

Skywass Ranch
8112 Grey Fox Rd
Sperry, OK 74073

\$2,450,000
45.970± Acres
Osage County



Skywass Ranch
Sperry, OK / Osage County

SUMMARY

Address

8112 Grey Fox Rd

City, State Zip

Sperry, OK 74073

County

Osage County

Type

Ranches, Recreational Land, Commercial, Horse Property, Business Opportunity

Latitude / Longitude

36.271748 / -96.055718

Acreage

45.970

Price

\$2,450,000

Property Website

<https://arrowheadlandcompany.com/property/skywass-ranch-osage-oklahoma/61173/>



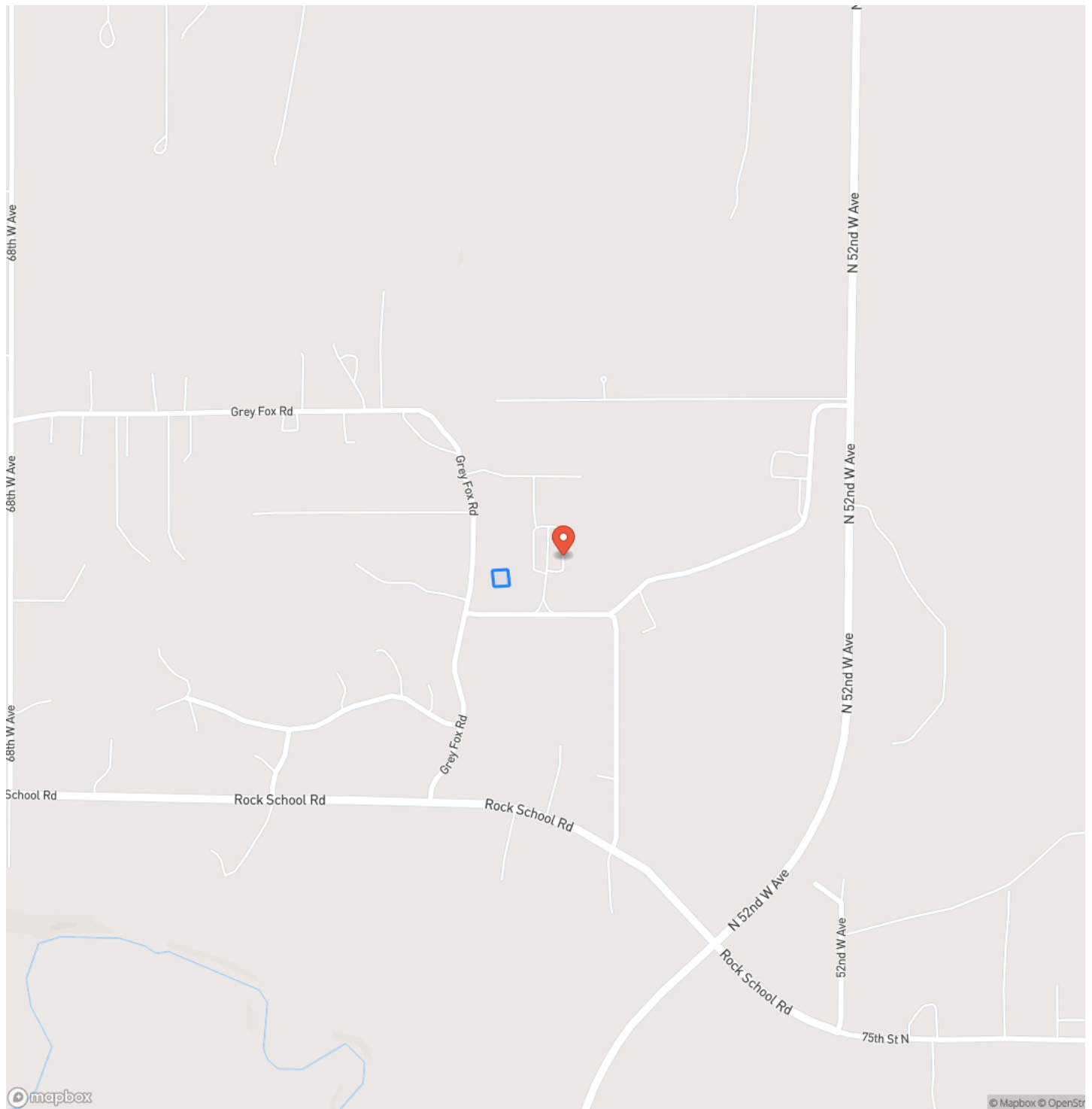
PROPERTY DESCRIPTION

Price Reduced! Welcome to SkyWass Ranch, where the sky is truly the limit! This stunning +/- 45.97 acre property rests within the heart of Osage County, Oklahoma. Featuring state of the art facilities that can provide top notch training services in a spacious and well maintained environment, this property won't disappoint. Entering in through the south main gate off of Grey Fox Rd, you'll travel along well maintained gravel lined with beautiful wood fencing past 6 paddocks, 4 with loafing sheds and tackrooms. To the north, sits a 3500 sq ft office /warehouse fully equipped with 220 electric and water to the building. There is an 874 sq ft restroom facility for hosting large events alongside 16 RV spots and a dump station. Continuing up the main drive you will find a 13,640 sq ft outdoor stable containing 40 12x12 stalls and a 9,000 sq ft indoor stable with 26 14x16 stalls. Perhaps one of the best features of this amazing Ranch is the 54,000 sq ft arena. The arena features bleachers for your spectators, concession stand, sound system and electronic timers for barrels and poles. Host barrel racing competitions, amateur bull riding events, live auctions, shows, concerts, or a farmers market; virtually any event you could think of, this space offers ample opportunity to produce a return on your investment. There's 81,000 sq ft of roof surface with guttering that drains to the largest of the three stocked ponds and with 14,000 lumen dusk to dawn LED timered light system to contribute to a safe and eco-friendly environment. Centrally located, in 20 minutes or less you can be at Tulsa International Airport, the BOK Center in downtown Tulsa or Cross Timbers Marina on Skiatook Lake. Whether you are a seasoned competitor looking to expand and achieve all of your equestrian goals or a visionary investor type ready to let your imagination run wild, take advantage of this once in a lifetime opportunity to own your piece of Oklahoma today. All showings are by appointment only. If you would like more information or would like to schedule a private showing please contact Chuck Bellatti at [\(918\) 859-2412](tel:9188592412).

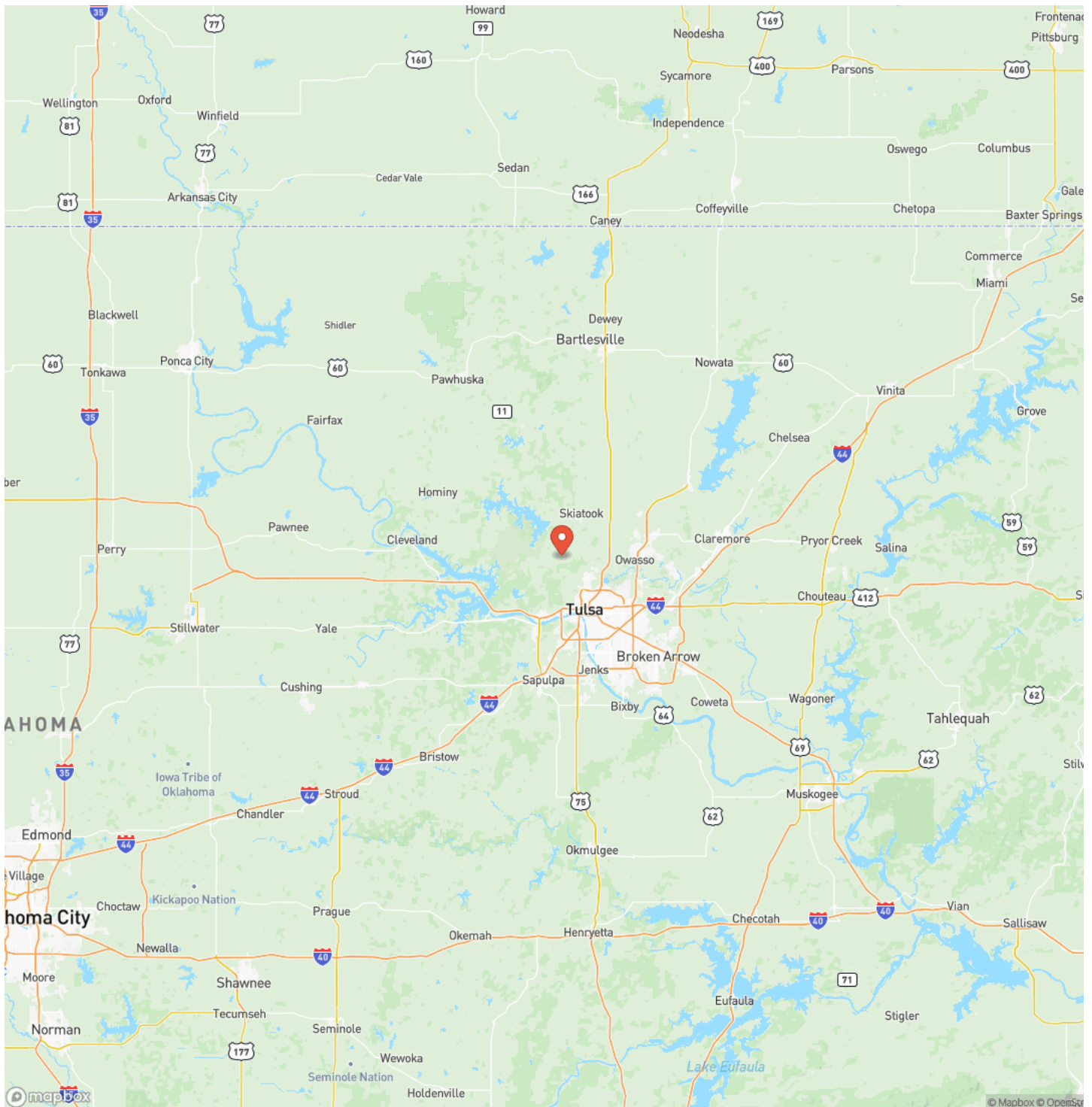
Skywass Ranch
Sperry, OK / Osage County



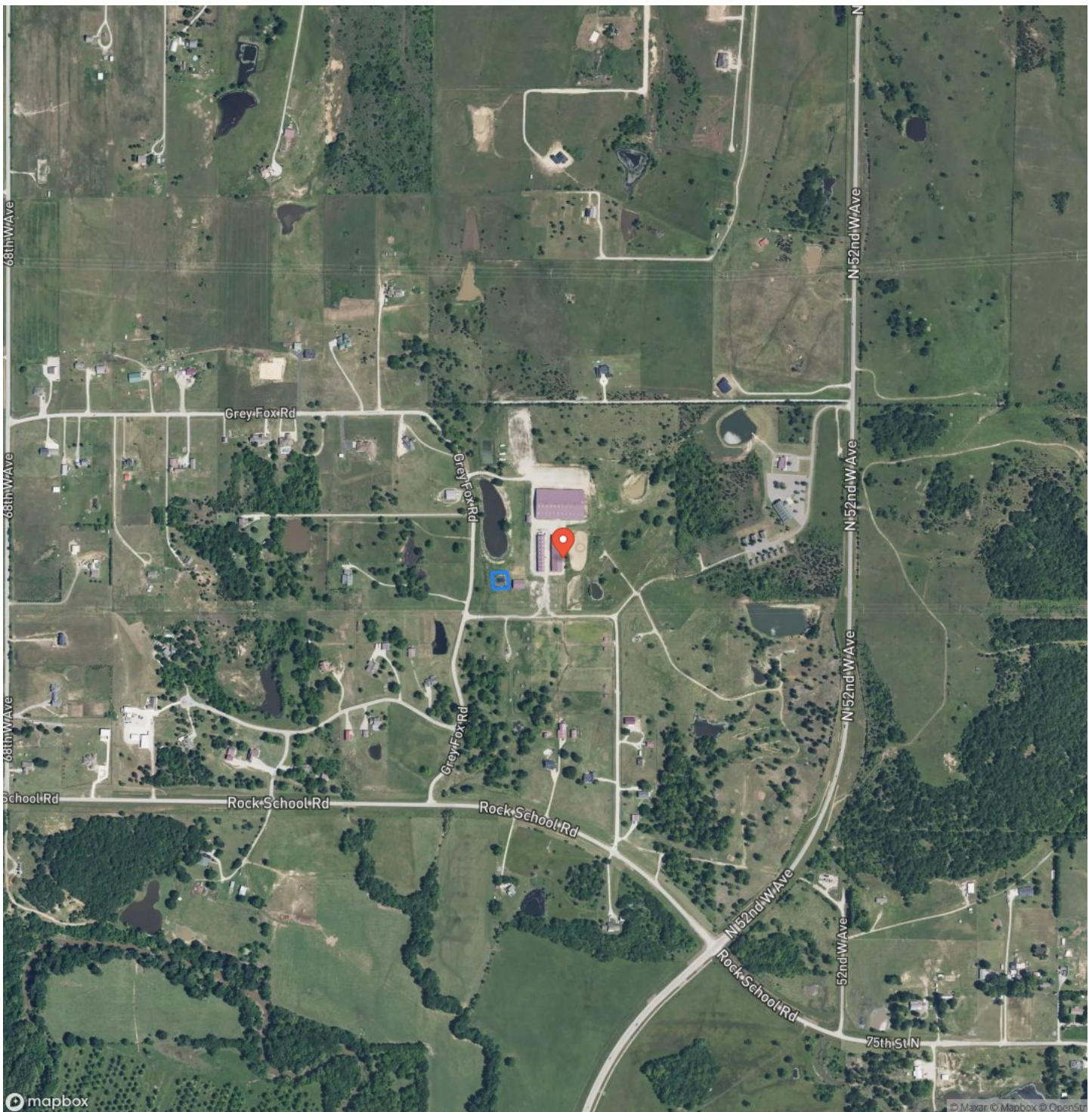
Locator Map



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

NOTES

[illegible]

This image shows a single 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

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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

