

**Oak Ridge Farm**  
**Hominy, OK 74035**

**\$1,101,600**  
**408± Acres**  
**Osage County**



**Oak Ridge Farm**  
**Hominy, OK / Osage County**

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**SUMMARY**

**City, State Zip**

Hominy, OK 74035

**County**

Osage County

**Type**

Undeveloped Land, Hunting Land, Recreational Land

**Latitude / Longitude**

36.3391 / -96.4279

**Acreage**

408

**Price**

\$1,101,600

**Property Website**

<https://arrowheadlandcompany.com/property/oak-ridge-farm-osage-oklahoma/31391/>





## **PROPERTY DESCRIPTION**

If you are in the market for a phenomenal recreational property just minutes from the Arkansas River and the town of Cleveland, then you will want to take a look at this gorgeous Osage County farm. Located just across the river from Cleveland, this property has paved road frontage, including Highway 99, on three sides and easy access to the amenities in town. Gravel roads snake through most of the farm allowing for vehicle access to many areas and atv access to just about everywhere you need to go. The terrain is made up of deep draws and massive oak timber ridges that will hold a large variety of wildlife. Several clearings throughout the ridge tops and creek bottoms give turkeys and deer plenty of space to browse and could make great food plot locations. The clearings and the thick oak timber allow for a multitude of deer blind and tree stand locations that will suit the bow or rifle hunter. Two sizable ponds and several small water holes provide a consistent water source for wildlife, and could provide you with some fun fishing opportunities. If you would like to build a home or hunting cabin there is electricity available in multiple locations and several water wells in the area suggest that a well could be drilled to provide you with the water you need. A large hay barn sits on the southeast end of the farm and could provide hay and/or equipment storage. Although this large farm has unlimited hunting and fishing opportunities, the recreational fun doesn't stop there. In just minutes you could be boating and fishing on Keystone Lake or Skiatook Lake.

Recreational farms of this size just 35+/- minutes from Tulsa do not come to market often and won't stay long. If you've dreamed of hunting your very own property don't miss out on this incredible opportunity. 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).

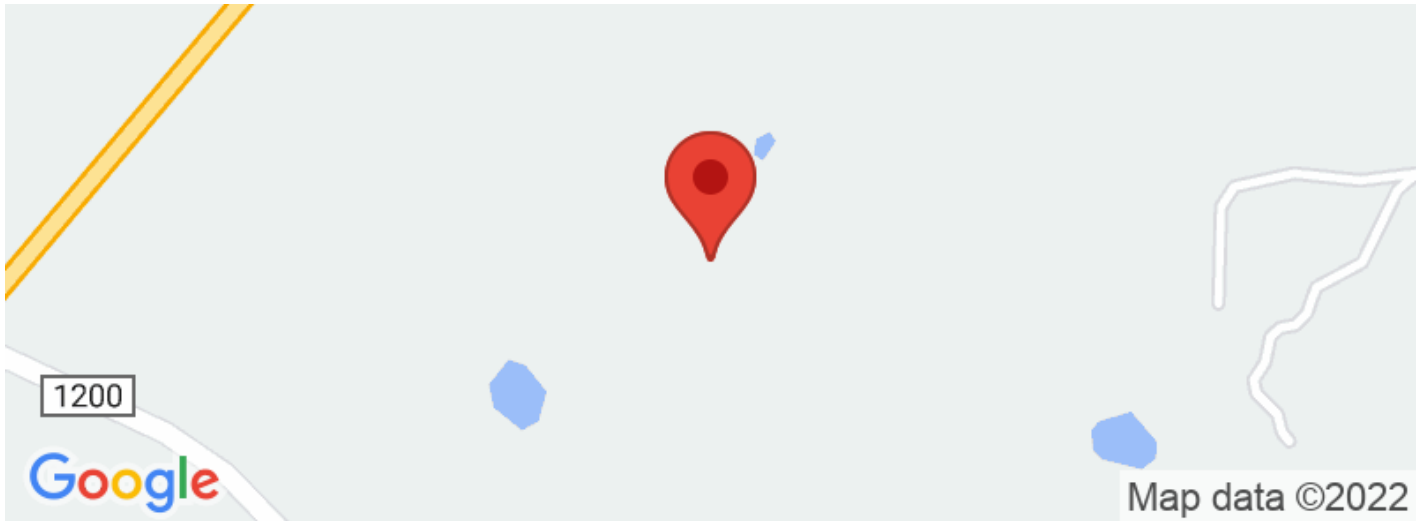


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Hominy, OK / Osage County**

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## Locator Maps





## Aerial Maps



## 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

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## NOTES

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## 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.



## **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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