

Talala Creek Ranch
8514 E 310 RD
Talala, OK 74080

\$949,000
191± Acres
Rogers County



Talala Creek Ranch
Talala, OK / Rogers County

SUMMARY

Address

8514 E 310 RD

City, State Zip

Talala, OK 74080

County

Rogers County

Type

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

Latitude / Longitude

36.5656 / -95.6782

Dwelling Square Feet

864

Bedrooms / Bathrooms

2 / 1

Acreage

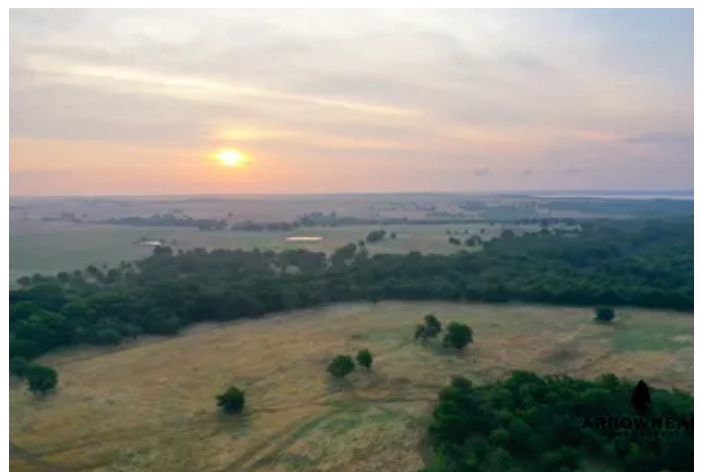
191

Price

\$949,000

Property Website

<https://arrowheadlandcompany.com/property/talala-creek-ranch-rogers-oklahoma/41383/>

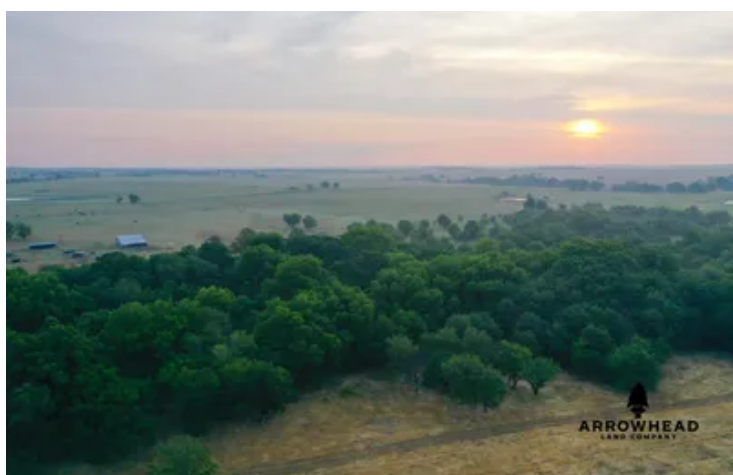


PROPERTY DESCRIPTION

PRICE REDUCED! Take a look at this versatile 191 +/- acre property nestled in Rogers County, Oklahoma. Hitting the market for the very first time, this property boasts both agricultural and recreational opportunities. With a history of cattle grazing and hay production, this picturesque landscape would draw any rancher looking for their slice of Oklahoma. Upon entering through a secure gated entrance and traversing down a long gravel drive, you'll be greeted by a charming old farm house and cattle working facilities. Facilities include loafing sheds, barn and corrals. The property features native and improved grasses and two ponds to water livestock and wildlife. In addition to agricultural opportunities, a more noteworthy feature of the ranch is the Talala creek. While fishing in your own oasis you'll catch a variety of fish including bass, catfish, and crappie. Along this creek you'll also find the countless whitetail which frequent the creek beds and draws throughout the property. As a bonus this ranch is adjacent to public land, providing unparalleled access to additional hunting grounds, expanding the potential for a variety of game. The close proximity to Oologah lake and the presence of Talala Creek through the ranch offer the potential for rewarding waterfowl hunting experiences. This stunning parcel is easily accessible via Highway 169 and just minutes north of Talala. Beyond its ranching and hunting attributes, this property is a highly coveted gem. With a mere 45+/- minute drive from the vibrant city of Tulsa, it seamlessly combines rural tranquility with convenient access to urban amenities. Whether you're a passionate rancher seeking pastures or an avid hunter in search of abundant game, this property does not disappoint. Owner grazing stocker rates 50 cow/calf pairs. Seller has improved fences and clipped and sprayed pastures 2023. Don't miss your chance to own this remarkable piece of land that caters to both ranchers and hunters alike. Mineral rights convey. Seller is a licensed Realtor. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Erica Brent at [\(918\) 863-0355](tel:9188630355).



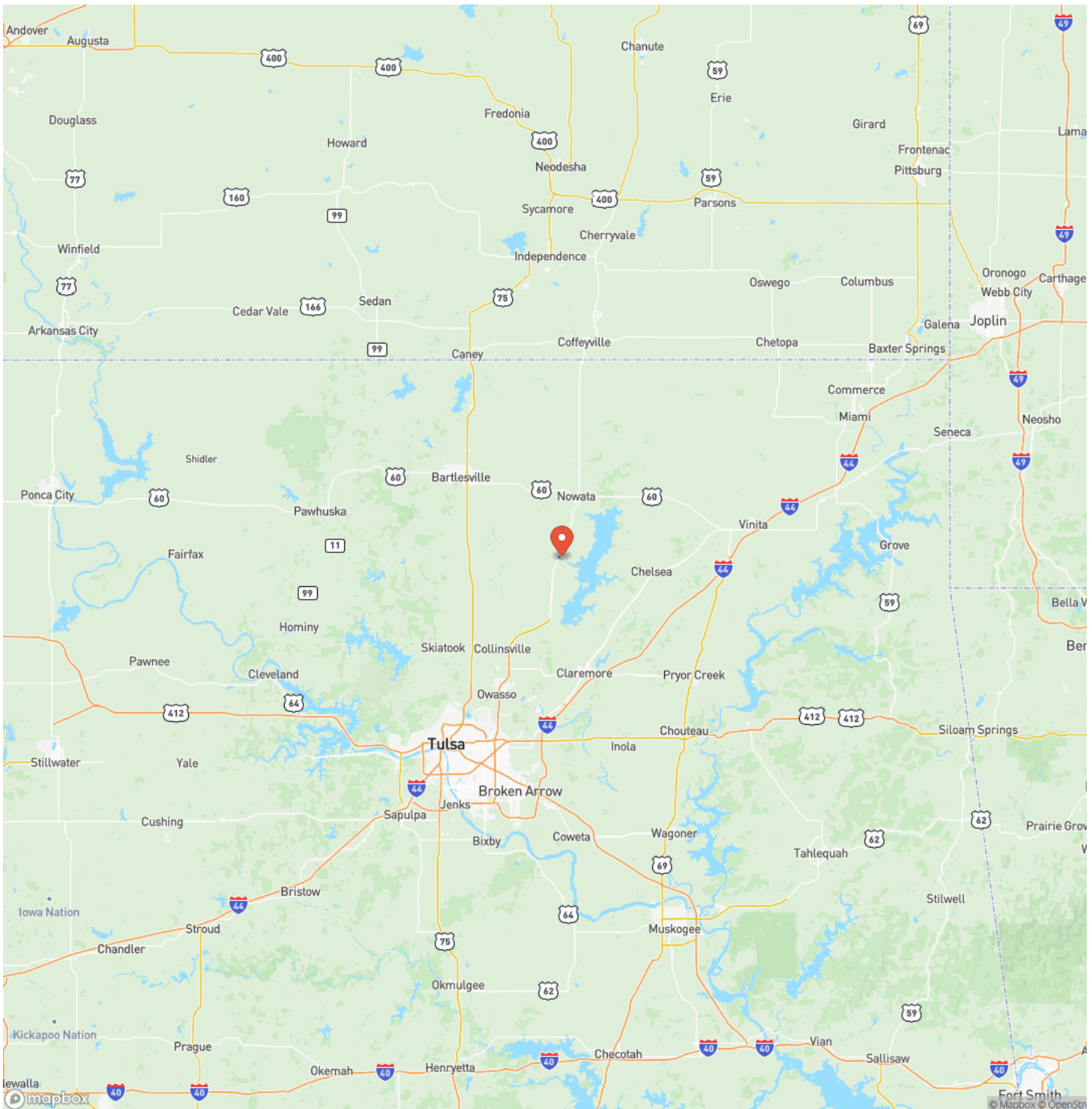
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Talala, OK / Rogers County



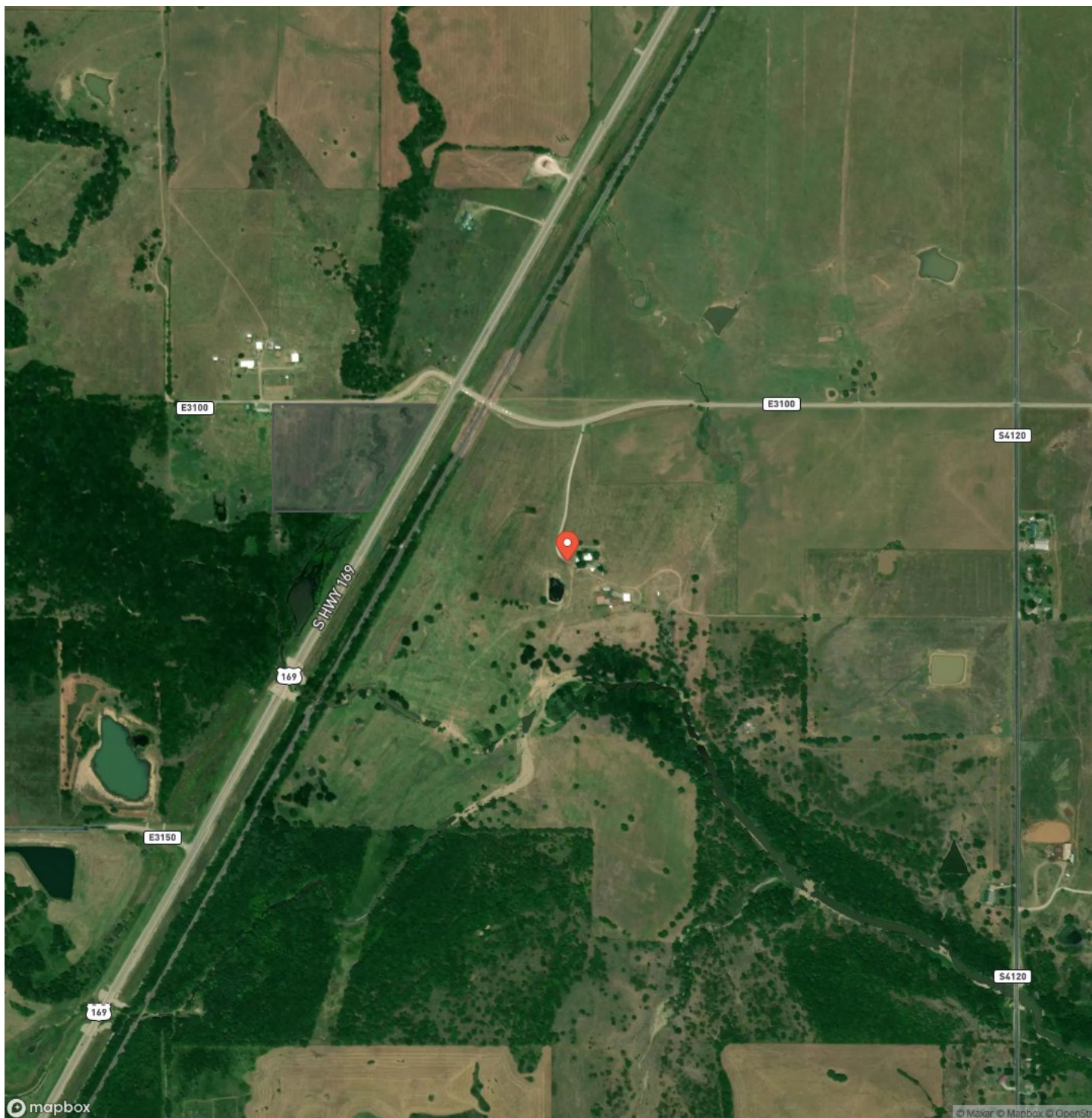
Locator Map



Locator Map



Satellite Map



Talala Creek Ranch
Talala, OK / Rogers County

LISTING REPRESENTATIVE

For more information contact:



Representative

Erica Brent

Mobile

(918) 863-0355

Email

erica.brent@arrowheadlandcompany.com

Address

City / State / Zip

Nowata, OK 74048

NOTES

This image shows a blank 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.

MORE INFO ONLINE:

www.arrowheadlandcompany.com

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DISCLAIMERS

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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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