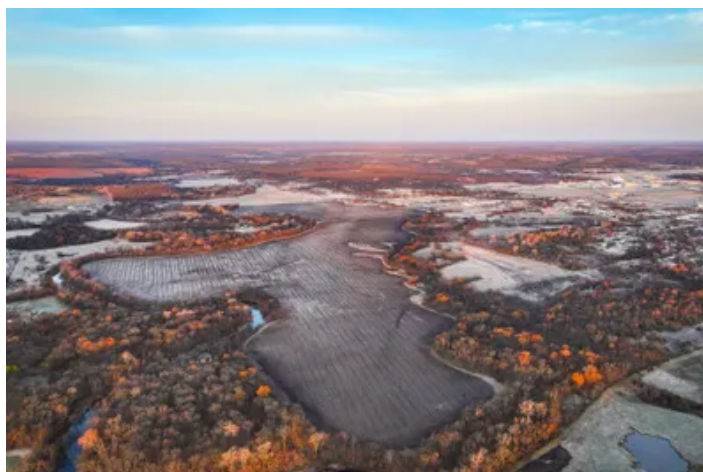
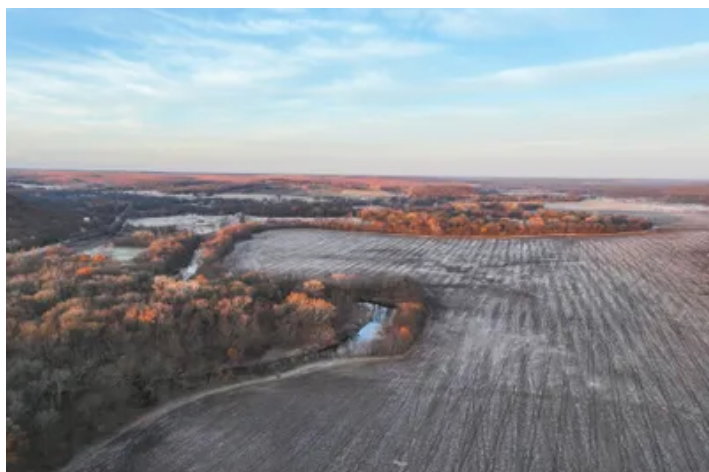


**Eliza Creek Farm**  
16152 State Highway 123  
Bartlesville, OK 74003

**\$1,895,000**  
392.470± Acres  
Washington County



**Eliza Creek Farm**  
**Bartlesville, OK / Washington County**

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**SUMMARY**

**Address**

16152 State Highway 123

**City, State Zip**

Bartlesville, OK 74003

**County**

Washington County

**Type**

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

**Latitude / Longitude**

36.726691 / -95.996114

**Dwelling Square Feet**

2092

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

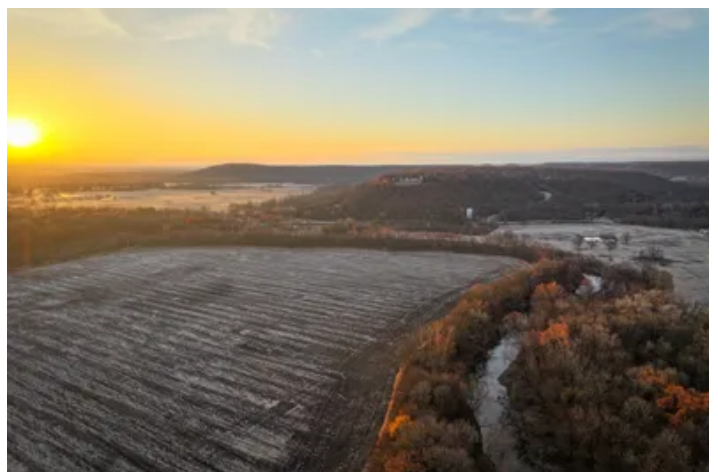
392.470

**Price**

\$1,895,000

**Property Website**

<https://arrowheadlandcompany.com/property/eliza-creek-farm-washington-oklahoma/69583/>

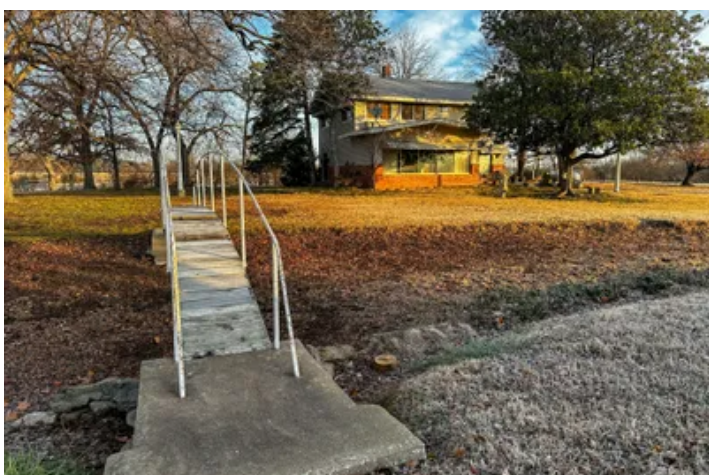


**PROPERTY DESCRIPTION**

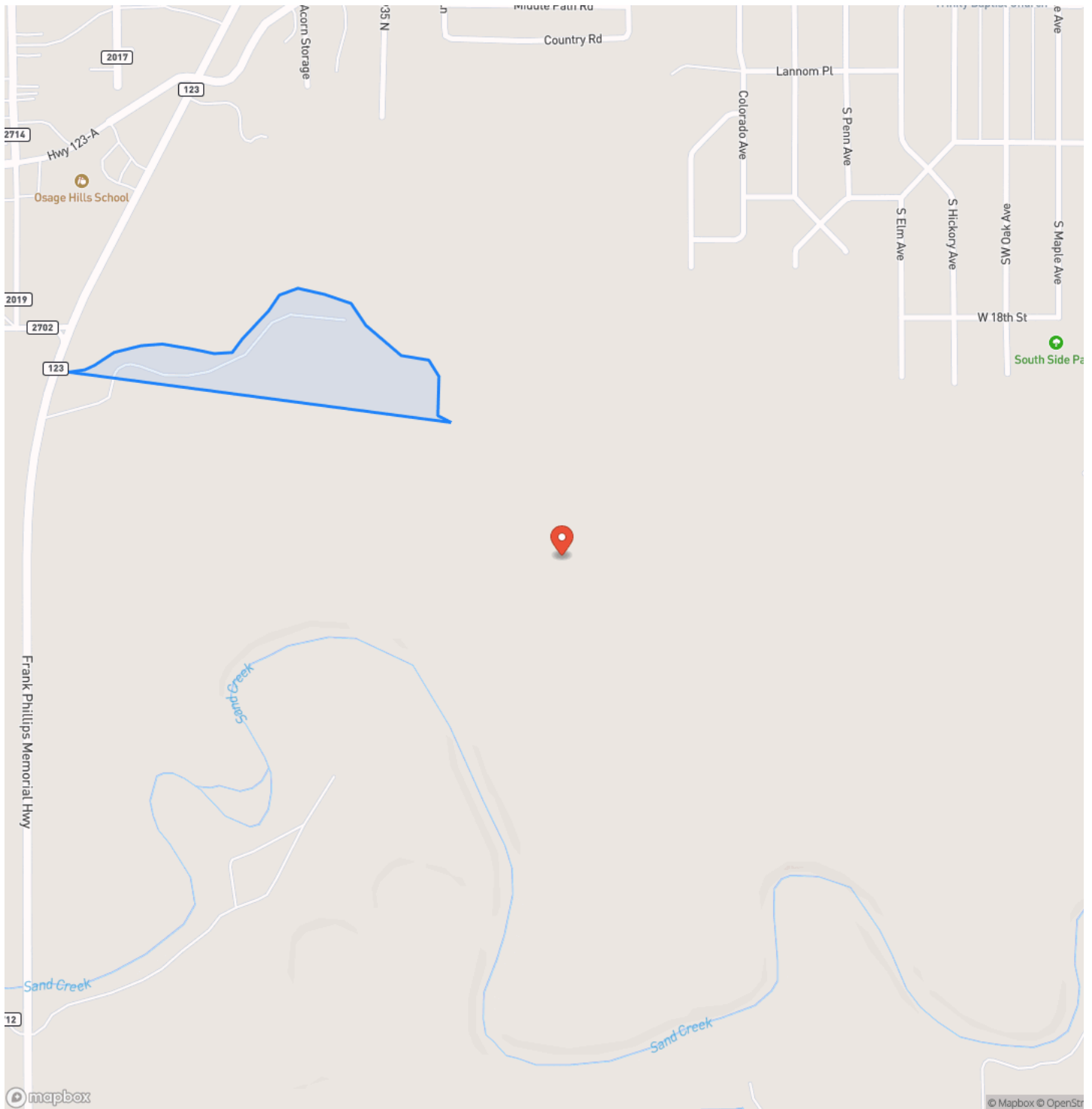
Introducing 392.47+/- Acres of Prime Farmland Located just south of Bartlesville, Oklahoma, this property spans across both Osage and Washington Counties, offering 86 +/- acres in Osage County and 186 +/- acres in Washington County historically under cultivation. This is truly a farmer's dream, poised for immediate productivity. The land yields an impressive 30-40+/- bushels of soybeans and 40-50+/- bushels of wheat per acre on average, ensuring a robust return on investment through farming income. The north pasture is fully fenced and equipped with a gate. This pasture also features two large ponds and is densely covered in improved grasses, making it ideal for grazing cattle or running horses. The property includes: A large workshop An open-faced barn with an awning for equipment and hay storage A large carport Grain storage A corral and pens to meet all your livestock needs This property isn't just an amazing investment opportunity or a chance to expand your farming operations—it also holds immense recreational value. With over 2 +/- miles of creek frontage along both Eliza Creek and Sand Creek, the land is rich in biodiversity. Thick hardwood timber and open grass meadows create excellent funnels along the creeks and various pinch points throughout the property, ideal for harvesting mature trophy whitetails. Additionally, the property boasts abundant waterfowl, perfect for creating lasting memories with family and friends. Also included is a 3-bedroom, 2-bathroom, 2,092 sq. ft. rustic farmhouse that could shine with some TLC. This property not only presents high potential returns through farming but also offers recreational enjoyment for years to come. Conveniently located: +/- 25 miles from Pawhuska, Oklahoma +/- 44 miles from the BOK Center in downtown Tulsa +/- 19 miles from the Kansas state line This old farm, a true relic of its time, awaits your vision to unlock its full potential for farming, hunting, and investment. Embrace the opportunity to own Eliza Creek Farm today. All showings are by appointment only. For more information or to schedule a private viewing, please contact Chuck Bellatti at [\(918\) 859-2412](tel:9188592412).



Eliza Creek Farm  
Bartlesville, OK / Washington County

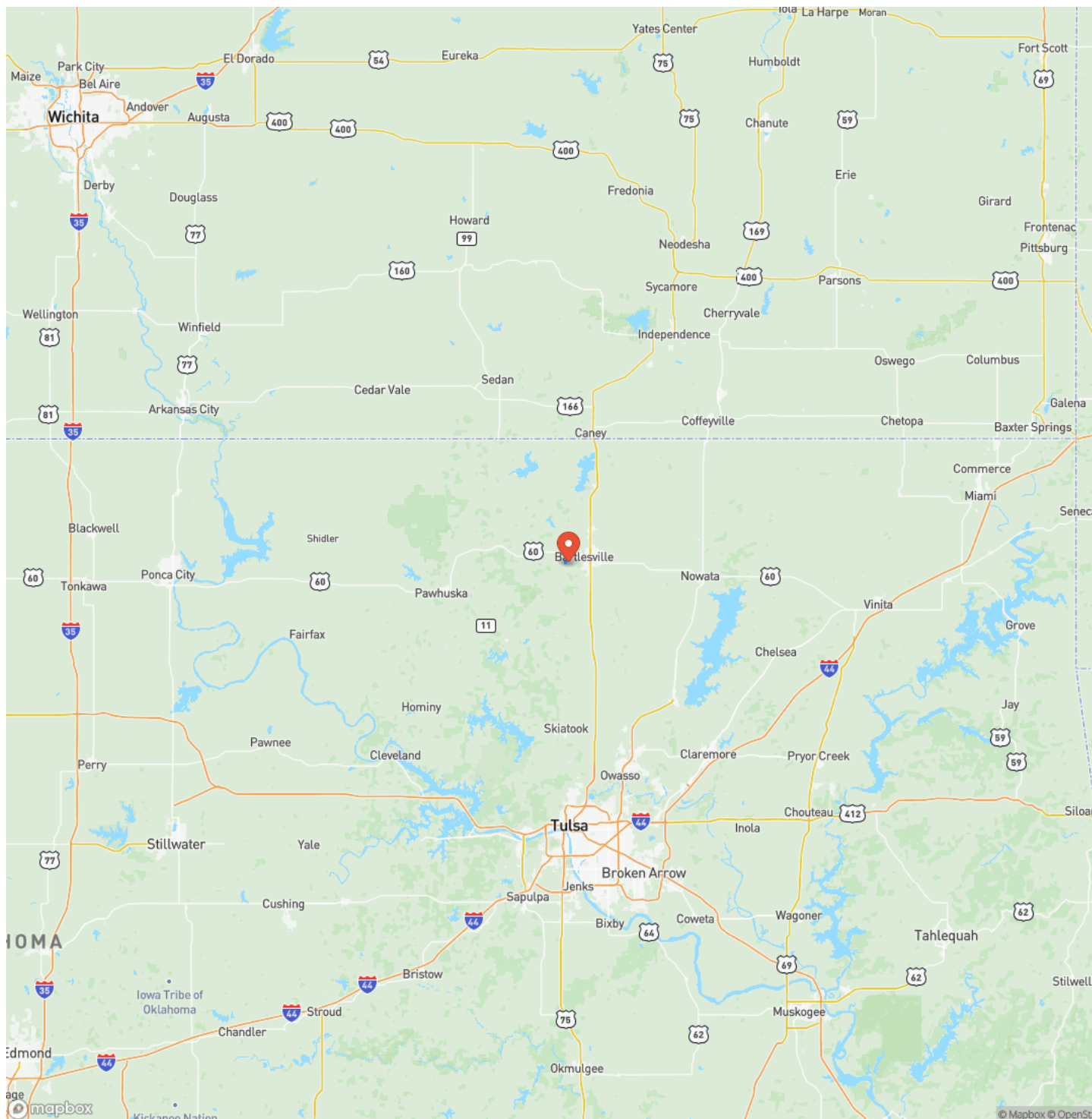


## Locator Map

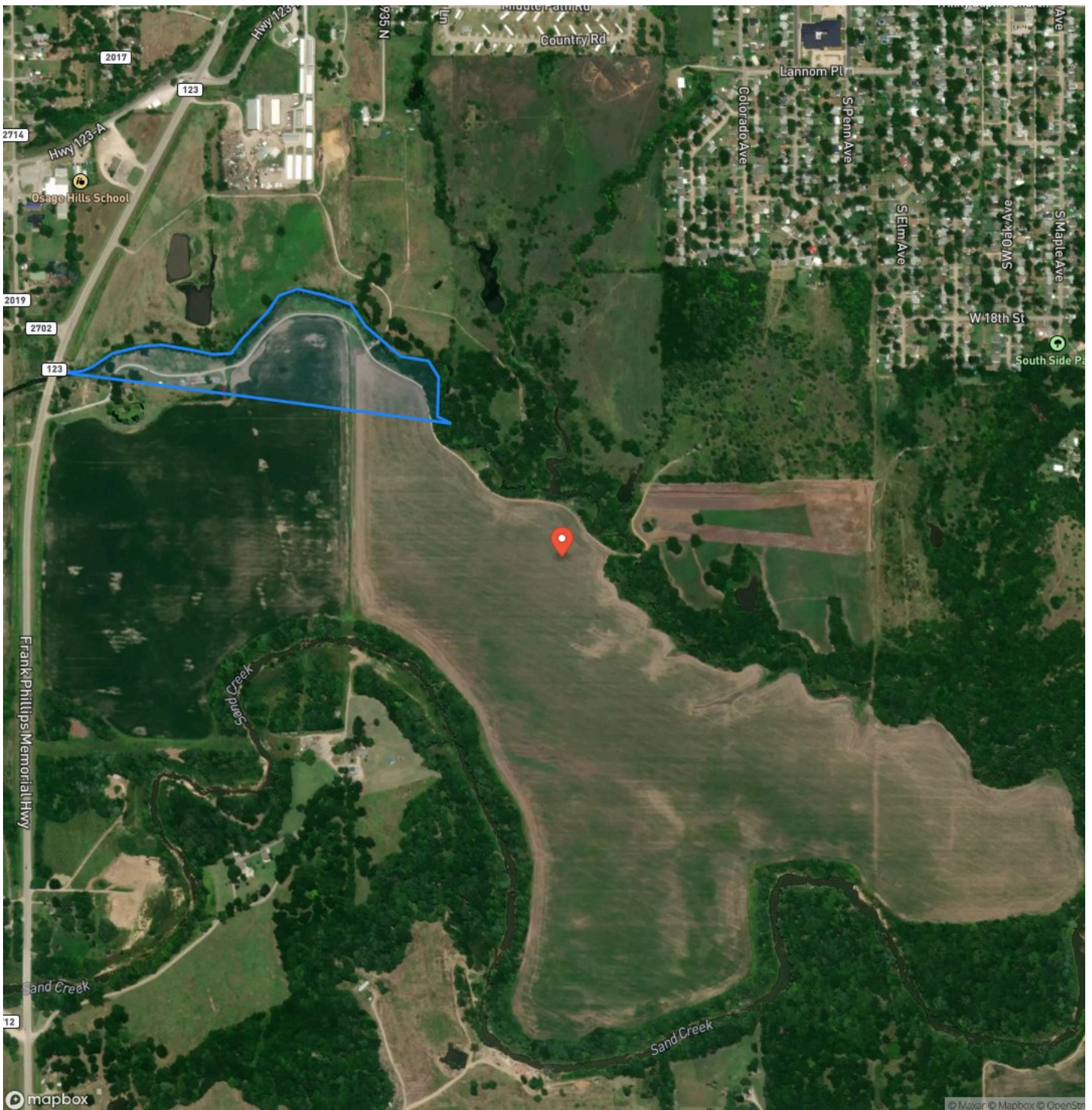




## Locator Map



## Satellite Map



## 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

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.



## This image shows a full page of blank, lined paper. It features approximately 20 horizontal blue or grey lines spaced evenly apart, typical of notebook paper. The lines extend across the entire width of the page, leaving small margins at the top and bottom. There are no vertical lines, text, or other markings on the page.



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

## **DISCLAIMERS**

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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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(833) 873-2452  
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