

Gold Pasture Homesite
S 4110 Rd
Talala, OK 74080

\$170,000
20± Acres
Rogers County



Gold Pasture Homesite
Talala, OK / Rogers County

SUMMARY

Address

S 4110 Rd

City, State Zip

Talala, OK 74080

County

Rogers County

Type

Farms, Undeveloped Land, Ranches, Recreational Land, Lot

Latitude / Longitude

36.520278 / -95.688926

Acreage

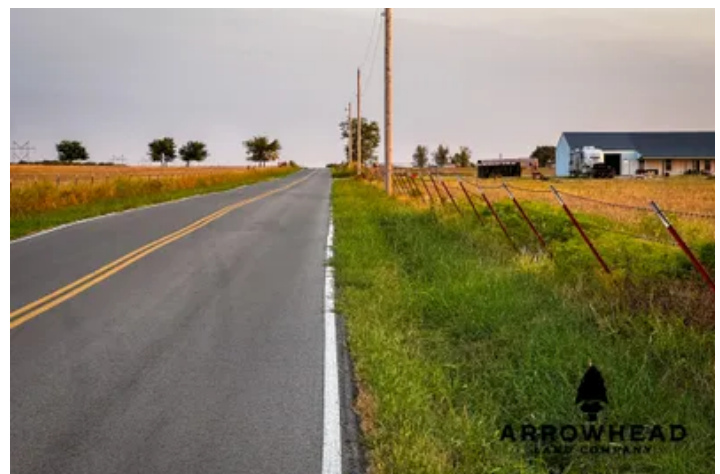
20

Price

\$170,000

Property Website

<https://arrowheadlandcompany.com/property/gold-pasture-homesite-rogers-oklahoma/64732/>

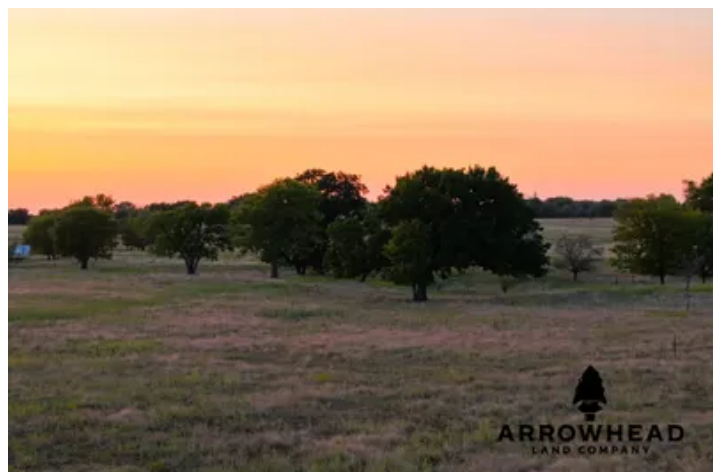


PROPERTY DESCRIPTION

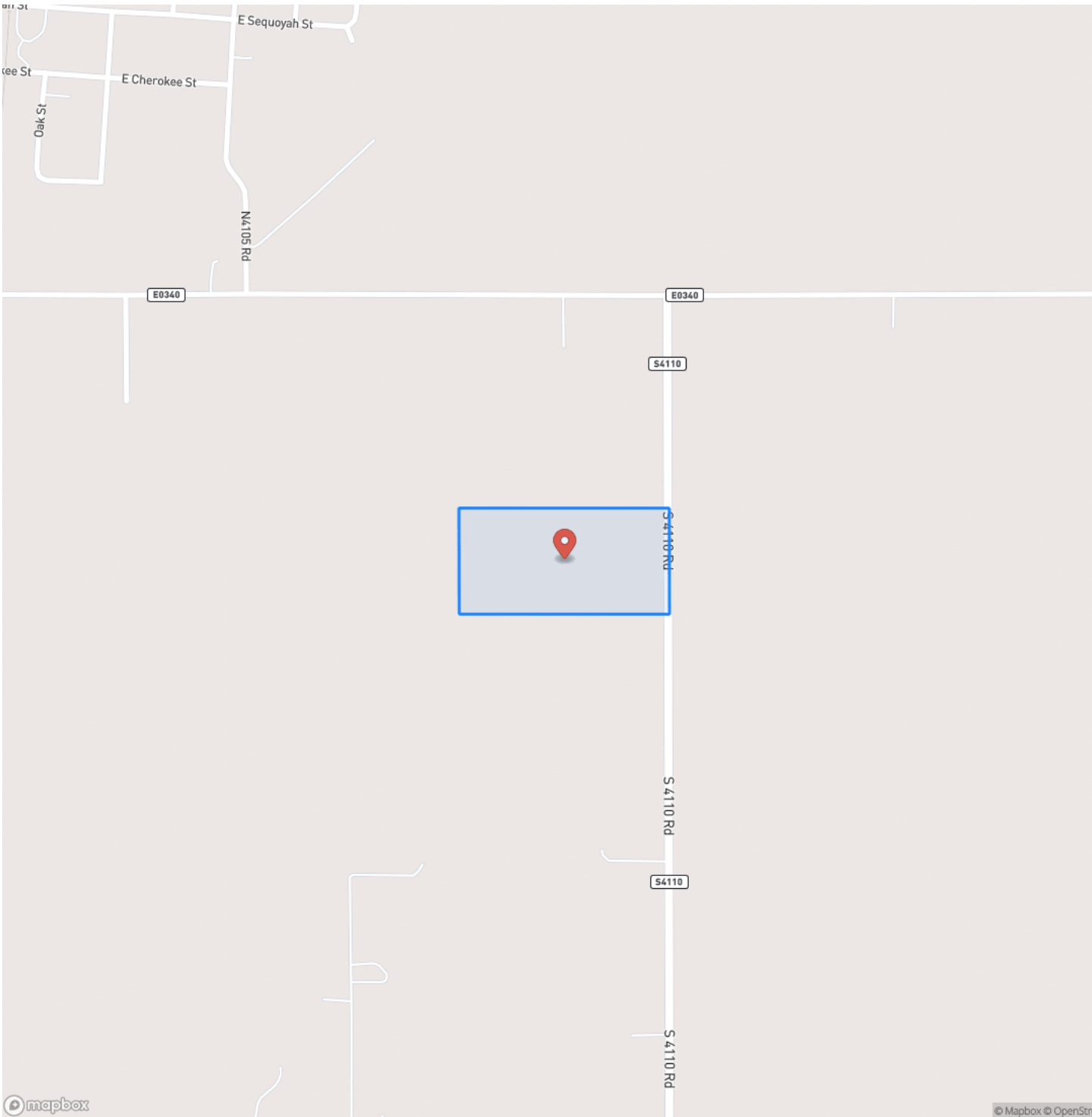
Discover your dream property in Rogers County, Oklahoma! Gold Pasture Homesite, a stunning +/- 20-acre parcel, is perfectly situated just +/- 3 miles west of Oologah Lake, just outside the town of Talala, Oklahoma. This prime piece of land has sturdy fencing, making it an ideal choice for grazing cattle or establishing a small farm operation. The property features a pond in the northwest corner, complemented by a nice group of trees along the northern fenceline, offering both beauty and privacy. There is a rural water tap available and power nearby. Bordering S 4110 RD along the eastern boundary, the property has approximately 655 feet of blacktop county road frontage, making access a breeze. Experience the peaceful, rural lifestyle that Oklahoma has to offer without sacrificing the convenience of city amenities. Located just +/- 35 minutes south of the Kansas state line along US-169, +/- 32 miles from Bartlesville, and +/- 30 minutes from Tulsa International Airport, this property provides the perfect balance of solitude and accessibility. Don't miss this incredible opportunity to own a piece of Oklahoma's serene countryside. Whether you are looking to start a small farm, graze livestock, or build the home of your dreams, this property is the perfect fit! All showings are by appointment only. If you would like more information or to schedule a private viewing, please contact Chuck Bellatti at [\(918\) 859-2412](tel:9188592412).



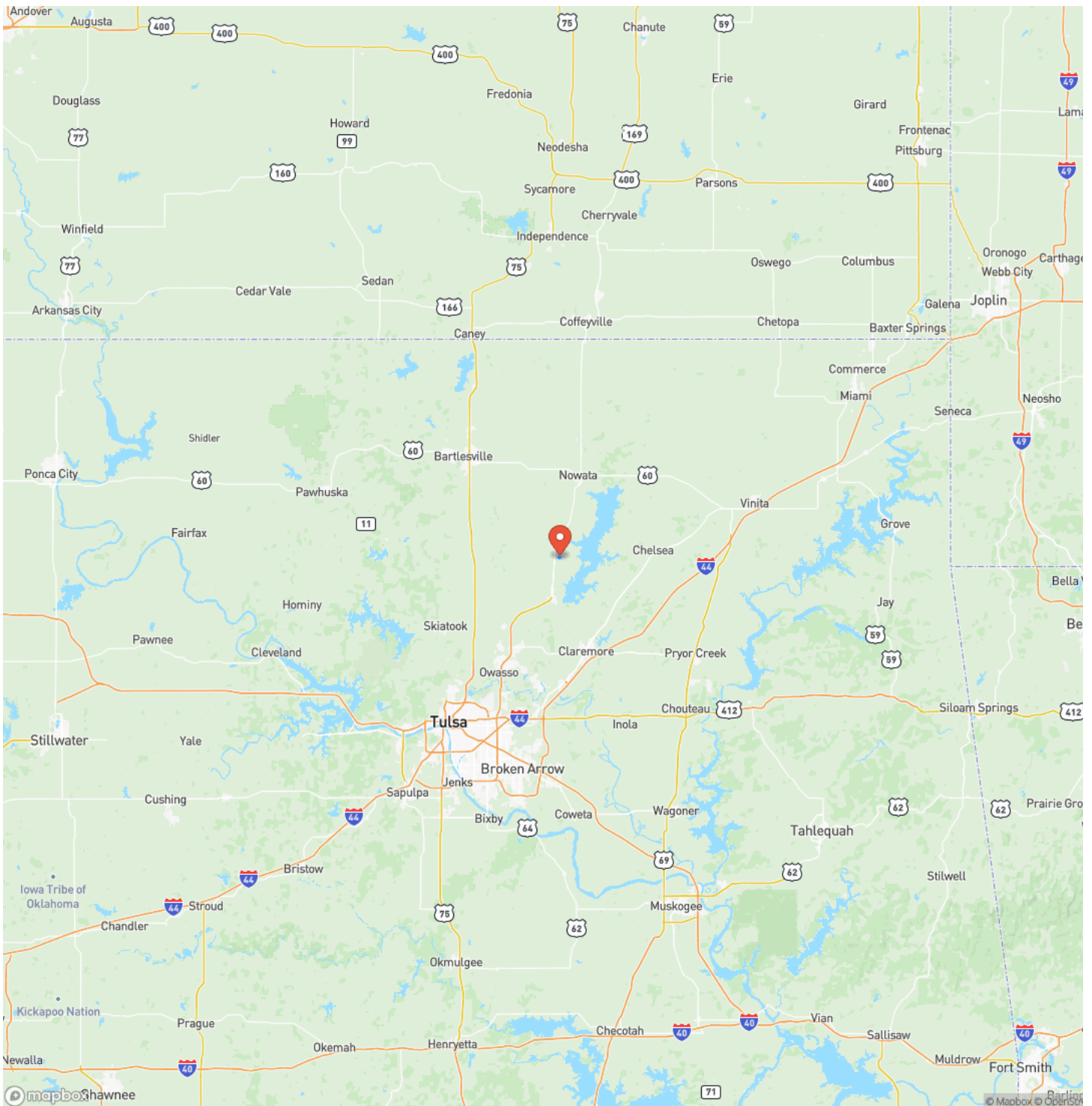
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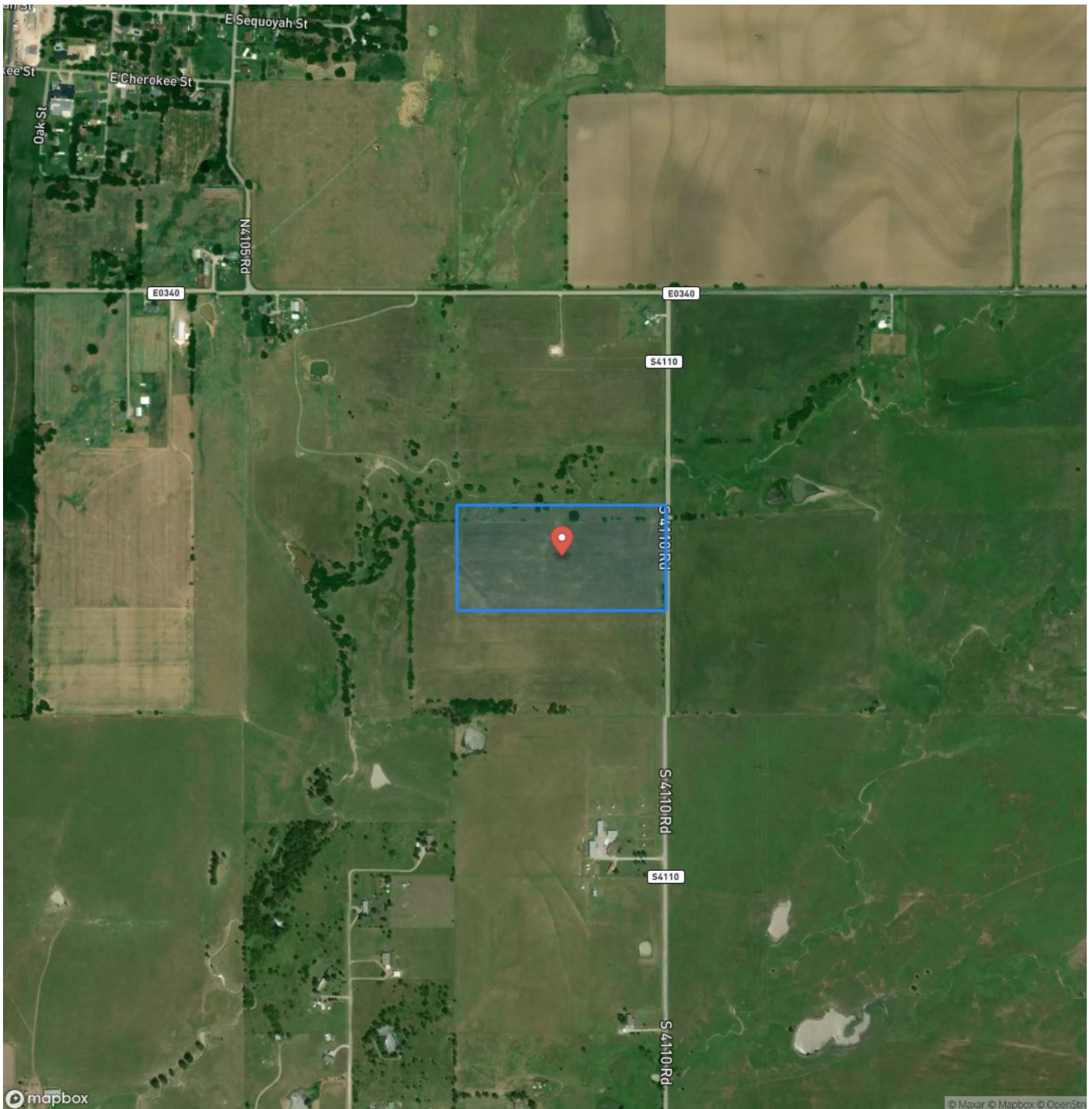
Locator Map



Locator Map



Satellite Map



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

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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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