

Rock Creek Tract 2
Sperry, OK 74073

\$497,250
76.500± Acres
Osage County



Rock Creek Tract 2
Sperry, OK / Osage County

SUMMARY

City, State Zip

Sperry, OK 74073

County

Osage County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

36.2946 / -96.0578

Acreage

76.500

Price

\$497,250

Property Website

<https://arrowheadlandcompany.com/property/rock-creek-tract-2-osage-oklahoma/44447/>



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PROPERTY DESCRIPTION

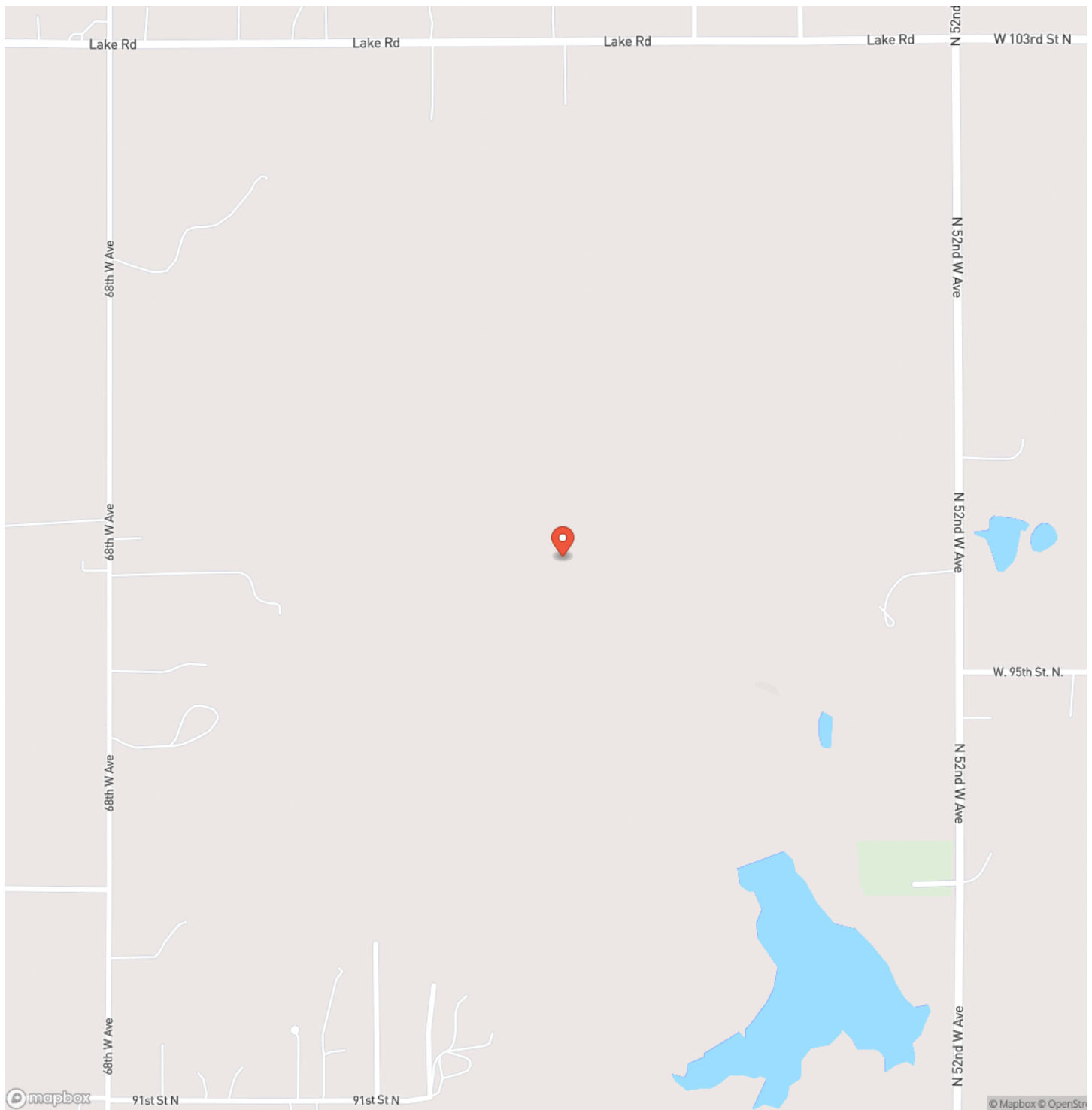
Whether you are looking for a beautiful location to build a home or a phenomenal cattle/hay producing property, this gorgeous Osage County farm is one that you will want to take a look at. Located just 20+/- minutes north of downtown Tulsa, it has the secluded country feel with the comforts and amenities of the city nearby. Acres of pasture and the beautiful Rock Creek flowing through the property allows for grazing of livestock and even the potential for hay production. The large hardwood timber creek bottoms also provide hunting opportunities for deer, turkeys, and hogs. This is a do-it-all farm that you will not want to miss out on. It is also located just 16+/- miles from Tulsa International Airport and only 5+/- miles from the beautiful Skiatook Lake. All showings are by appointment only. Contact Chuck Bellatti at [\(918\) 859-2412](tel:9188592412) for more information or to schedule a private viewing. Additional tracts are available for purchase nearby.



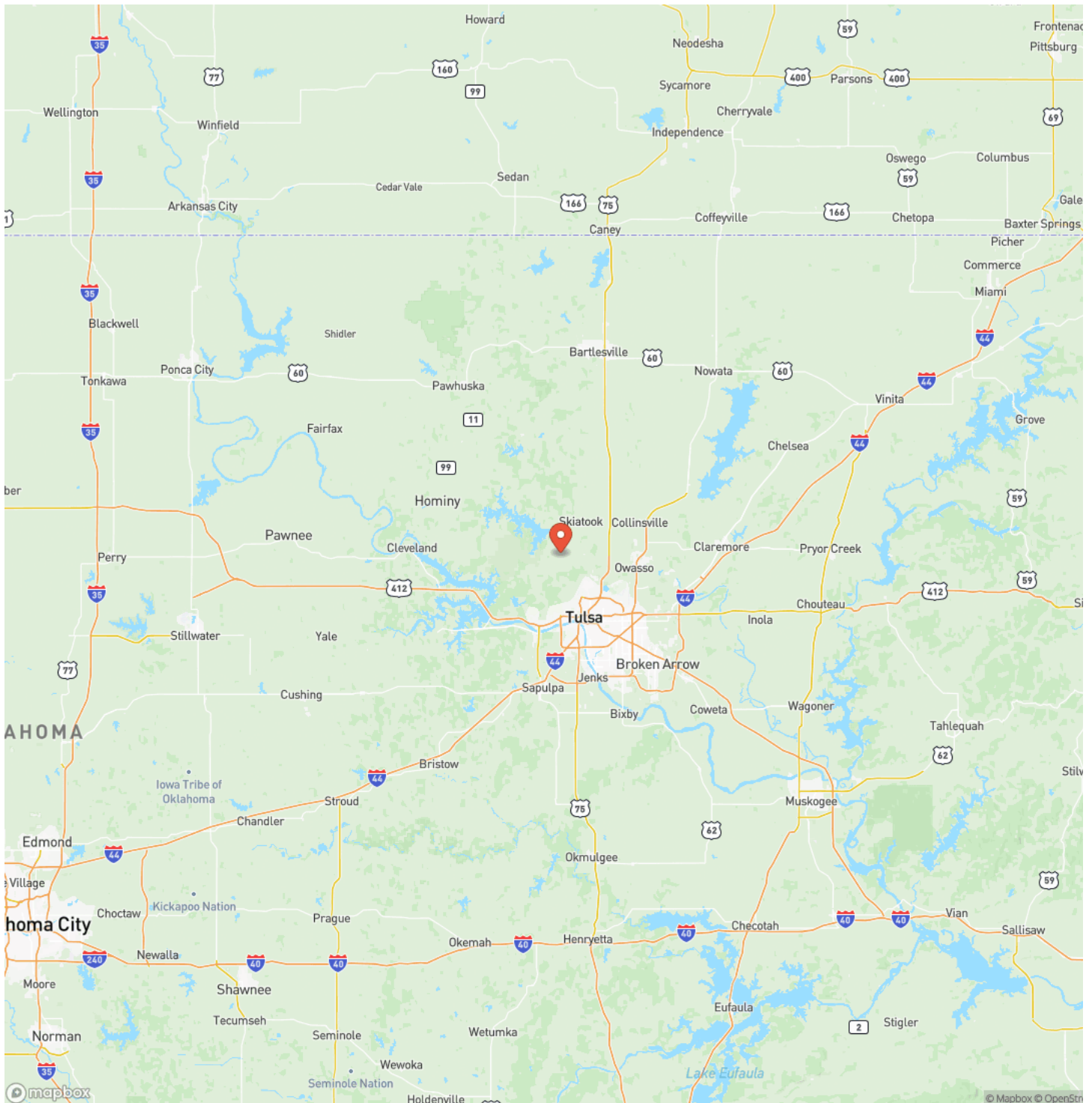
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Locator Map



Locator Map



Satellite Map



Rock Creek Tract 2
Sperry, OK / Osage 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

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.



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