

High-Caliber Combination Ranch
4100 S 4220
Chelsea, OK 74016

\$1,300,000
290± Acres
Rogers County



High-Caliber Combination Ranch Chelsea, OK / Rogers County

SUMMARY

Address

4100 S 4220

City, State Zip

Chelsea, OK 74016

County

Rogers County

Type

Farms, Hunting Land, Horse Property, Ranches, Single Family, Recreational Land, Residential Property, Timberland

Latitude / Longitude

36.546498 / -95.493968

Dwelling Square Feet

2128

Bedrooms / Bathrooms

3 / 2

Acreage

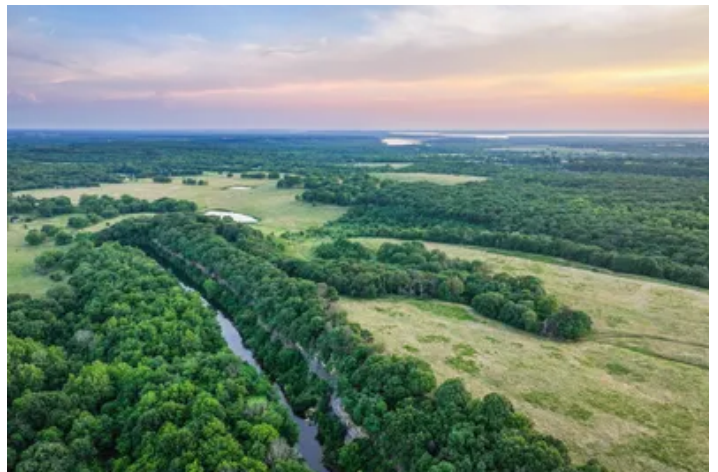
290

Price

\$1,300,000

Property Website

<https://arrowheadlandcompany.com/property/high-caliber-combination-ranch-rogers-oklahoma/83825/>



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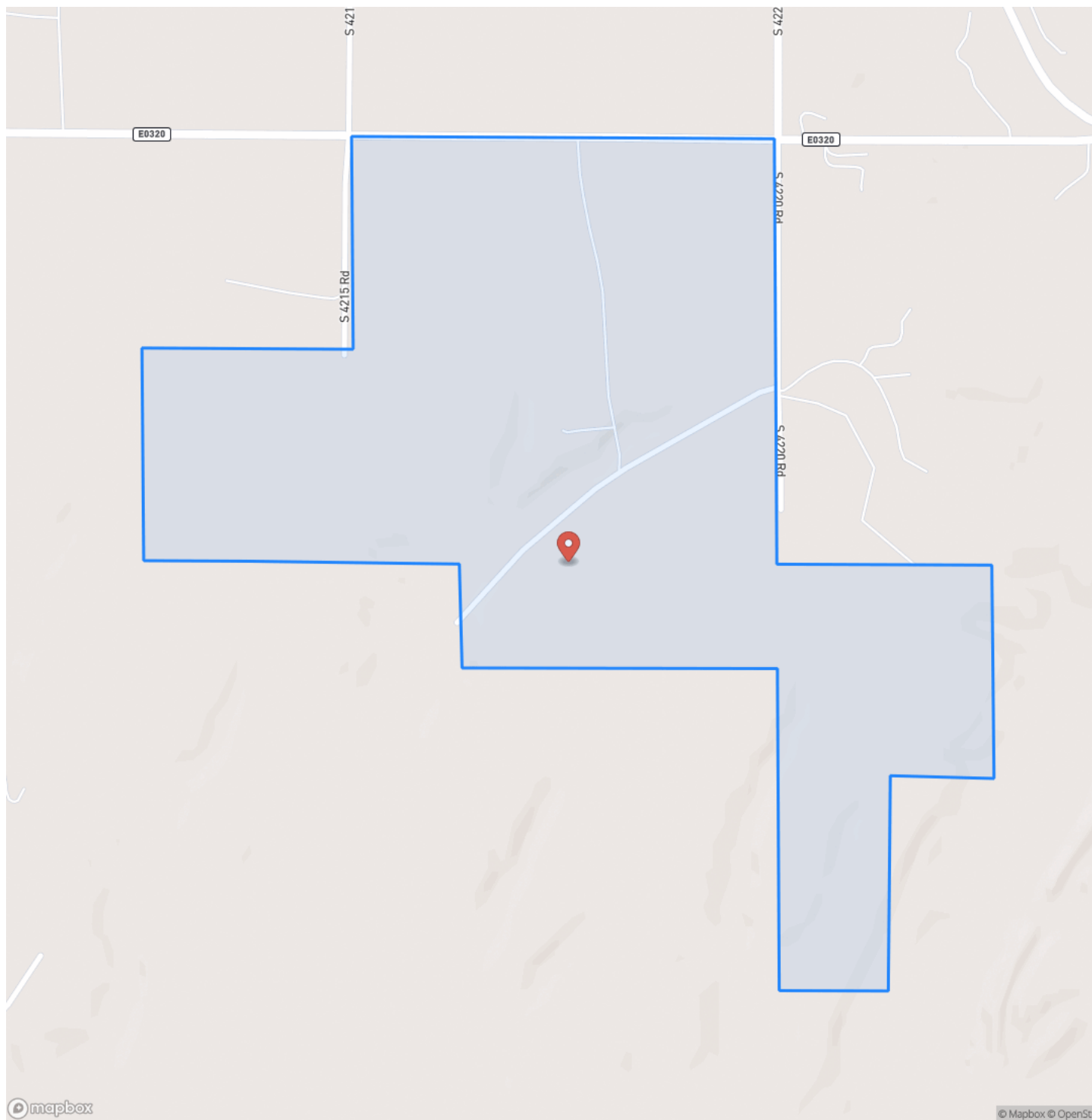
PROPERTY DESCRIPTION

Welcome to a high-caliber combination ranch — a truly unique +/- 290-acre property located just +/- 3 miles west of Chelsea, Oklahoma, along E 320 Road in the coveted Spencer Creek area on the east side of Oologah Lake! Chelsea sits at the historic crossroads of State Highway 28 and the iconic Route 66, offering small-town charm with easy access to major routes and regional amenities. At the heart of the ranch lies a cozy and rustic 2,128 +/- sq. ft., 3-bedroom, 2-bathroom double-wide home — perfect as a full-time residence, weekend getaway, or hired-hand headquarters. The home features central heat and air, a spacious country-style kitchen, a large main living area with a wood-burning stove, and a master suite with an oversized soaking tub, shower, and double vanity. Step out onto the front porch to take in peaceful views of open pasture and timber stretching as far as the eye can see, overlooking an above-ground swimming pool — ideal for cooling off after a hard day's work on the land. The property is fully fenced and cross-fenced, making it an ideal setup for running cattle or rotating livestock. With eight ponds scattered throughout and rich grazing opportunities, this land offers excellent water distribution and forage. It was part of the 1977 land reclamation program, showcasing thoughtfully designed berms, gentle slopes, and water-filled cutbacks that enhance both cattle productivity and wildlife habitat. Outbuildings include multiple sheds and a 45x45 metal shop with an overhead roll-up door — perfect for housing UTVs, tractors, boats, and vehicles. Several scenic potential build sites offer the opportunity to construct your custom dream home with panoramic views among the rolling elevations in a private rural setting. For the outdoorsman, this property is a hunter's paradise! Mature hardwoods and dense cover support strong populations of whitetail deer and wild turkey, while a large slough on the western boundary attracts impressive numbers of waterfowl, offering excellent duck hunting opportunities. Nearby Oologah Lake provides fishing, boating, and watersports just minutes away. With easy access to local amenities, excellent road frontage, and prime eligibility for 0% down long-term financing, this is a rare opportunity for ranchers, investors, and sportsmen alike. Whether you're looking to expand your cattle operation, enjoy premier hunting and outdoor recreation, or build your legacy ranch headquarters — this high-caliber combination ranch will not disappoint. This property is conveniently located +/- 18 miles from Vinita, Oklahoma, +/- 53 miles from Tulsa International Airport, and only +/- 45 minutes from Coffeyville, Kansas. 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).

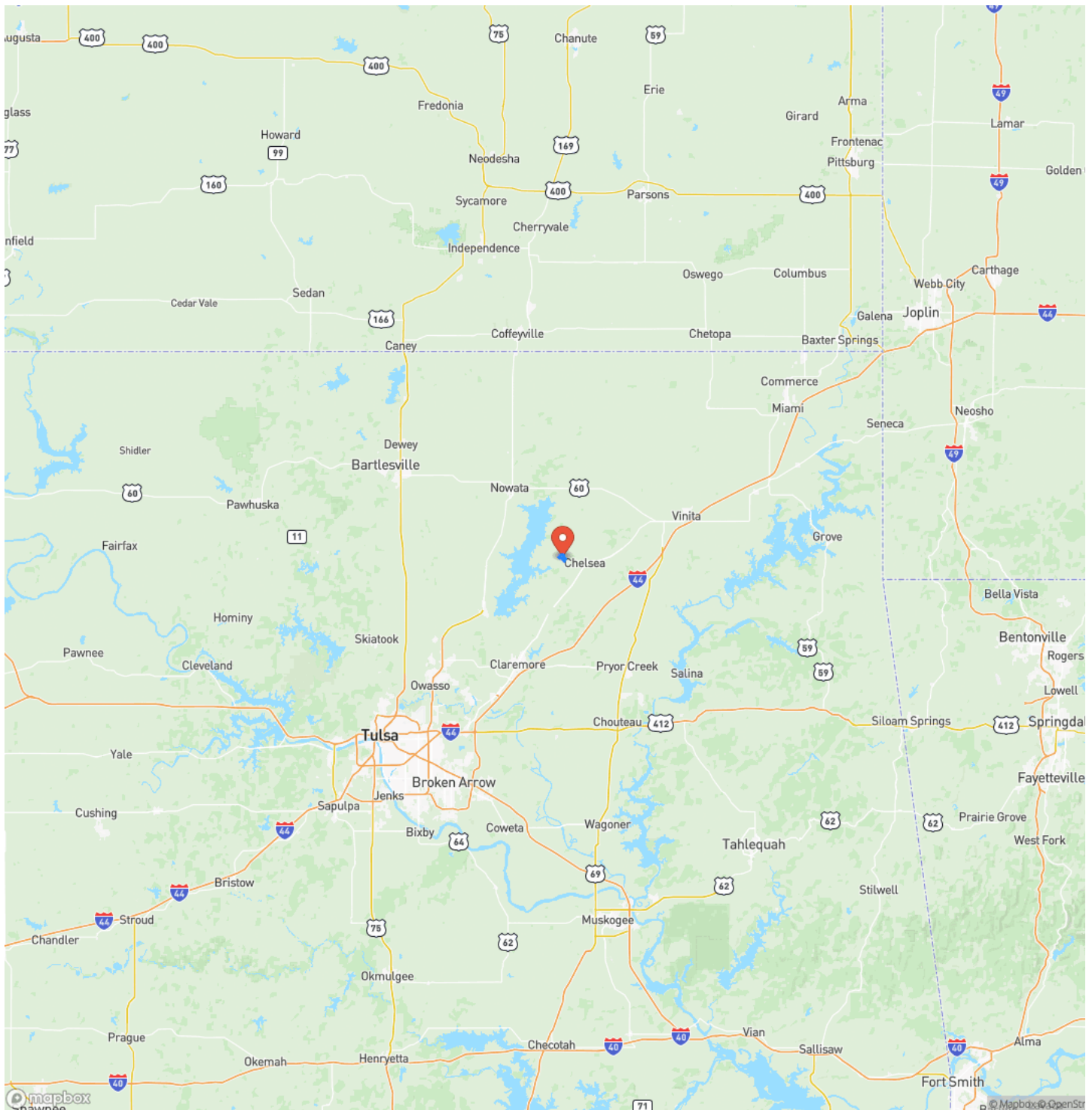
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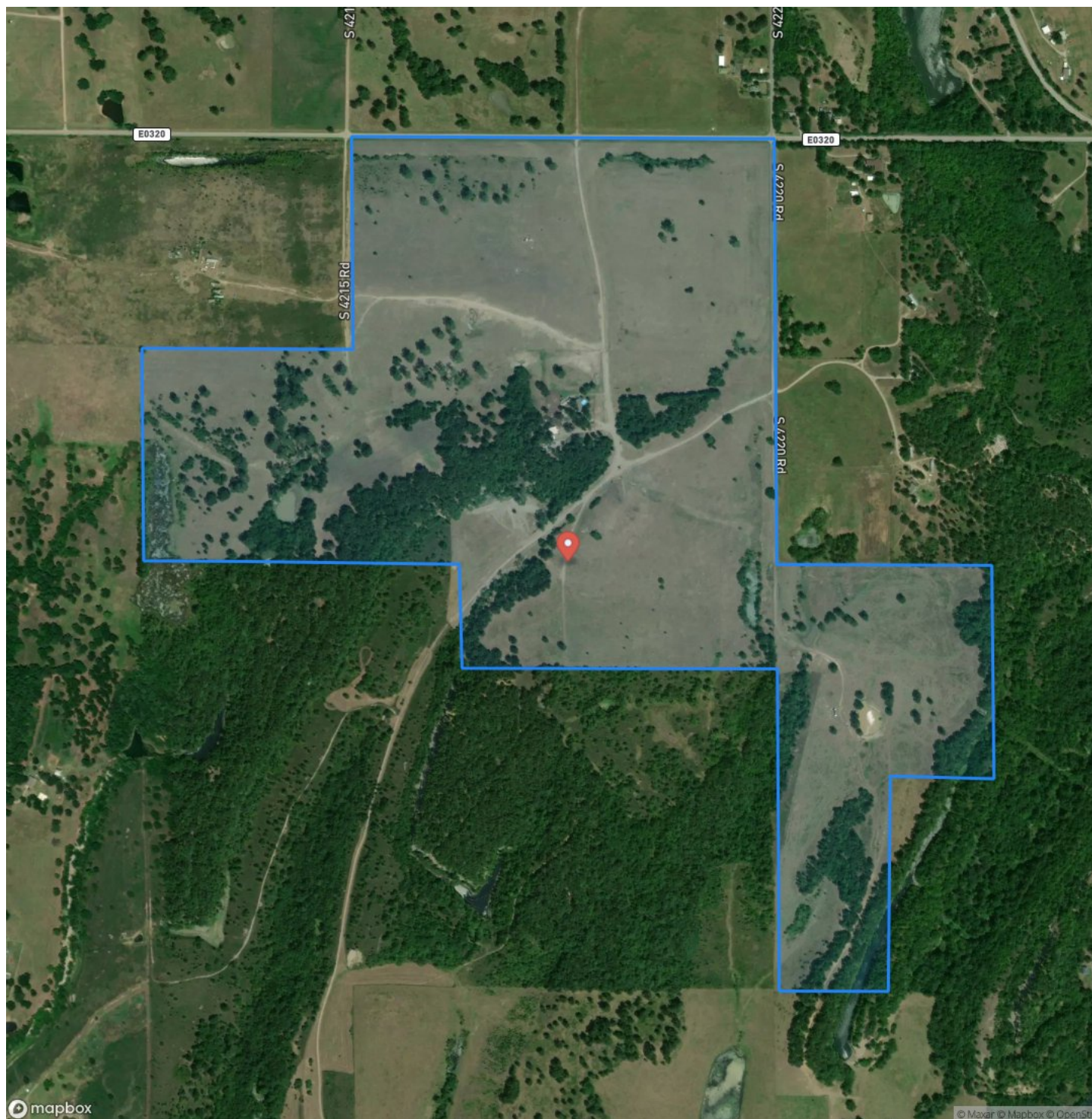
Locator Map



Locator Map



Satellite Map



High-Caliber Combination Ranch

Chelsea, 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

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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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