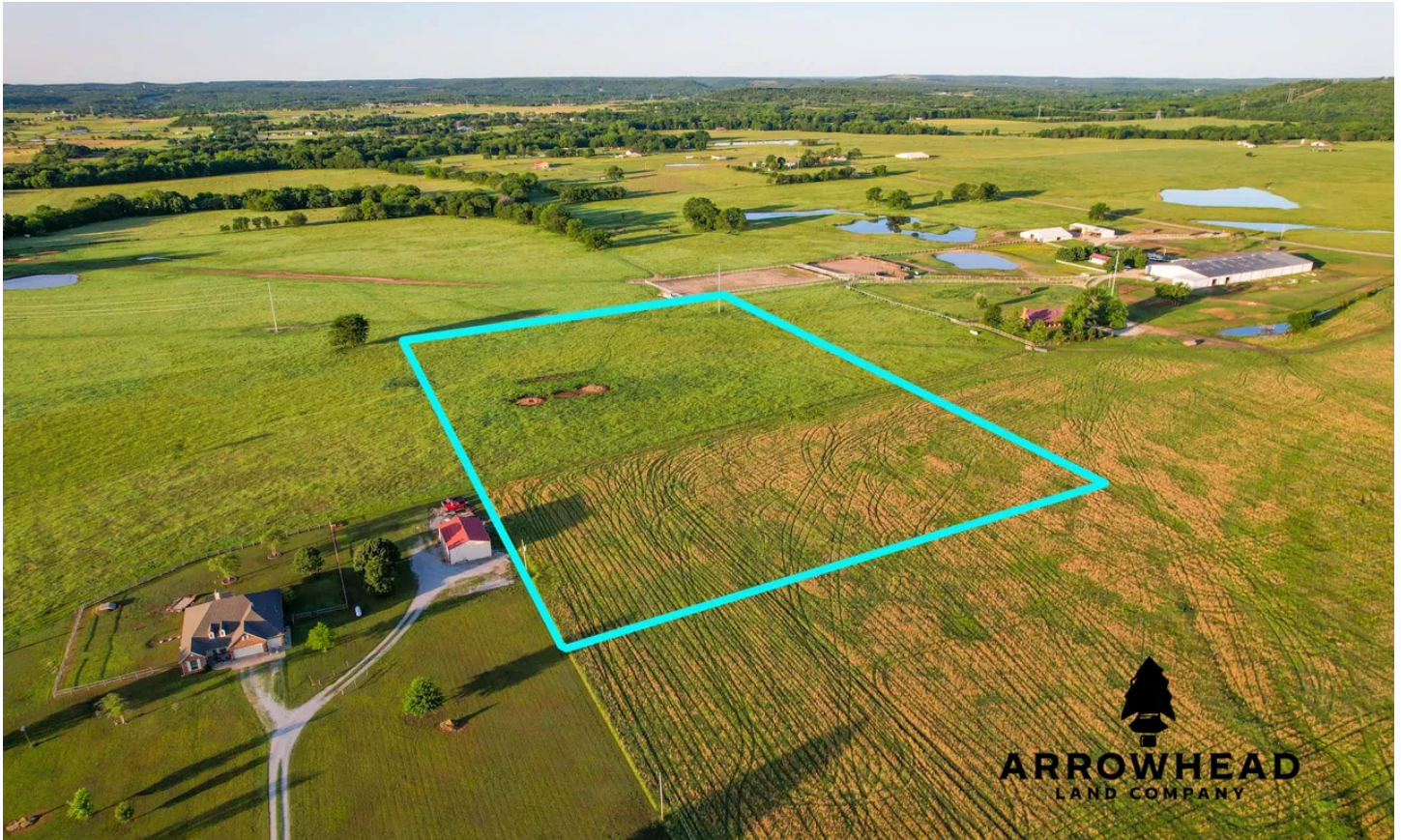


Tract 5 Green Country Stables
Tract 5
Sperry, OK 74073

\$200,000
10± Acres
Osage County



Tract 5 Green Country Stables
Sperry, OK / Osage County

SUMMARY

Address

Tract 5

City, State Zip

Sperry, OK 74073

County

Osage County

Type

Undeveloped Land, Recreational Land, Lot

Latitude / Longitude

36.3009 / -96.0619

Acreage

10

Price

\$200,000

Property Website

<https://arrowheadlandcompany.com/property/tract-5-green-country-stables-osage-oklahoma/55989/>



Tract 5 Green Country Stables Sperry, OK / Osage County

PROPERTY DESCRIPTION

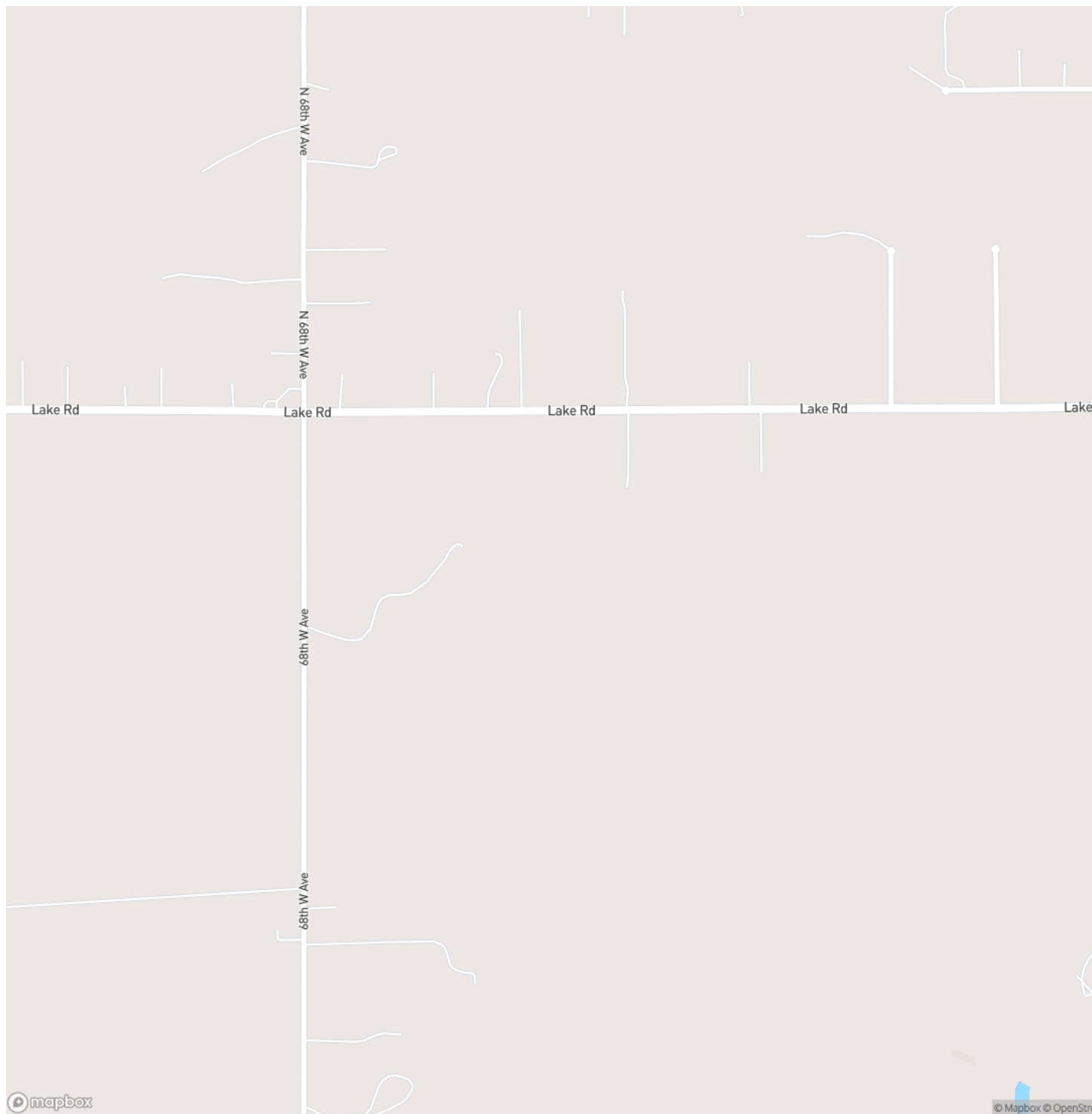
Introducing Tract 5 of the Green Country Stables! Located in Oklahoma's largest county, Osage County, this 10 +/- acre property presents you with a great opportunity to build your dream home. Along the east side of tract 4 to the north, there will be a 30 ft utility/access easement providing you easy access to the 10 +/- acres. Being off the road, it provides you a sense of privacy from all of the traffic. Your future homesite is approximately 4 +/- miles west of Sperry, Oklahoma. Sitting just 14 miles from the BOK Center in downtown Tulsa and a 25 +/- minute drive to the Tulsa International Airport makes it easy for local and/or out of state friends and family to come visit. Also just a short 4 mile drive will have you enjoying fishing and boating on the beautiful Skiatook Lake in minutes. With access to rural water and power available, this property is awaiting for you to take advantage of this opportunity to live in the beautiful Osage County! Surrounding acreage is available. Boundary lines are an approximate, please refer to property survey. If you have any questions or are interested in a private showing, please contact Chuck Bellatti at [\(918\) 859-2412](tel:9188592412).



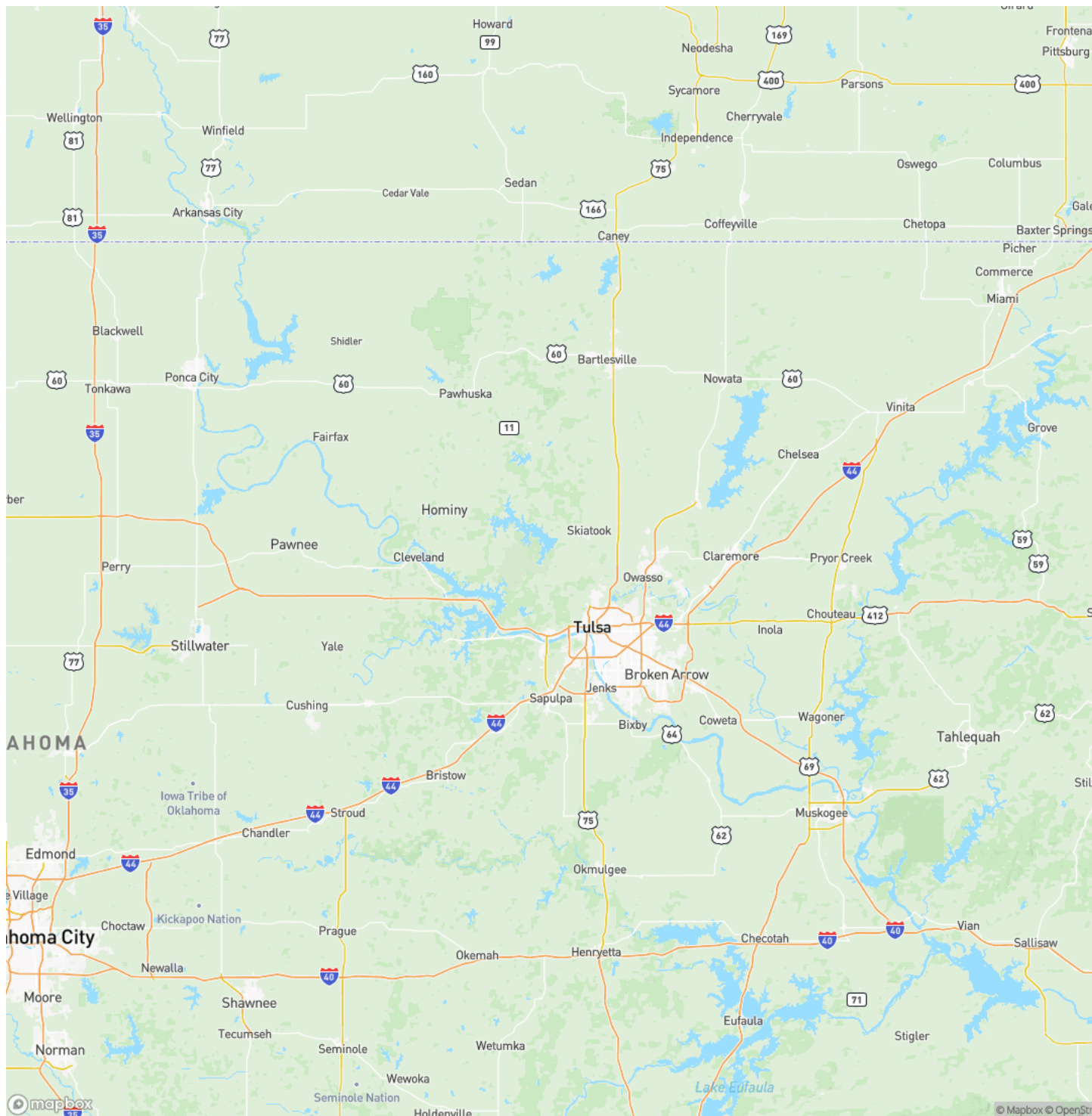
Tract 5 Green Country Stables
Sperry, OK / Osage County



Locator Map



Locator Map



Satellite Map



**Tract 5 Green Country Stables
Sperry, OK / Osage 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

[illegible]

MORE INFO ONLINE:

www.arrowheadlandcompany.com

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.



Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(405) 415-5977
www.arrowheadlandcompany.com

