

**NE Oklahoma Ranch with Homestead**  
439052 E 40 Rd  
Welch, OK 74369

**\$665,000**  
153± Acres  
Craig County



## NE Oklahoma Ranch with Homestead Welch, OK / Craig County

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### SUMMARY

**Address**

439052 E 40 Rd

**City, State Zip**

Welch, OK 74369

**County**

Craig County

**Type**

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

**Latitude / Longitude**

36.9585 / -95.1696

**Dwelling Square Feet**

2500

**Bedrooms / Bathrooms**

4 / 1

**Acreage**

153

**Price**

\$665,000

**Property Website**

<https://arrowheadlandcompany.com/property/ne-oklahoma-ranch-with-homestead-craig-oklahoma/47641/>



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### **Welch, OK / Craig County**

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#### **PROPERTY DESCRIPTION**

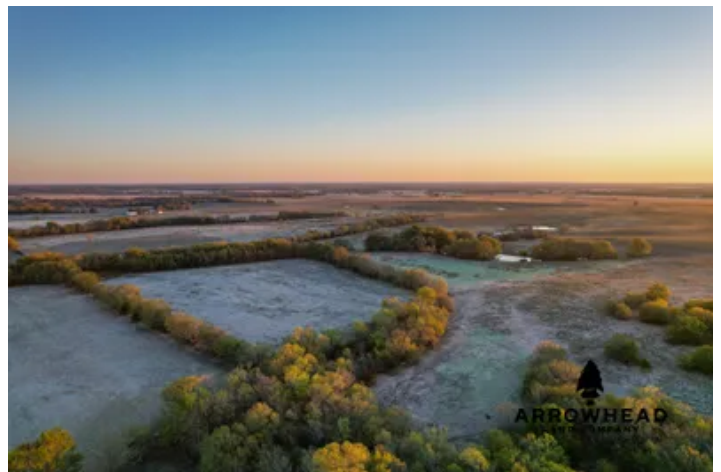
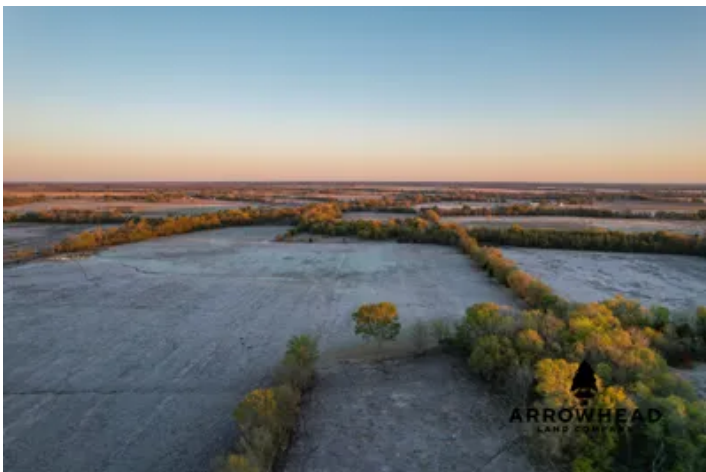
Take a look at this amazing Northeast Oklahoma ranch with a custom built homestead! This property has several features that make this outstanding 153 +/- acres a must have. If you are someone who appreciates the rural lifestyle, this one will not disappoint. This property features a large home that is a 2,500 sq ft, 4 bedroom / 1 bathroom custom built home that features ample space, two stories with spacious bedrooms, and a wrap-around porch. In addition, around the home is a barn and a shop providing you with plenty of space to store equipment or satisfy any other uses you desire to use them for. You can also find corrals and cross fencing allowing you the opportunity to strategically rotate and hold your livestock. This home does come with a rural water tap. On top of the rural living, this property has excellent ranching and recreational opportunities. There are several ponds that serve as excellent water sources for wildlife or livestock. There are creeks throughout the property as well as open timber. If you are looking to graze livestock and also farm, there is ample acreage of potential farmland ready for you to work. The recreational opportunities are endless as well providing multiple open fields that could be turned into massive food plots. The opportunities are endless with this ranch. It is located just 15 +/- minutes from Welch, OK and 30 +/- minutes from Miami, OK. Also, it is located just 15 +/- minutes from Chetopa, Kansas, and just under an hour from Joplin, Missouri. Amongst all of the great features this property offers, the location is truly amazing! If you have any questions or are interested in a private showing, please contact Chuck Bellatti at [\(918\) 859-2412](tel:9188592412).



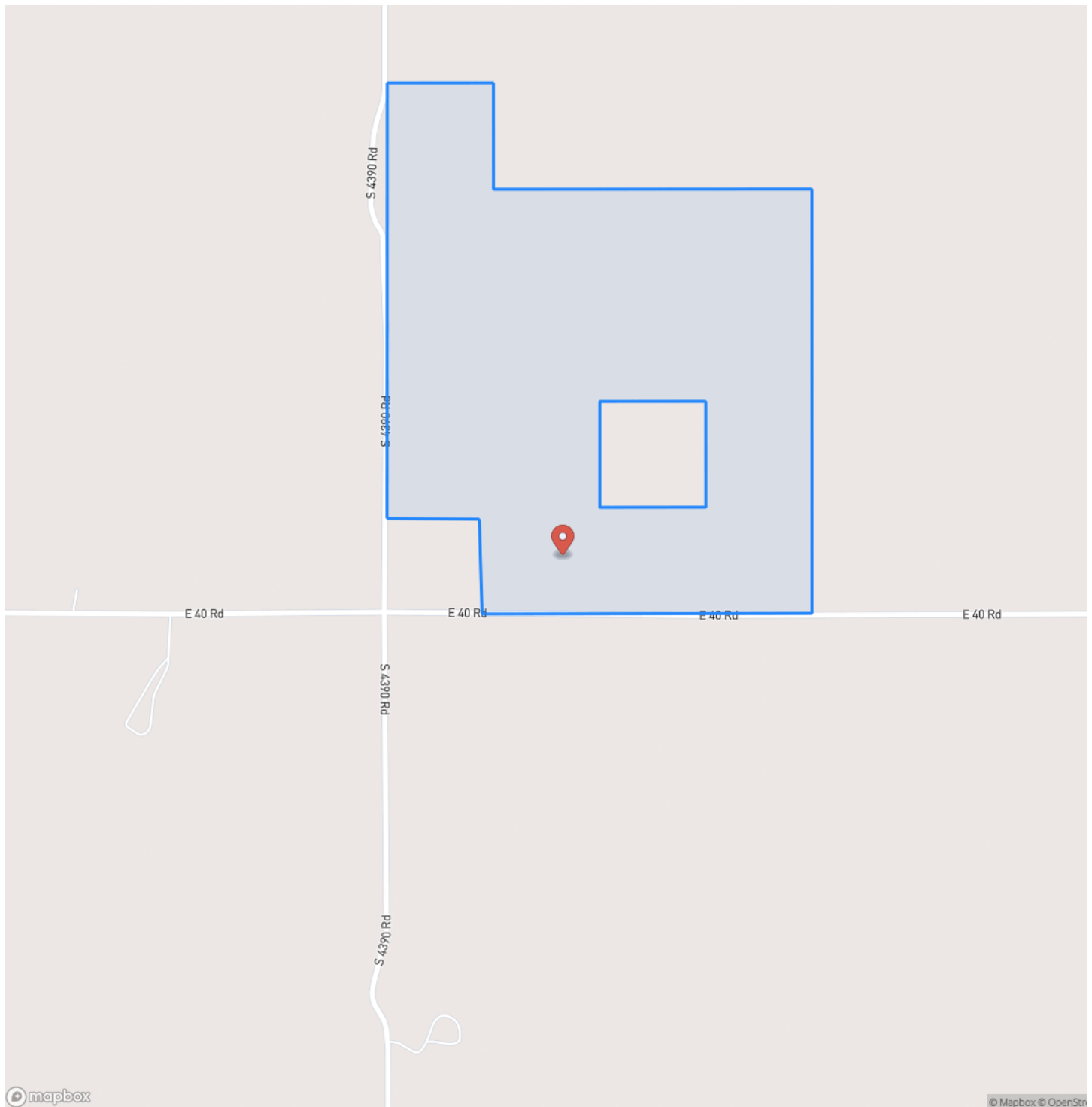


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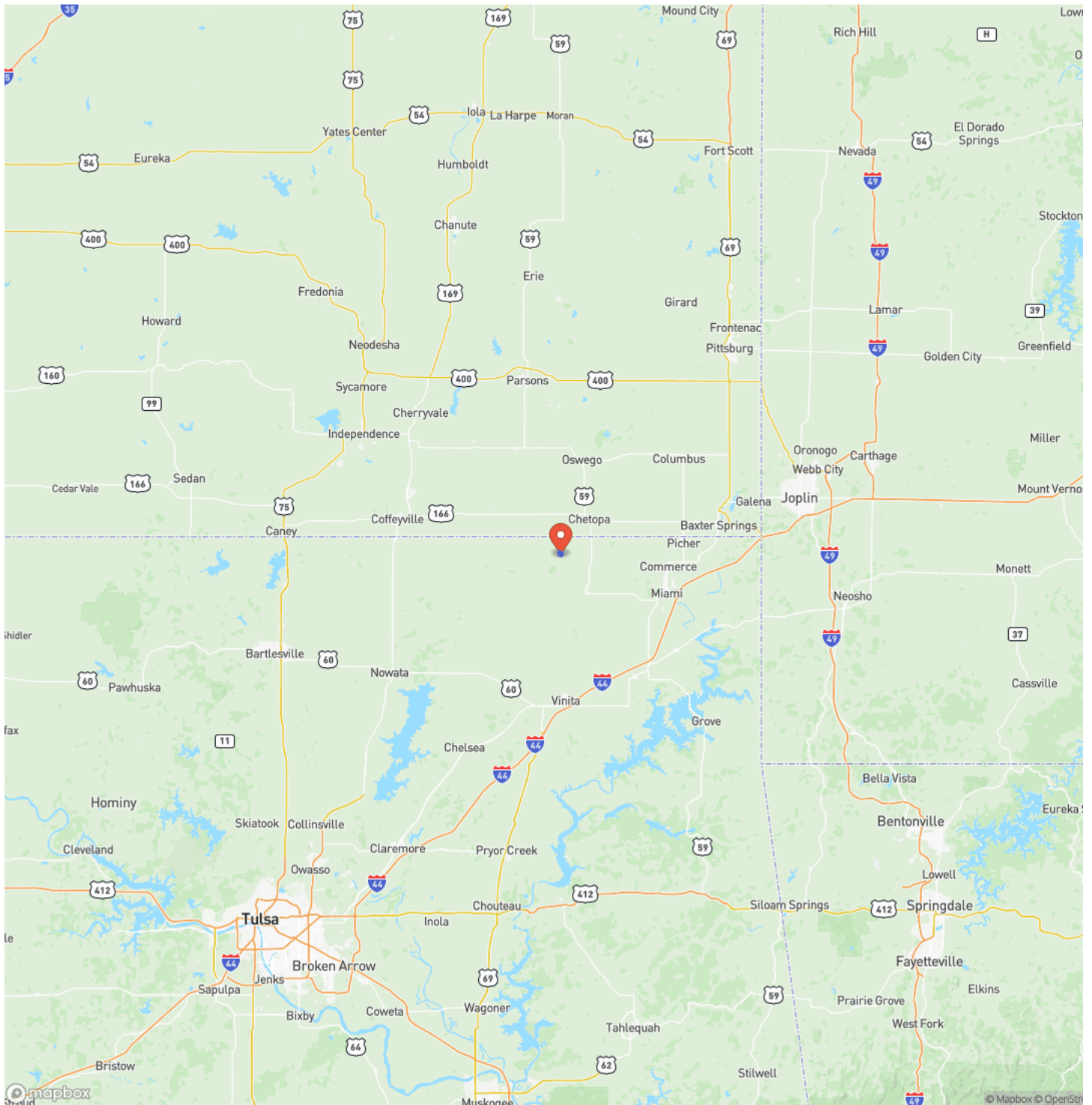
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## Locator Map

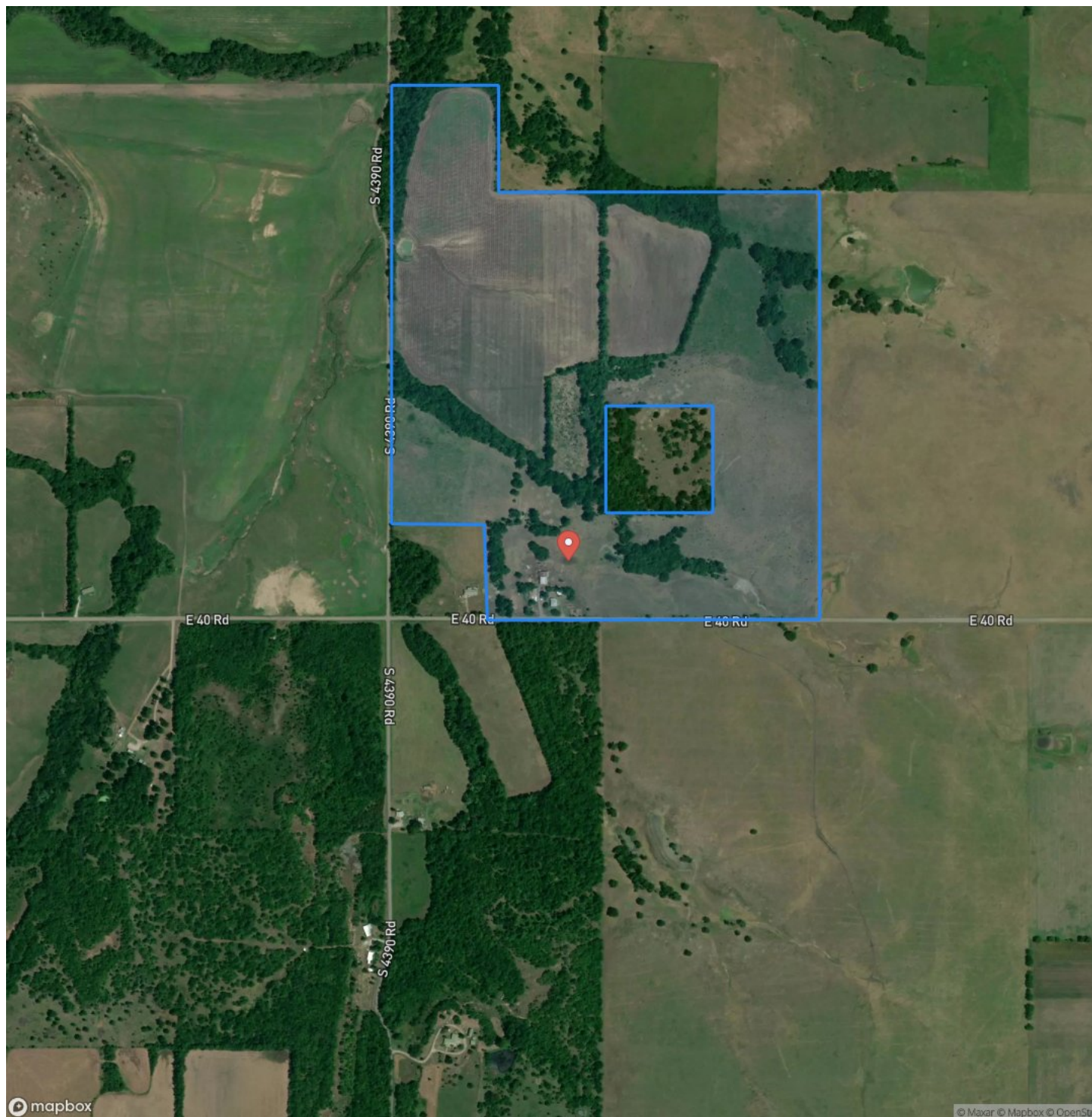


## Locator Map





## Satellite Map



## NE Oklahoma Ranch with Homestead Welch, OK / Craig 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

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## 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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