

Horsepen Creek Ranch
16012 N 145 Ave
Collinsville, OK 74021

\$1,400,000
25± Acres
Tulsa County



Horsepen Creek Ranch
Collinsville, OK / Tulsa County

SUMMARY

Address

16012 N 145 Ave

City, State Zip

Collinsville, OK 74021

County

Tulsa County

Type

Farms, Hunting Land, Horse Property, Ranches, Single Family, Recreational Land, Residential Property, Timberland

Latitude / Longitude

36.385996 / -95.814524

Dwelling Square Feet

3325

Bedrooms / Bathrooms

4 / 3.5

Acreage

25

Price

\$1,400,000

Property Website

<https://arrowheadlandcompany.com/property/horsepen-creek-ranch-tulsa-oklahoma/81915/>



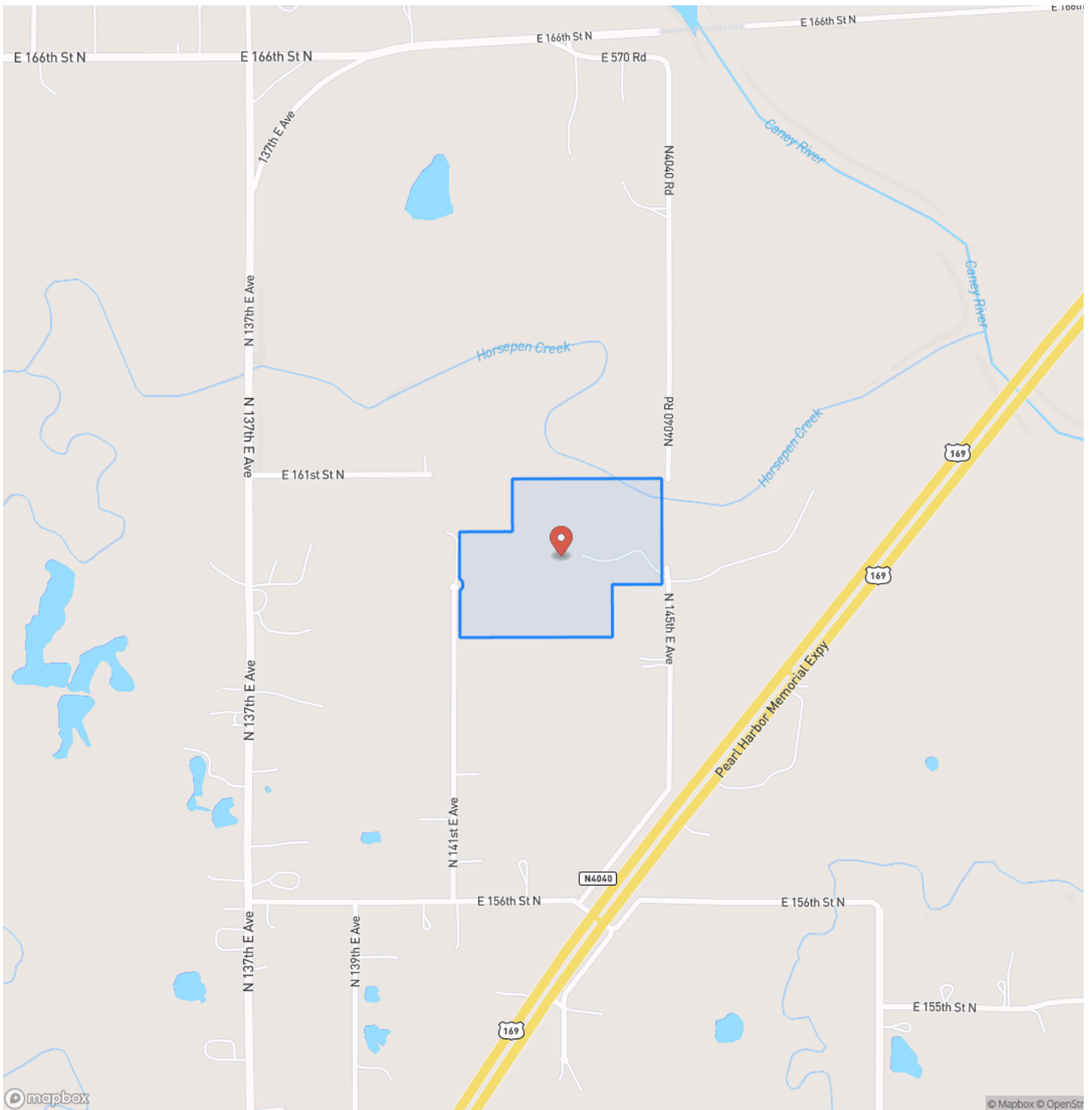
PROPERTY DESCRIPTION

Welcome to the Horsepen Creek Ranch, a private +/- 25 acre retreat just +/- 2.5 miles northeast of Collinsville, Oklahoma! Located in sought-after Tulsa County, this turnkey ranch blends upscale country living with premium equestrian and recreational amenities; all behind a remote-controlled gated entry. At the heart of the property sits a spacious 3,325 sq ft single story home, thoughtfully laid out with an open-concept floor plan perfect for entertaining and everyday comfort. The kitchen is a showpiece, featuring granite countertops, a gas range with vent hood, custom cabinetry, and an oversized walk-in pantry with plenty of built-in storage. Just off the kitchen, the dining area flows effortlessly into a cozy living room anchored by a floor-to-ceiling stone fireplace, creating a warm, inviting atmosphere. The primary suite offers generous space and privacy, with an oversized bedroom, luxurious bathroom, dual vanities, a jetted tub, walk-in shower, and a huge master closet with a built-in safe room and hidden gun safe. The home includes 4 bedrooms and 3 bathrooms in total, with ample storage, a central laundry area, and well-appointed guest rooms. For equestrian enthusiasts, the property includes a 40x70 horse barn with 5 custom stalls, water and electric, and a climate-controlled tack room (mini split), and a half bath. Nearby is a 40x40 steel-frame shop with a concrete floor and two 20x40 bays. One is insulated and ideal for equipment storage, workspace, and tools. The other is ideal for parking vehicles and storing hay. The grounds are fully set up for horse training and recreational usage. There is a 100x200 arena pad leveled with 150 loads of dirt, a 6 inch aggregate base and topped with screenings, just waiting for you to apply the finishing touch. There is also a round pen, fenced pasture, woods and trails for riding or hiking. Soak in the natural beauty along Horsepen Creek along the northern boundary, which offers deer hunting and creekside fishing opportunities. On the property also sits a Generac that will power the barn and the house, if needed. This property is conveniently located +/- 8 minutes from 4 grocery stores, +/- 20 minutes from the Tulsa International Airport, +/- 30 minutes from downtown Tulsa, +/- 33 miles from Bartlesville, Oklahoma, and only +/- 40 miles from the Kansas state line. Don't miss this chance to own your one-of-a-kind luxury ranch in Oklahoma. 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).

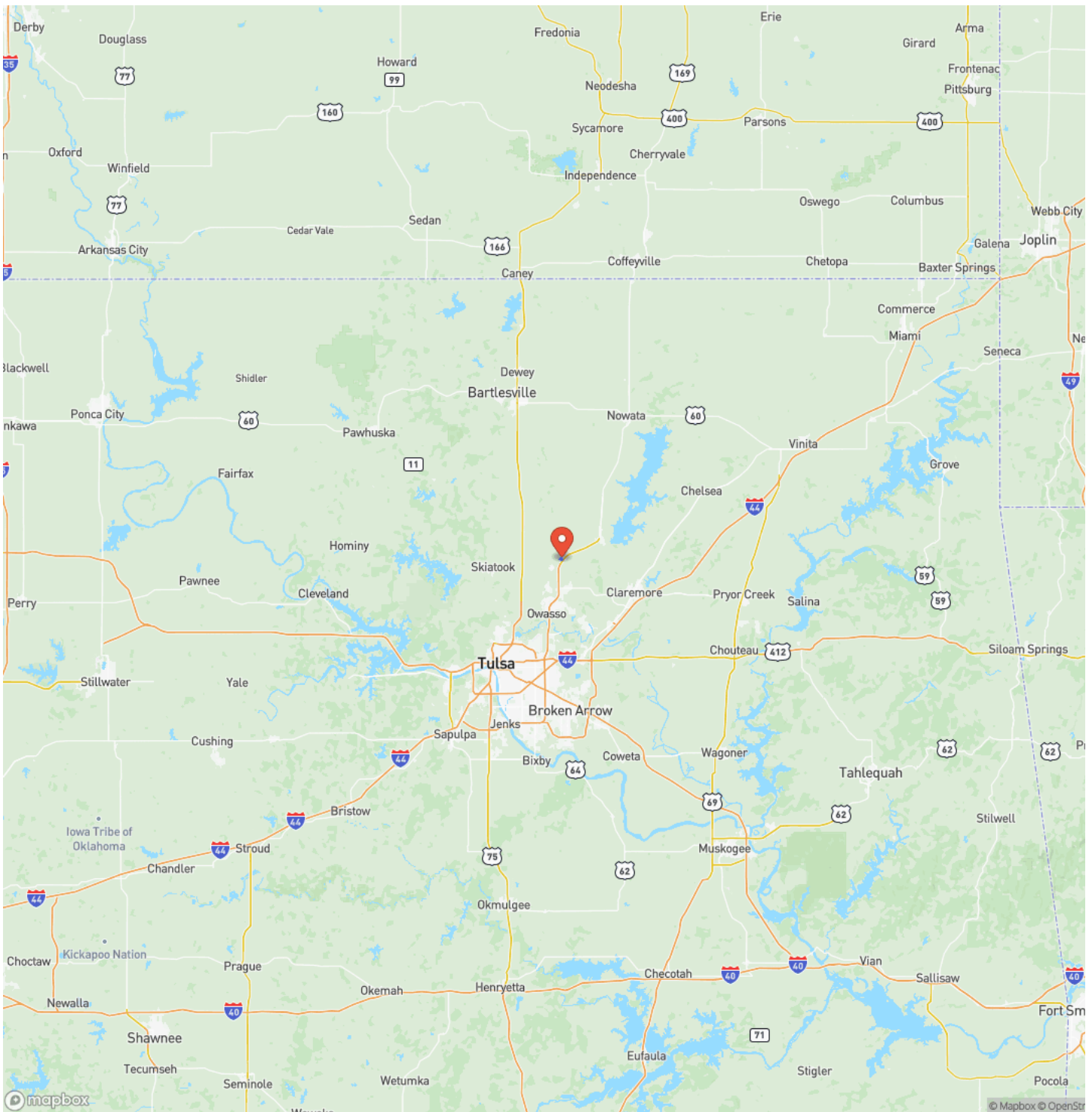
Horsepen Creek Ranch
Collinsville, OK / Tulsa County



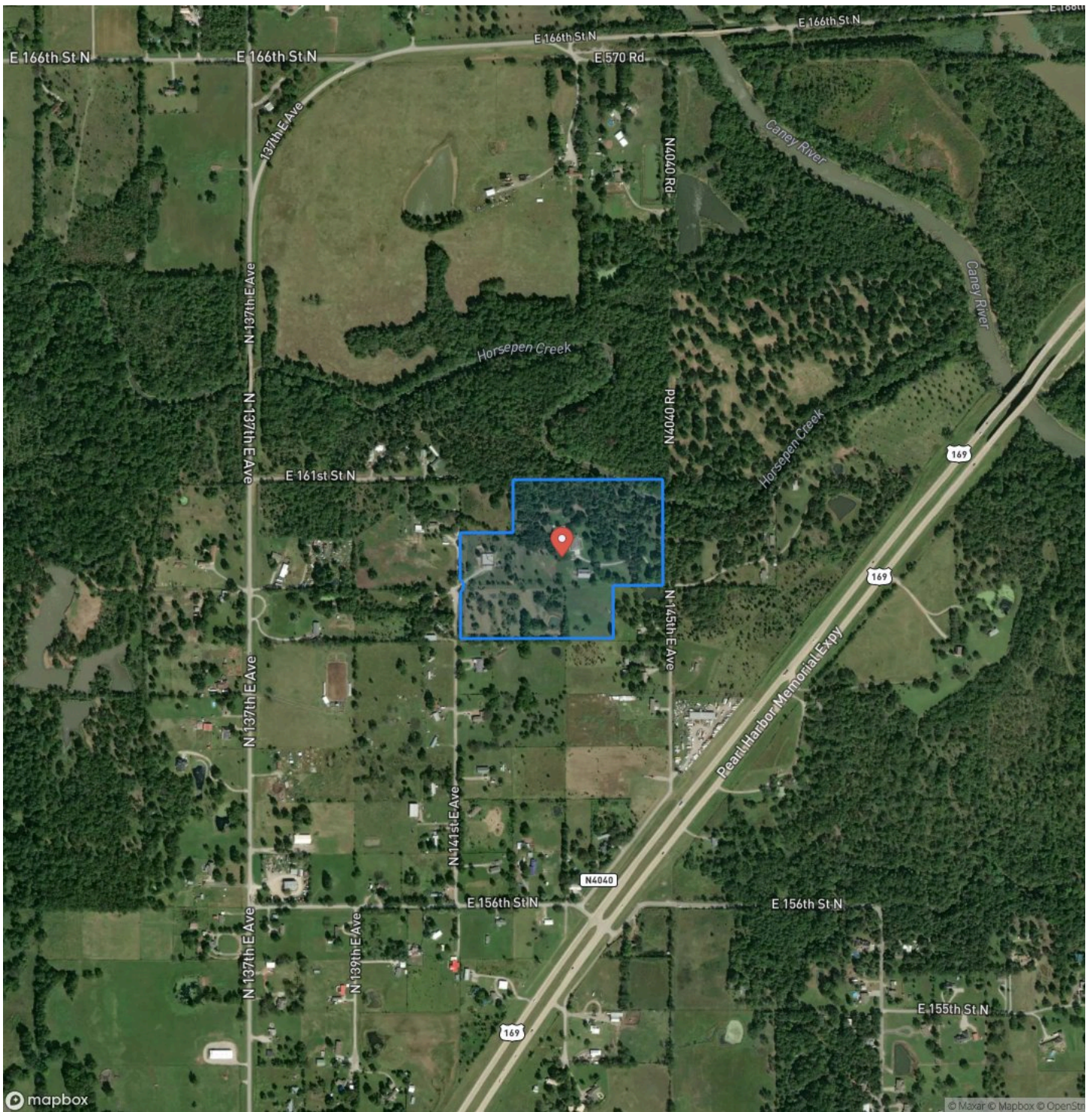
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Chuck Bellatti

Mobile

(918) 859-2412

Email

chuck.bellatti@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

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.



www.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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

