

**Stunning Barndominium on Beautiful Acreage**  
17160 S 337TH WEST AVE  
Bristow, OK 74010

**\$420,000**  
40± Acres  
Creek County



## Stunning Barndominium on Beautiful Acreage Bristow, OK / Creek County

### SUMMARY

#### Address

17160 S 337TH WEST AVE

#### City, State Zip

Bristow, OK 74010

#### County

Creek County

#### Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Horse Property

#### Latitude / Longitude

35.91359 / -96.3715

#### Dwelling Square Feet

1106

#### Bedrooms / Bathrooms

1 / 1.5

#### Acreage

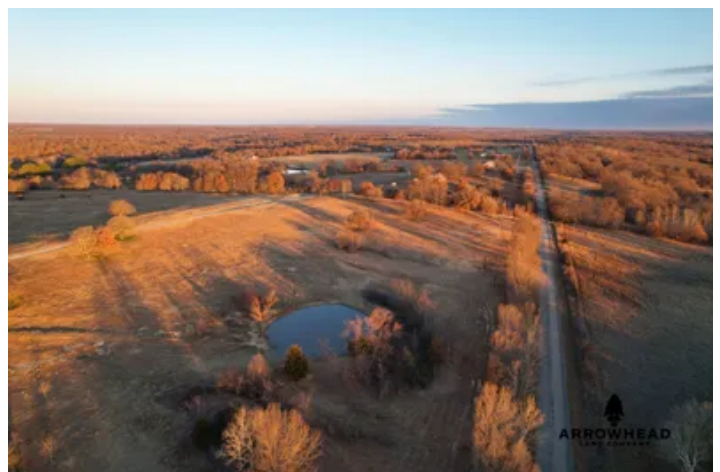
40

#### Price

\$420,000

#### Property Website

<https://arrowheadlandcompany.com/property/stunning-barndominium-on-beautiful-acreage-creek-oklahoma/49389/>



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### **PROPERTY DESCRIPTION**

If you're in the market for an awesome and unique barndominium with the perfect acreage to go along with it, you have come to the right place! Located just north of Bristow, this 40+/- acre property is in an excellent location to experience the country, without giving up the amenities of the city. The property features a barndominium style home built in 2018 with 2,519 sq ft on the first floor, 936 sq ft on the second floor, and a total of 1,106 sq ft of living space. The first floor of the home is mainly garage space, great for storing vehicles and other large equipment, with the second floor holding the majority of the living area. As you walk in the front door, you are greeted with a mud room and a half bathroom. You will also see a staircase which leads to the kitchen and living room. Some of the main features are granite countertops, vaulted ceilings, and central heat and air. Following the living room is the master bedroom, which features a walk in closet and a master bathroom. There is a separate barn on the property measuring 1,728 sq ft, which makes for great additional storage. There is no shortage of water on the property as there is a pond and an additional spring. If you would like to run some cattle, this property has ran up to 20 head. Some of the other features of this property include fiber at the road, gravel driveway, well water, septic tank, and a hard wired security system. The property is about 30 minutes from Tulsa and about an hour from Oklahoma City. No matter what you desire in a property, this one has it all. Make it yours today! All showings are by appointment only. For more information or to schedule a private showing, please contact Josh Claybrook at [\(918\) 607-1006](tel:9186071006).



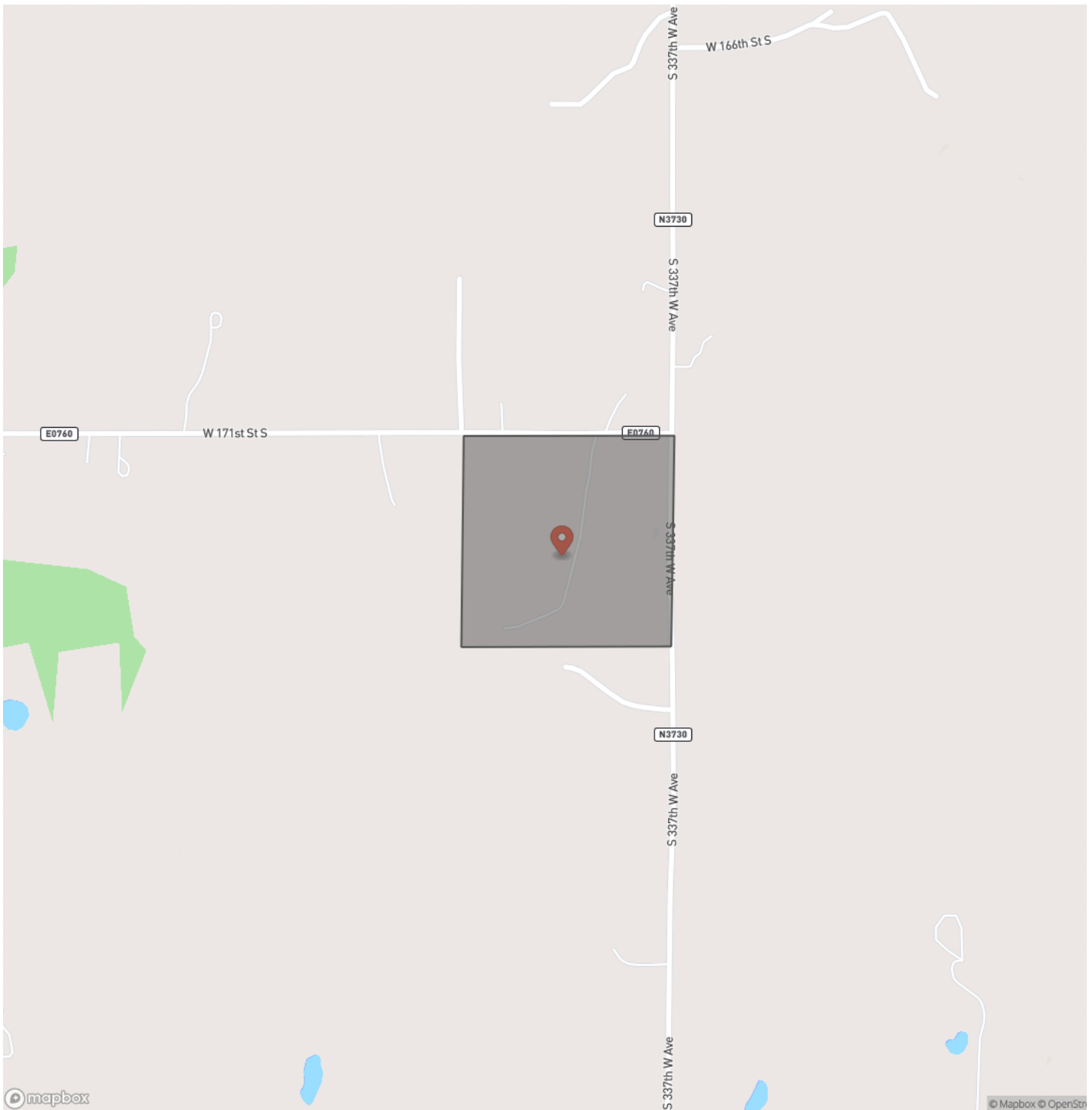


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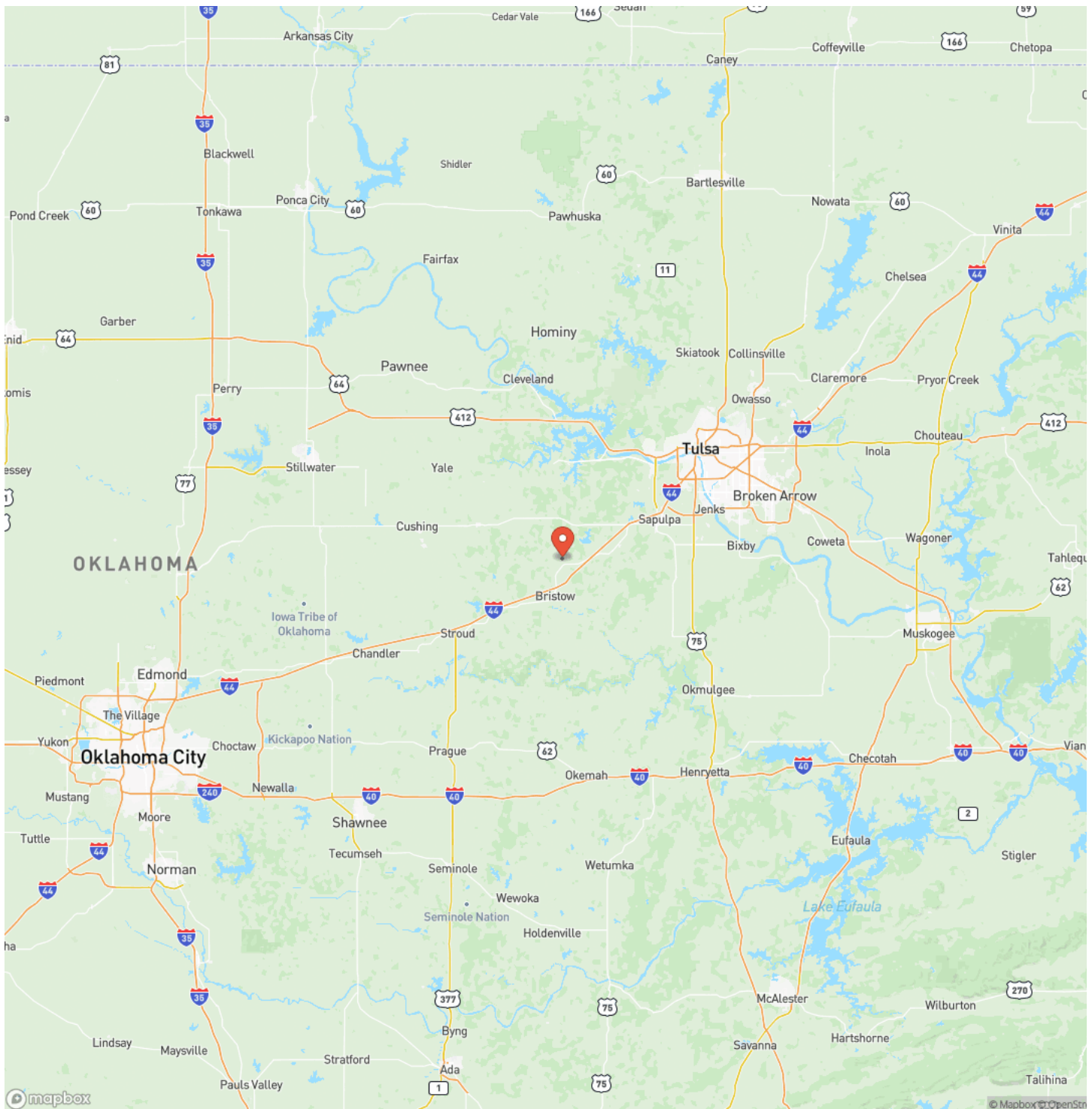
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## Locator Map

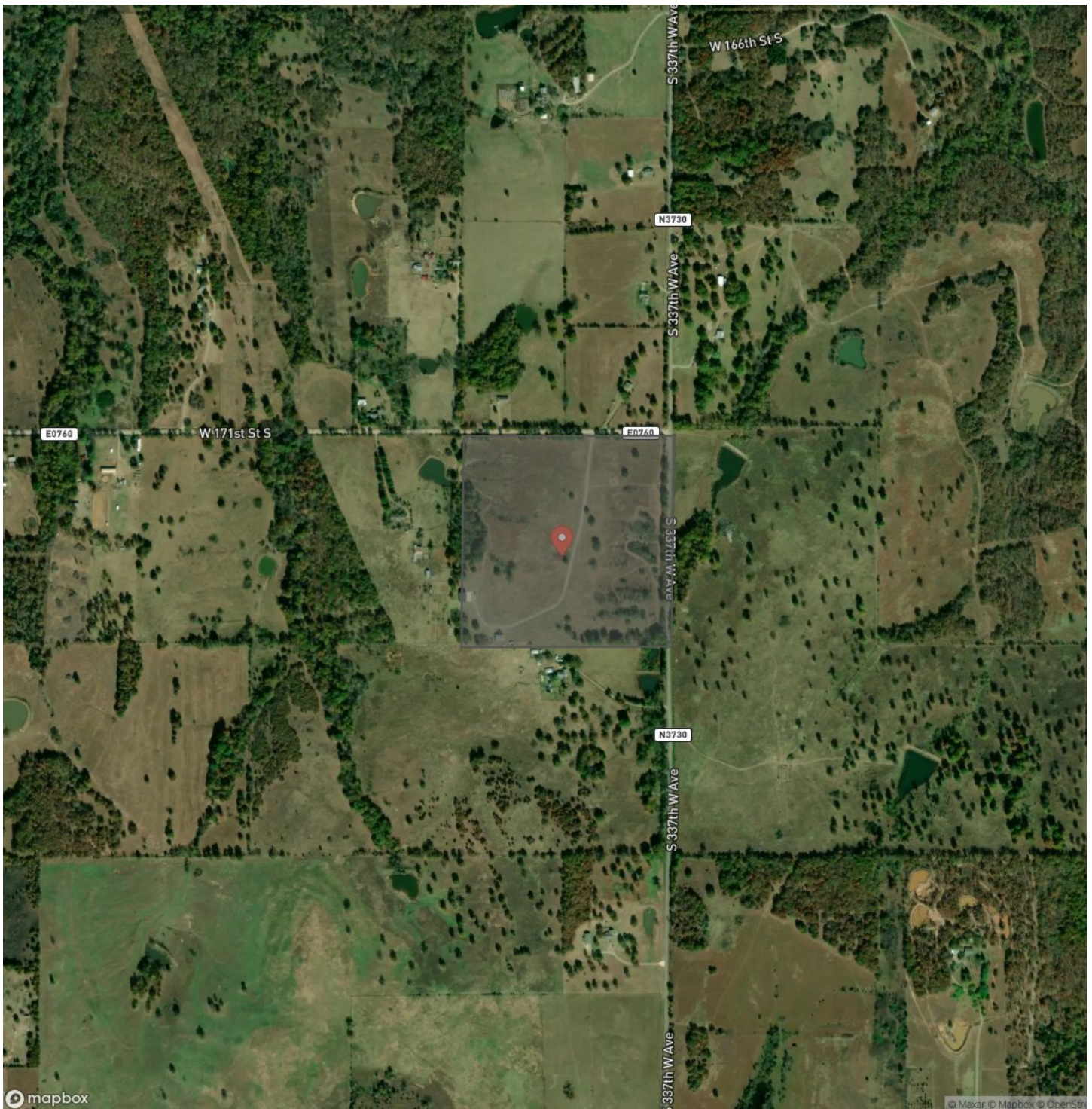


## Locator Map





## Satellite Map



## Stunning Barndominium on Beautiful Acreage Bristow, OK / Creek County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Josh Claybrook

## Mobile

(918) 607-1006

## Email

josh.claybrook@arrowheadlandcompany.com

**Address**

## City / State / Zip

Sapulpa, OK 74066

## 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.



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