

Elk River Country Homestead
70190 East 240 Road
Wyandotte, OK 74370

\$569,000
40± Acres
Ottawa County



Elk River Country Homestead
Wyandotte, OK / Ottawa County

SUMMARY

Address

70190 East 240 Road

City, State Zip

Wyandotte, OK 74370

County

Ottawa County

Type

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

Latitude / Longitude

36.669793 / -94.622721

Dwelling Square Feet

1640

Bedrooms / Bathrooms

2 / 2.5

Acreage

40

Price

\$569,000

Property Website

<https://arrowheadlandcompany.com/property/elk-river-country-homestead-ottawa-oklahoma/81377/>



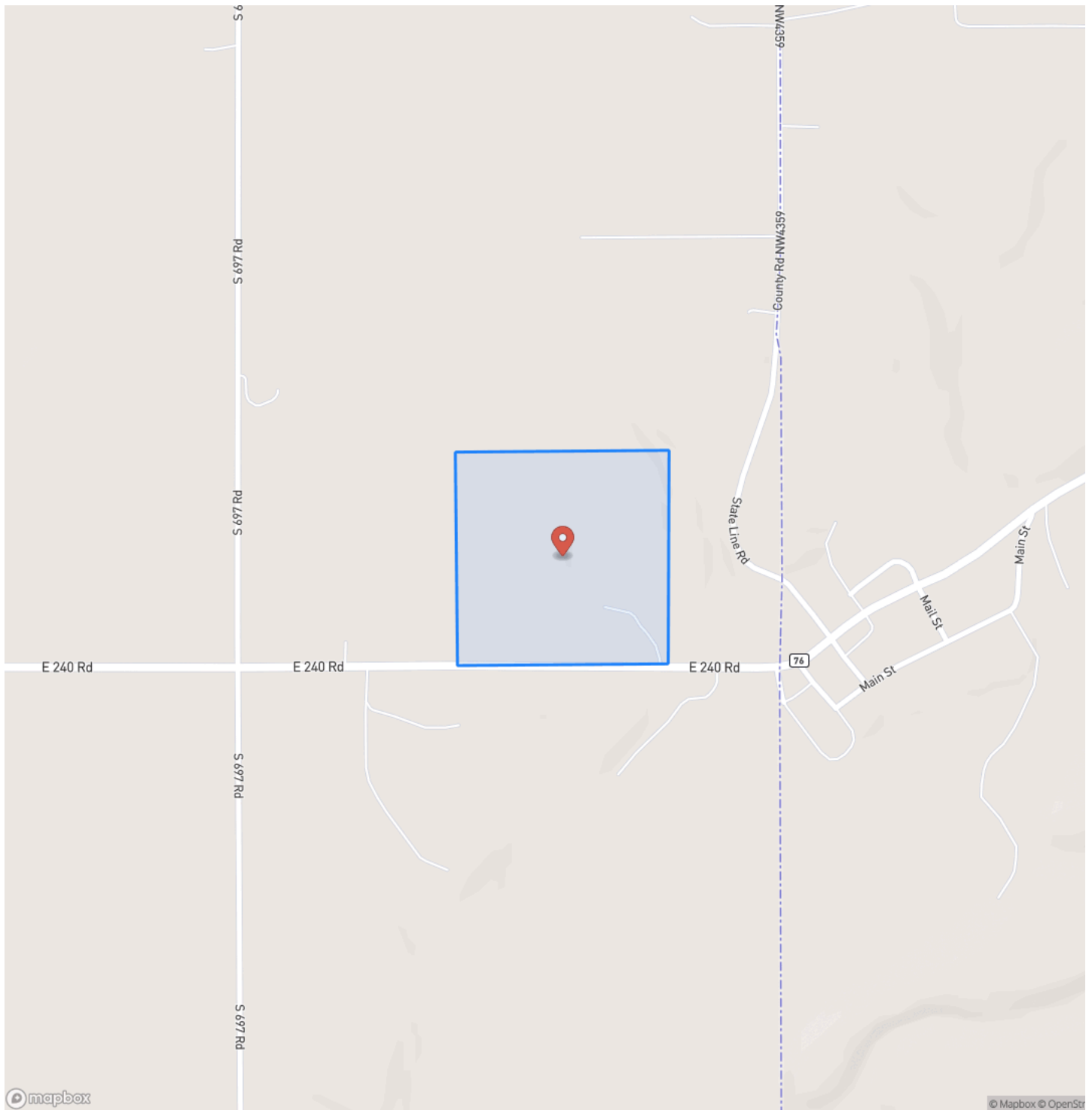
PROPERTY DESCRIPTION

Elk River Country Homestead is a ±40-acre breathtaking countryside retreat in the Elk River area of Grand Lake, near the Oklahoma/Missouri state line. It's time to bring your vision, roll up your sleeves, and create your dream property! Located just ±4.5 miles east of the Number 10 Bridge on the north side of the Elk River Corridor, and only ±½ mile from Tiff City, Missouri, this property offers a rare blend of beauty, resources, and untapped potential. Whether you're an investor seeking a value-add project, a hunter looking for your own private getaway, or someone dreaming of a self-sufficient country lifestyle just minutes from Grand Lake, this property is your canvas. The property is perimeter-fenced and includes five wells, three ponds, and a spring—ensuring a plentiful year-round water supply. There is a 2-bedroom, 2.5-bath home with solid bones and a spacious layout, including a large kitchen with island, open living area, and a walk-in cellar/storm shelter. With some TLC and finishing touches, this home can become a charming and comfortable retreat. Also included is a portable tiny home in good livable condition, plus multiple outbuildings—including several barns, shops, sheds, and a chicken coop. Together, these structures offer the foundation for workshops, creative spaces, or agricultural use. They're ready for repairs and custom upgrades to fit your vision. Adding to the appeal is a large bank of solar panels, currently in good working condition, offering both energy savings and sustainability. At the top of the property lies a beautiful full-sun vineyard, once used for blueberry wine production. The existing infrastructure is ready for revival, complete with irrigation and deer fencing for future fruit production. The vineyard includes established blueberries, as well as apple and pear trees that offer seasonal harvests. Nearby mature hardwoods add natural beauty and the potential for marketable timber. For hunters, an elevated shooting platform located in the top of the barn provides sweeping views over the rolling terrain and open grassy areas. This property is in a secluded yet convenient rural location, bursting with potential. With the right plan and a little old-fashioned sweat equity, you can transform and restore this land into the ultimate homestead, lake cabin, or income-producing farm. The setting is truly unbeatable. Elk River Country Homestead is conveniently located ±31 miles from Joplin, Missouri, ±100 miles from Tulsa International Airport, and only ±13 miles from Grove, Oklahoma. All showings are by appointment only. For more information or to schedule a private viewing, please contact Erica Brent at [\(918\) 863-0355](tel:9188630355).

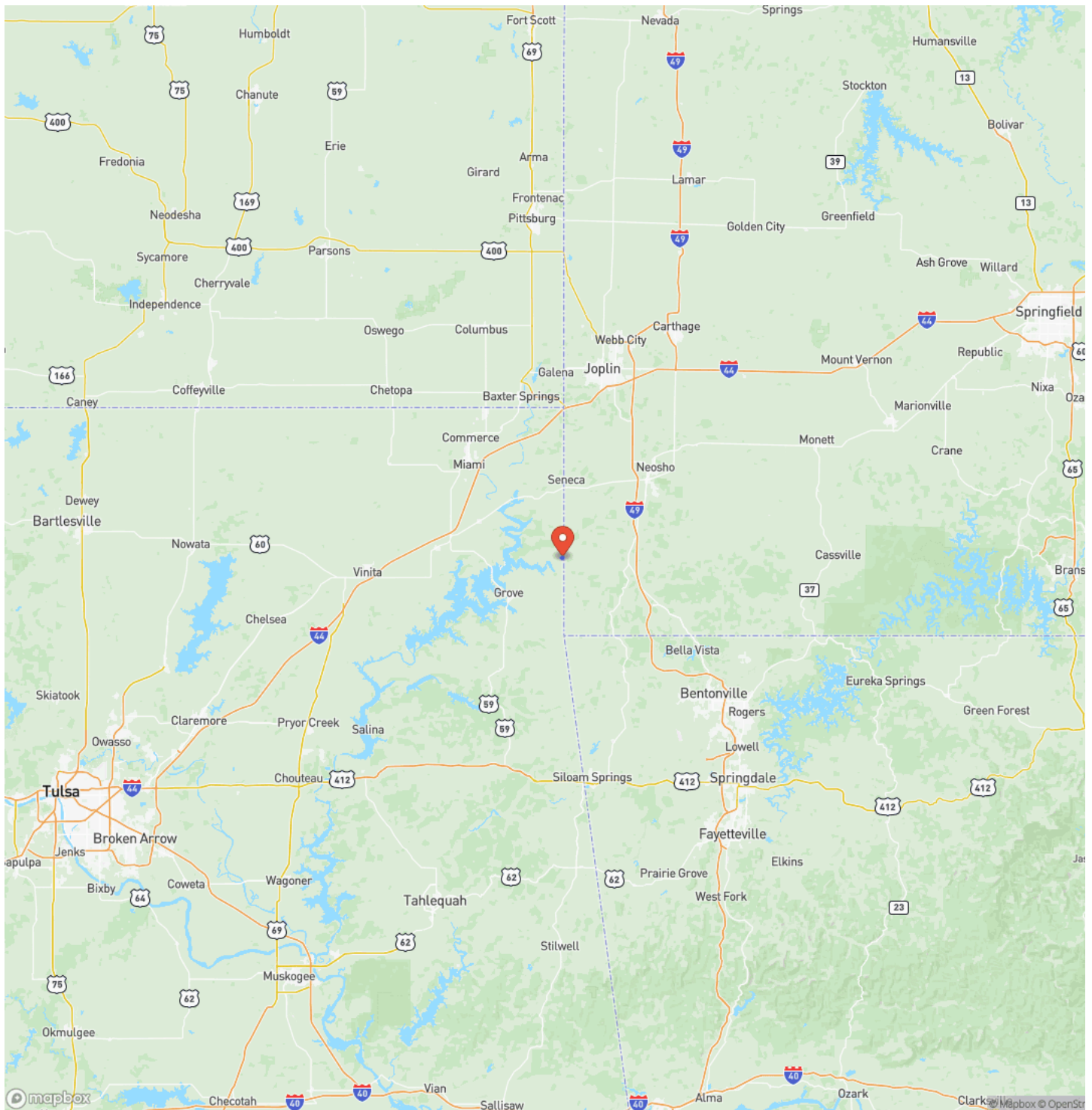
Elk River Country Homestead
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Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Erica Brent

Mobile

(918) 863-0355

Email

erica.brent@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

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This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page, typical of notebook or legal stationery. There are no margins, text, or other markings present.



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.

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