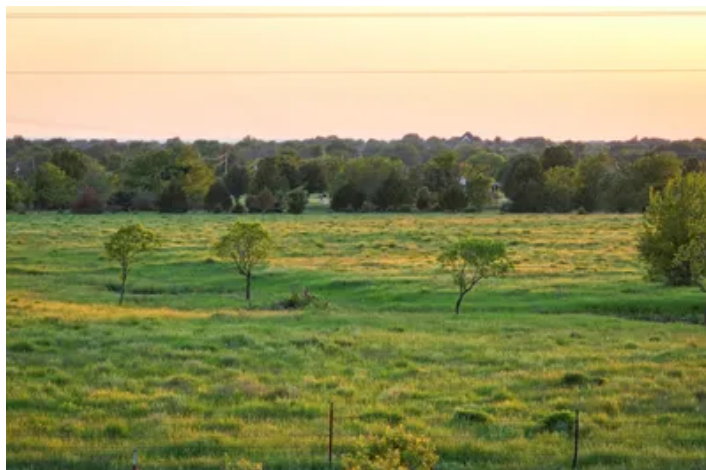
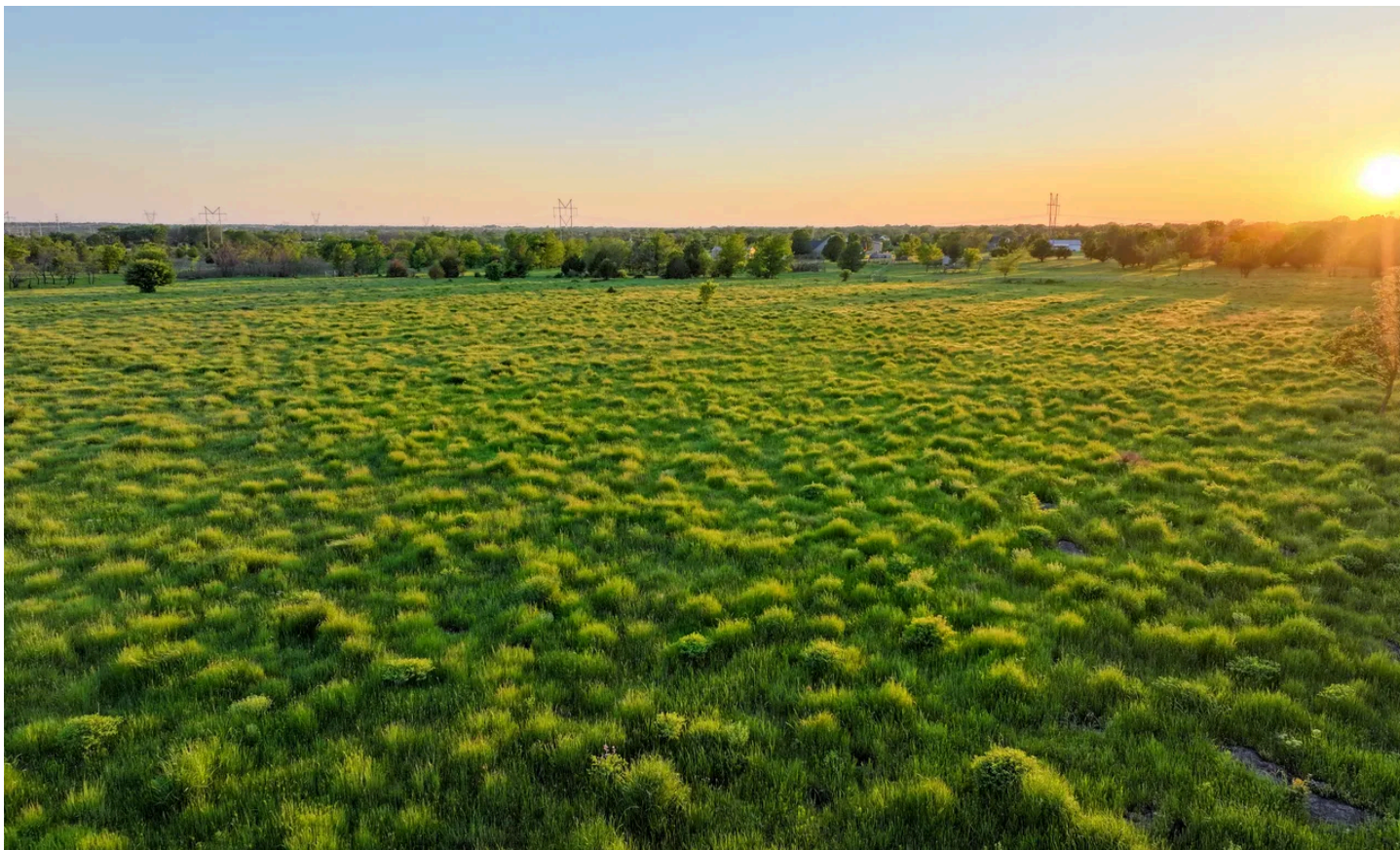


Homesite North Near Oologah Lake
S 4110 Rd
Oologah, OK 74053

\$340,000
20± Acres
Rogers County



Homesite North Near Oologah Lake Oologah, OK / Rogers County

SUMMARY

Address

S 4110 Rd

City, State Zip

Oologah, OK 74053

County

Rogers County

Type

Farms, Ranches, Recreational Land, Undeveloped Land, Horse Property

Latitude / Longitude

36.444173 / -95.688816

Acreage

20

Price

\$340,000

Property Website

<https://arrowheadlandcompany.com/property/homesite-north-near-oologah-lake-rogers-oklahoma/70164/>

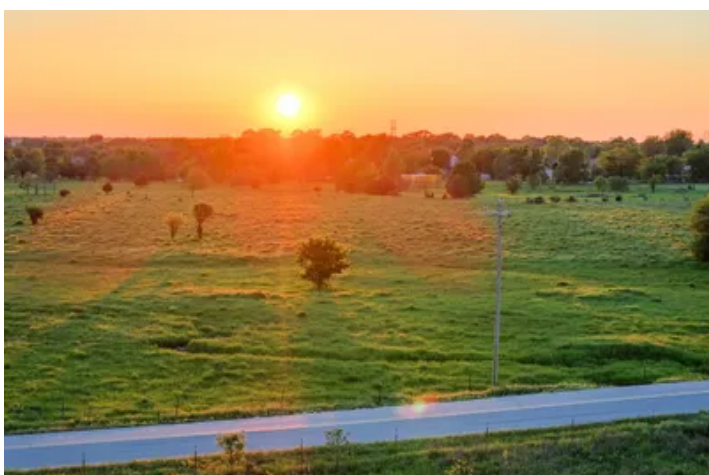


Homesite North Near Oologah Lake Oologah, OK / Rogers County

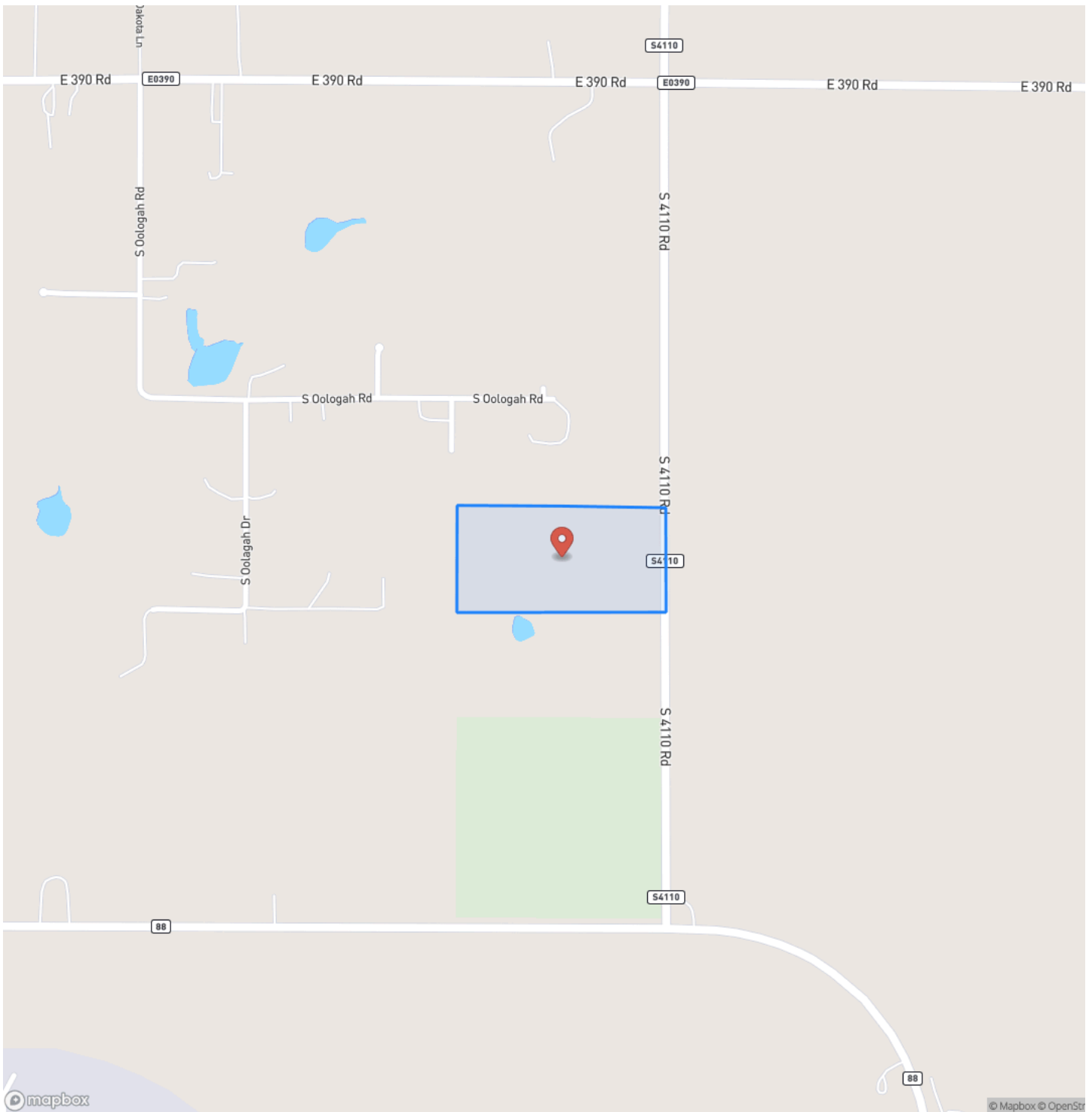
PROPERTY DESCRIPTION

This exceptional 20 +/- acre property for sale in Rogers County, Oklahoma is located just one mile east of US-169, between the town of Oologah and Oologah Lake. This prime location offers easy access to local amenities and a wealth of recreational opportunities, including fishing and watersports. The property is located 2.5 +/- miles from Red Bud Marina and RV Park, where you can enjoy boat slip usage, dining, and entertainment. The land is open pasture, and presents an excellent opportunity for farmers looking to expand operations, as well as investors and developers aiming to create a beautiful home or local business right next to the lake. There is definitely commercial potential, with +/- 658 Ft of paved county road frontage along S 4110 Rd. The terrain is nice and flat offering room for multiple turn-ins and creation of lots for ample parking. Rural water is available. An additional 20 +/- acres directly to the south is also available for sale, allowing the ability to acquire a total of +/- 40 acres. It is approximately 35 +/- minutes to Bartlesville, 18 +/- minutes to Nowata, and only 17 +/- minutes to Owasso, Oklahoma, making it convenient for both work and leisure. This property is a rare find for those seeking a blend of country living with easy access to urban amenities. Whether you are expanding farming operations or wanting the perfect site for your new country home or business, this opportunity won't last long. 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).

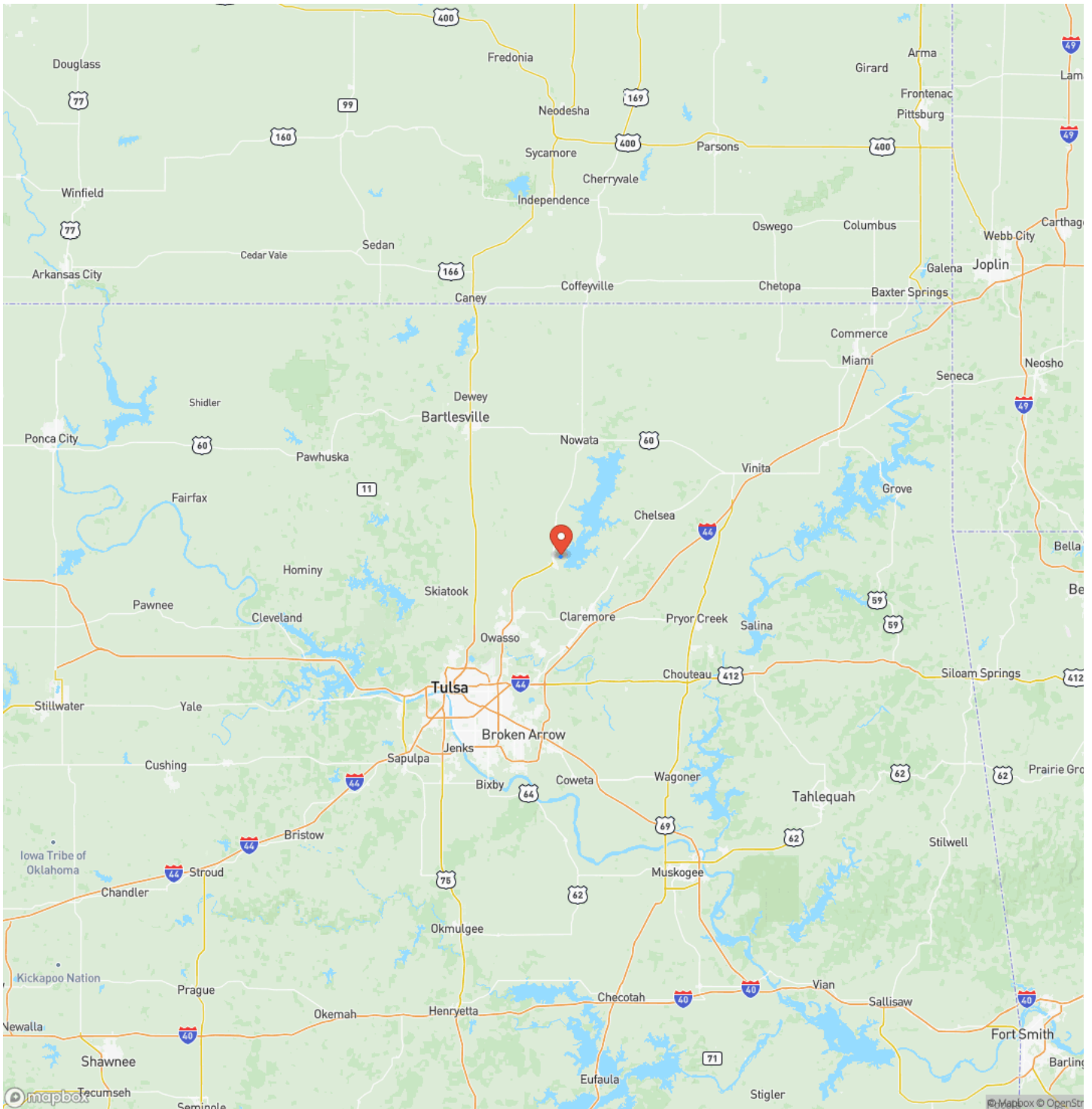
Homesite North Near Oologah Lake
Oologah, OK / Rogers County



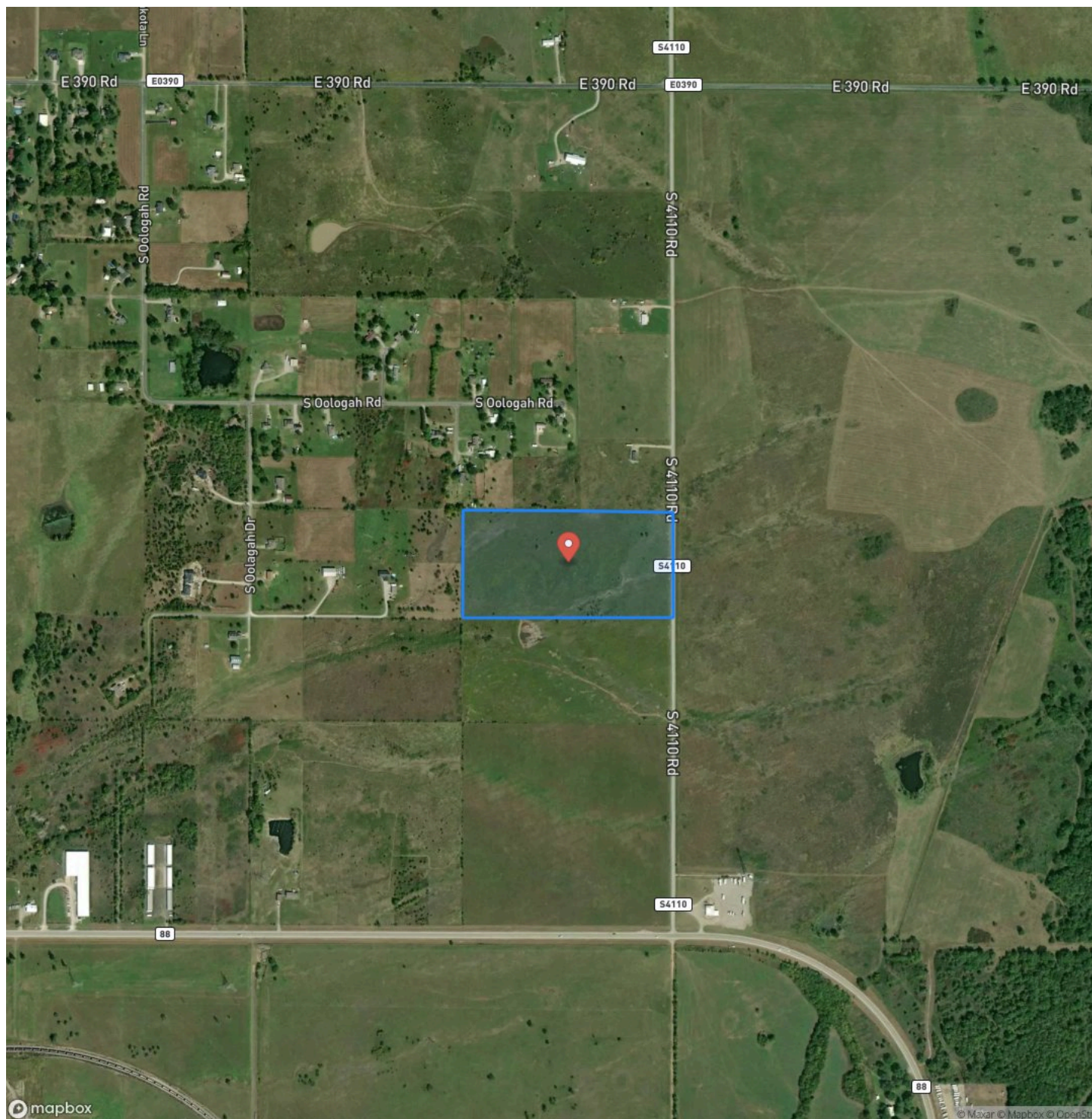
Locator Map



Locator Map



Satellite Map



Homesite North Near Oologah Lake Oologah, OK / Rogers County

LISTING REPRESENTATIVE

For more information contact:



Representative

Chuck Bellatti

Mobile

(918) 859-2412

Email

chuck.bellatti@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

[illegible]

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

