rd

**City, State Zip**

Ramona, OK 74061

**County**

Washington County

**Type**

Farms, Undeveloped Land, Ranches, Recreational Land

**Latitude / Longitude**

36.470476 / -95.886674

**Acreage**

60.860

**Price**

\$409,500

**Property Website**

<https://arrowheadlandcompany.com/property/potential-build-site-minutes-from-tulsa-washington-oklahoma/31105/>



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### **PROPERTY DESCRIPTION**

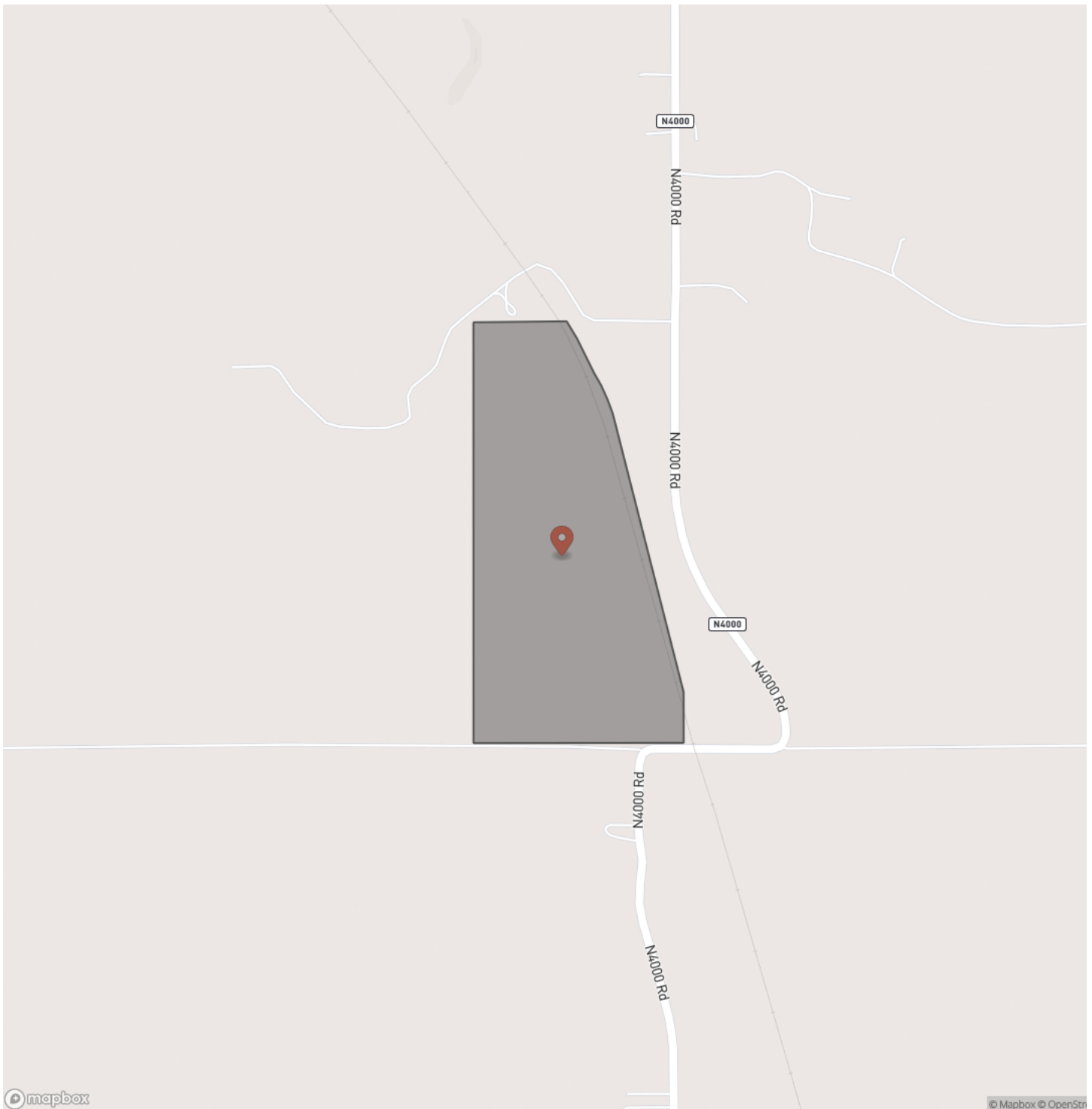
Are you in the market for a property with many great home build sites as well as incredible cattle grazing just minutes from Tulsa? This beautiful Washington County property is one you will want to take a look at. There is a pond on the west side of the property that with sc maintenance, could potentially be an exceptional water source for wildlife, your livestock, or even turned into an amazing fishing spot. On the south end of the property, there are cattle pens already standing and ready to be used. Towards the north end, there is a big elevatic change and small groups of trees adding some variation to the tract. This is a great property if you are new to the livestock business and offers you enough acreage to easily monitor everything that is going on while you are learning new ranching tactics. On top of that, if you are looking for extra acreage for your livestock to graze, this property suits those needs as well. Located just 1.5+/- miles from the closest town of Vera, OK, 15.5+/- miles from Owasso and 26.5+/- miles from Tulsa, this property is in a great location to access any amenities you may need all while being able to get your work done. There is also a water tap and electricity available on the property providing the necessities for your dream home build. If you are interested in a private showing or have any questions, please contact Chuck Bellatti at [\(918\) 859-2412](tel:9188592412).



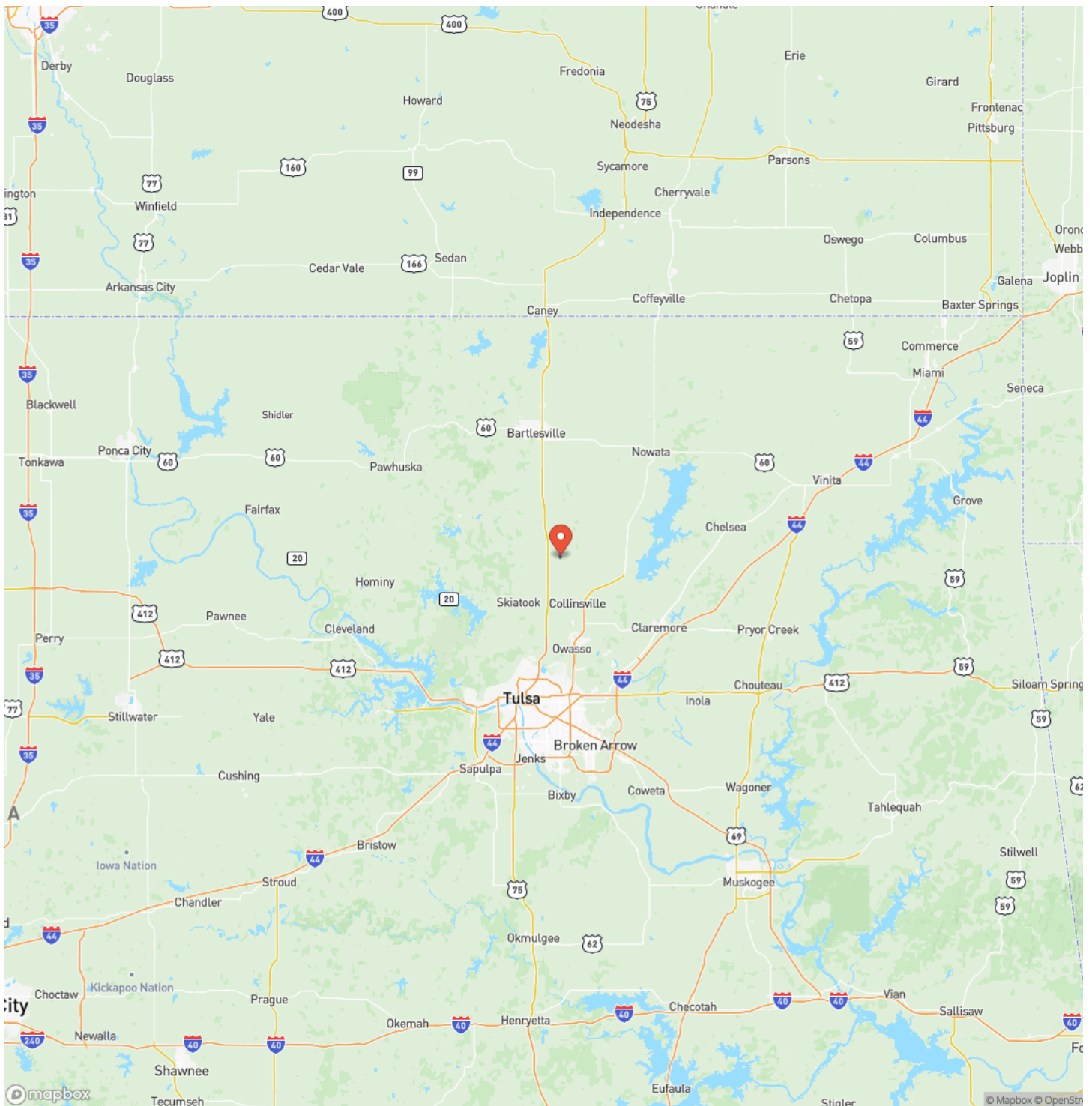
Potential Build Site Minutes From Tulsa  
Ramona, OK / Washington County



## Locator Map



## Locator Map



## Satellite Map



## Potential Build Site Minutes From Tulsa Ramona, 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

Ramona, OK 74061

## NOTES

[illegible]

**MORE INFO ONLINE:**

**[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)**

## 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, 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 relation 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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**Arrowhead Land Company**  
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