

**Pretty Water Acres**  
8228 S 145th W  
Sapulpa, OK 74066

**\$725,000**  
20± Acres  
Creek County



**Pretty Water Acres**  
**Sapulpa, OK / Creek County**

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**SUMMARY**

**Address**

8228 S 145th W

**City, State Zip**

Sapulpa, OK 74066

**County**

Creek County

**Type**

Hunting Land, Recreational Land, Residential Property, Single Family

**Latitude / Longitude**

36.043879 / -96.156891

**Dwelling Square Feet**

1400

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

20

**Price**

\$725,000

**Property Website**

<https://arrowheadlandcompany.com/property/pretty-water-acres-creek-oklahoma/79675/>



**PROPERTY DESCRIPTION**

Welcome to Pretty Water Acres, a beautiful 20± acre property located in the scenic countryside of Sapulpa, Oklahoma. It features paved road frontage, along with water and electricity. At the heart of the property is a 3-bedroom, 2-bathroom home with an attached carport, offering comfortable living in a peaceful rural setting. The gated entrance leads to a private road that winds through the property and brings you right to the house. Multiple sheds and a barn provide ample storage and workspace for equipment, animals, or hobbies. You'll find two good-sized ponds stocked with bass, perch, and catfish—perfect for fishing. The land includes a balanced mix of timber and open pasture, ideal for livestock or recreational use. Fencing runs throughout the property, and two feeders are already in place, attracting deer and small game. Located within the Sapulpa Public School District and just 3± minutes from Sahoma Lake, this property blends peaceful rural living with quick access to nearby amenities. It's only 10± minutes from the city of Sapulpa, 15± minutes from Sand Springs, and 25± minutes from Tulsa. All showings are by appointment only. If you would like more information or to schedule a private viewing, please contact Hunter Bellis at [\(539\) 238-7693](tel:5392387693).

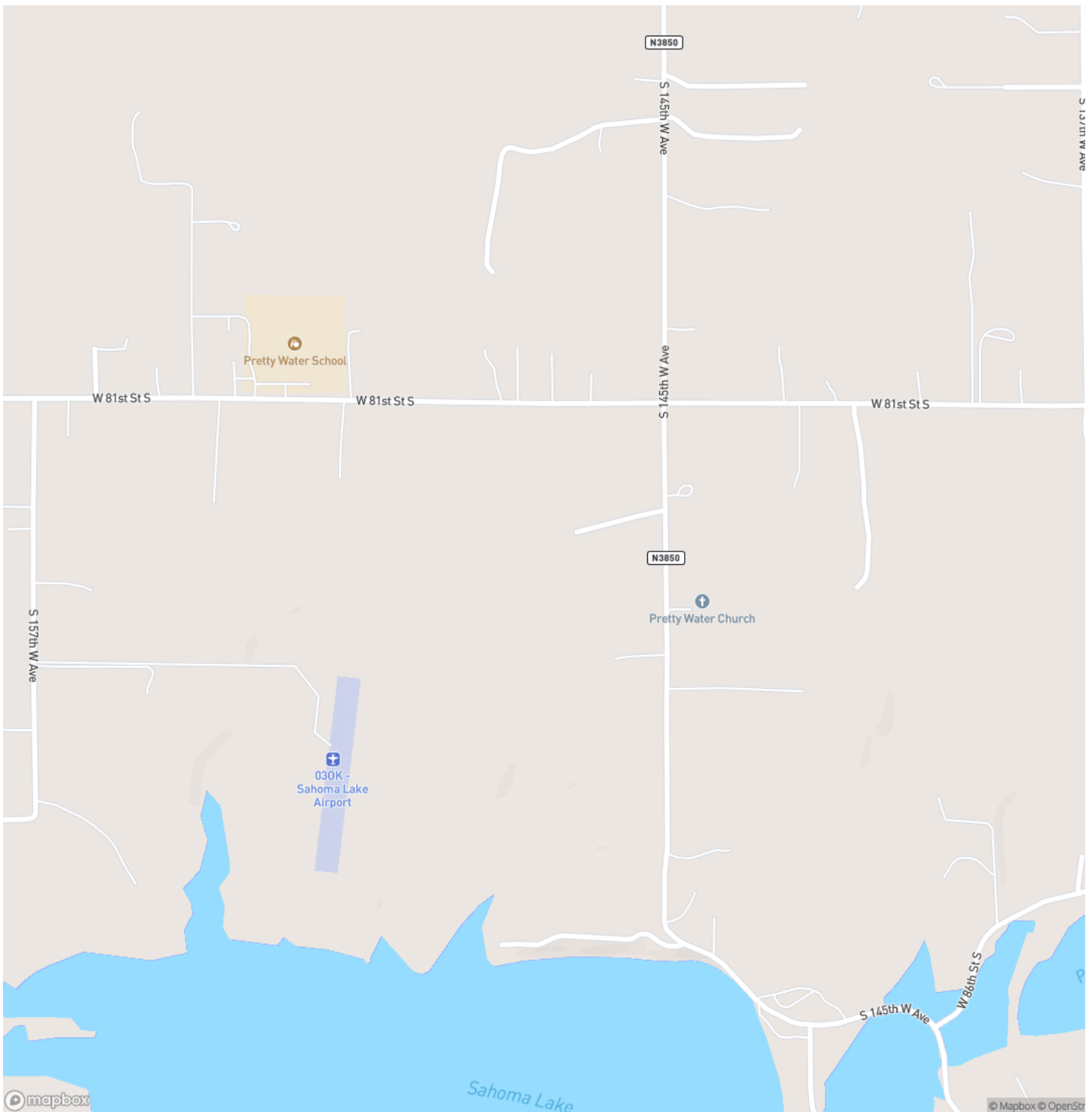


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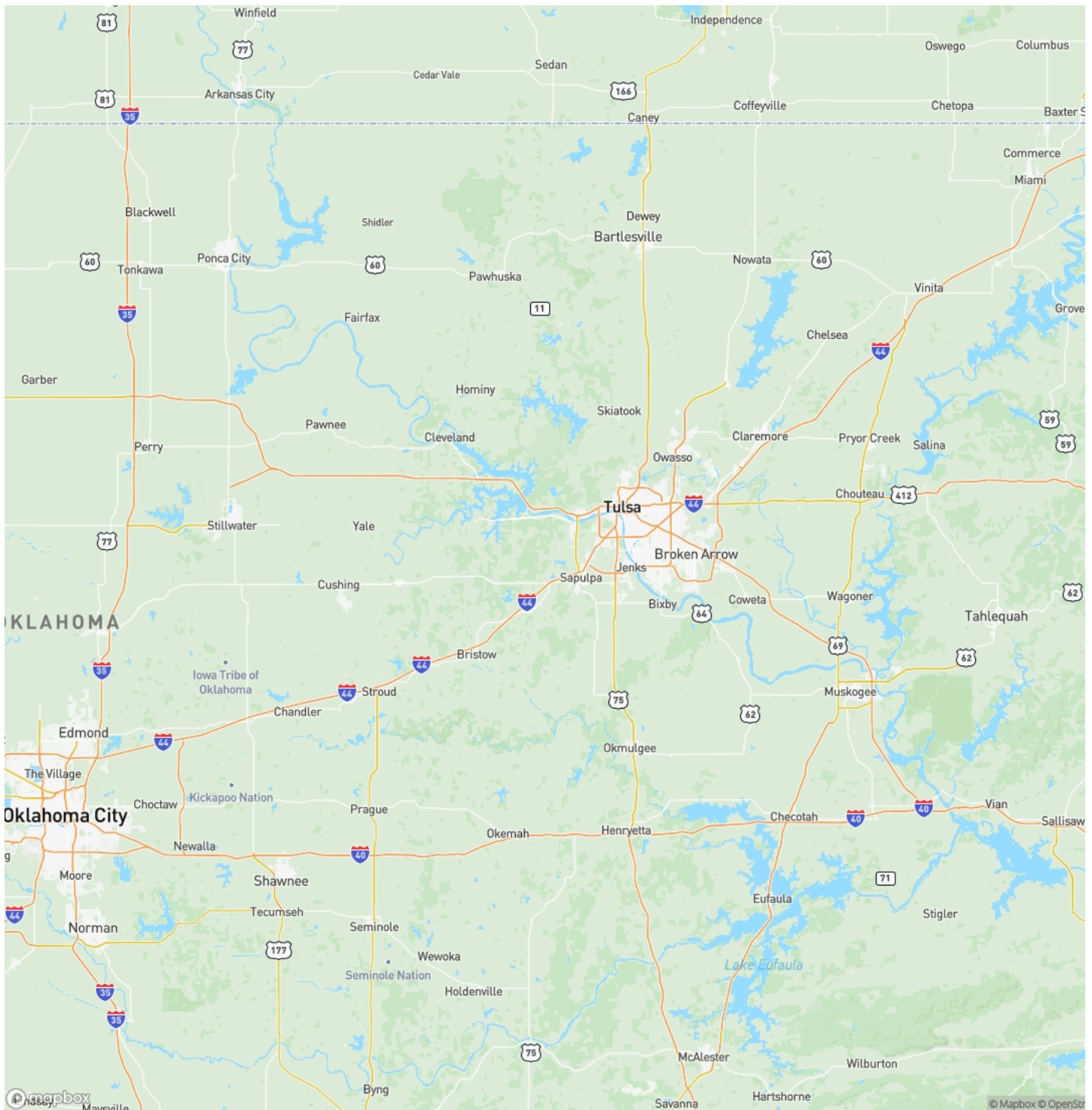
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## Locator Map



## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Hunter Bellis

## Mobile

(539) 238-7693

## Email

hunter.bellis@arrowheadlandcompany.com

**Address**

City / State / Zip

## NOTES

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## 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.



**[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)**

## **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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**Arrowhead Land Company**  
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