

Hidden Gem
7679 N Hwy 169
Talala, OK 74080

\$495,000
45± Acres
Rogers County



Hidden Gem Talala, OK / Rogers County

SUMMARY

Address

7679 N Hwy 169

City, State Zip

Talala, OK 74080

County

Rogers County

Type

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

Latitude / Longitude

36.5007 / -95.7026

Dwelling Square Feet

2400

Bedrooms / Bathrooms

4 / 2

Acreage

45

Price

\$495,000

Property Website

<https://arrowheadlandcompany.com/property/hidden-gem-rogers-oklahoma/31233/>



PROPERTY DESCRIPTION

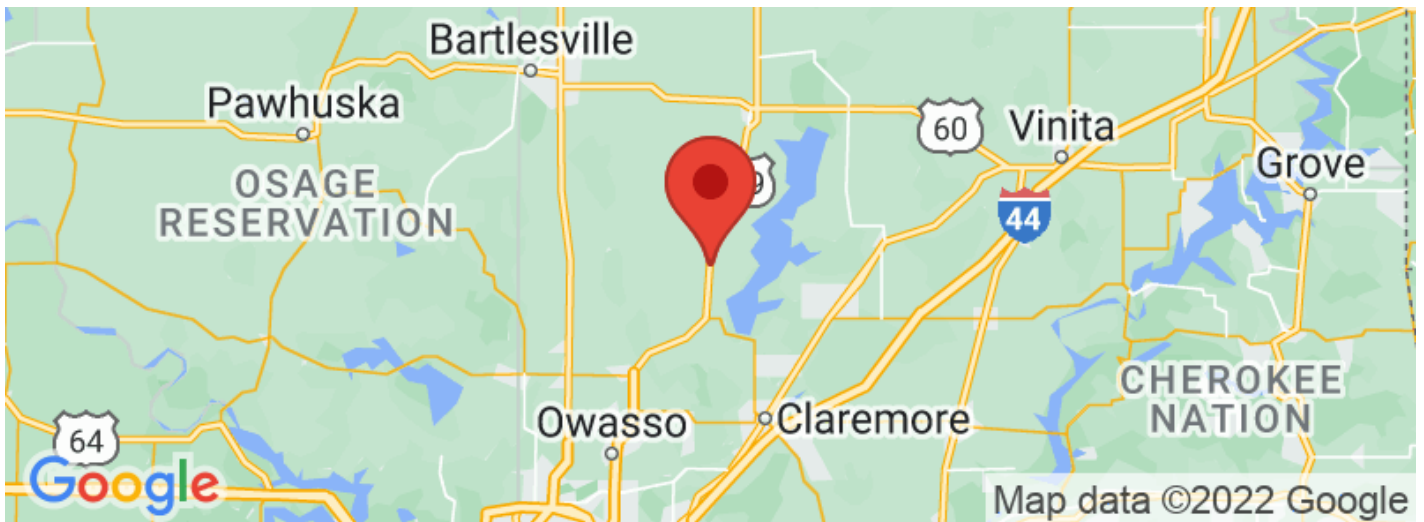
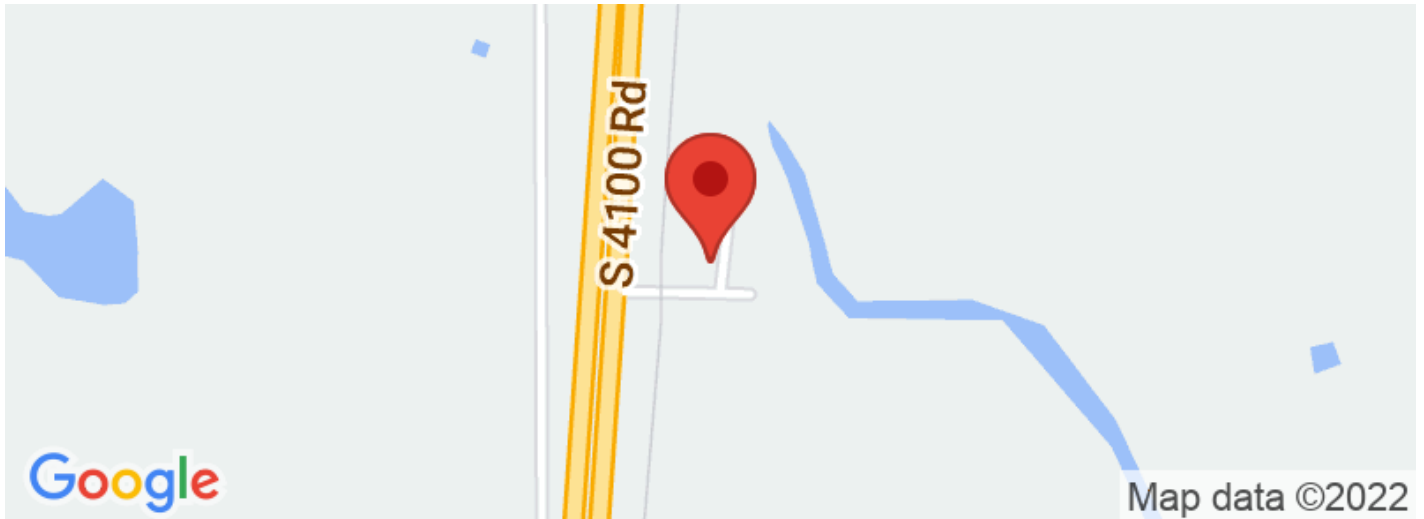
If you are looking for country living at its finest then you will want to check out this beautiful Rogers County farm. Located just off of Highway 169, south of Talala, it sits in a phenomenal location for easy access to the highway but still holds that secluded feel. The property offers many opportunities including hunting, cattle grazing, and even rental income. As you enter the private drive you are first greeted by a nice 4 bed/2 bath home and a massive 30x50 shop. This home offers 3 bedrooms and a large game room on one end for the kids and a large master bed and bath on the other end giving you that much needed privacy. The living area is spacious and the kitchen/dining room allows plenty of room to host friends and family. The shop is insulated and has two large overhead doors giving you lots of room for projects. Right out front are two separate small pastures that will be a perfect place for a horse or a few cows. A 3 bed/2 bath home sits just to the north and could be great for rental income or left open for a guest home. Another 30x50 shop sits along the side of this home providing much more room for equipment storage. If hunting or just spending time outdoors is something that you are interested in, this farm will not disappoint. Fourmile Creek flows right through the center and large hardwood timber lines its banks holding a sizable population of deer. There are also several areas that could easily be converted to food plots and lots of quality hardwood timber offer endless tree stand locations. With small farms in high demand this property will not last long so don't miss out on this opportunity to own your dream property. The mapped lines are not guaranteed to be exact and prior to closing the sellers will have a fence built around the perimeter of the property. If you have any questions or would like to schedule a private showing, please contact Chuck Bellatti at [\(918\) 859-2412](tel:9188592412).



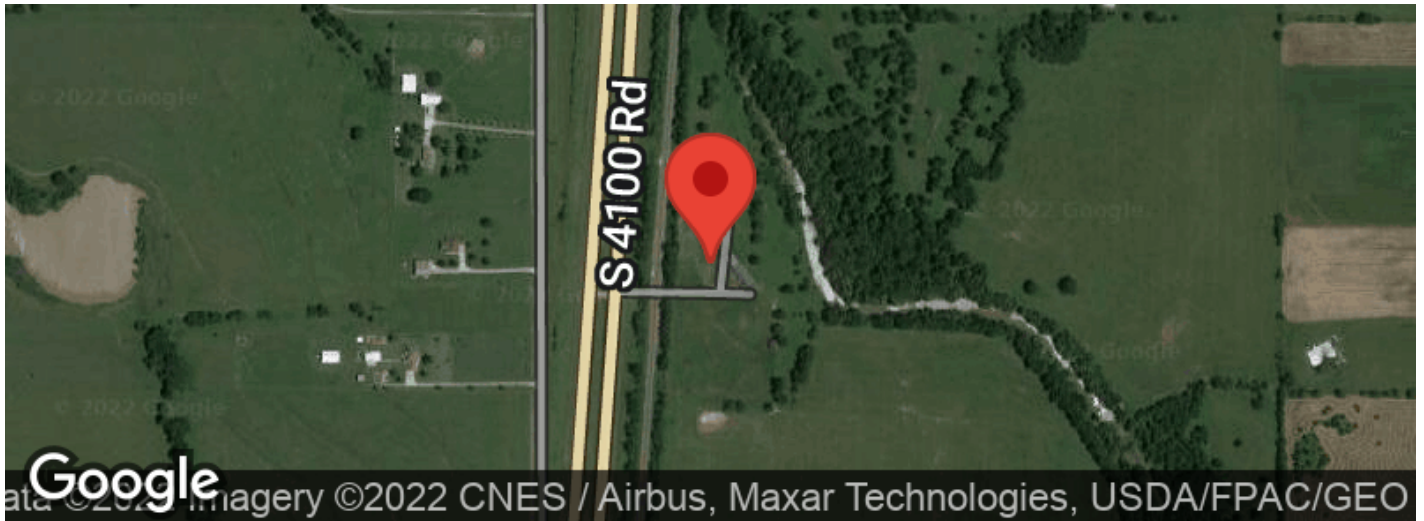
Hidden Gem
Talala, OK / Rogers County



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

NOTES

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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