

The Atwell Ranch
3908 County Road 2350
Wynona, OK 74084

\$8,750,000
2,227.480± Acres
Osage County



The Atwell Ranch
Wynona, OK / Osage County

SUMMARY

Address

3908 County Road 2350

City, State Zip

Wynona, OK 74084

County

Osage County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Horse Property, Single Family, Business Opportunity

Latitude / Longitude

36.550005 / -96.265949

Dwelling Square Feet

3522

Bedrooms / Bathrooms

3 / 2.5

Acreage

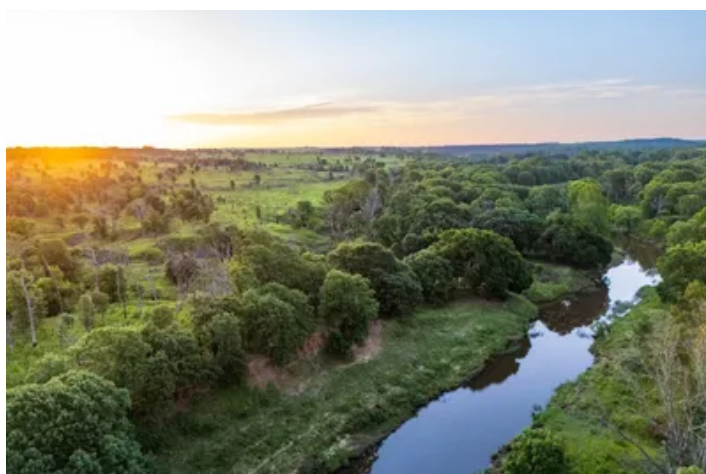
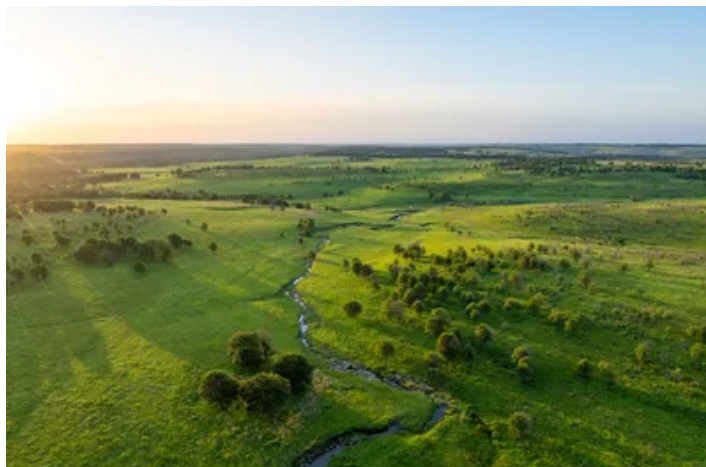
2,227.480

Price

\$8,750,000

Property Website

<https://arrowheadlandcompany.com/property/the-atwell-ranch-osage-oklahoma/84508/>



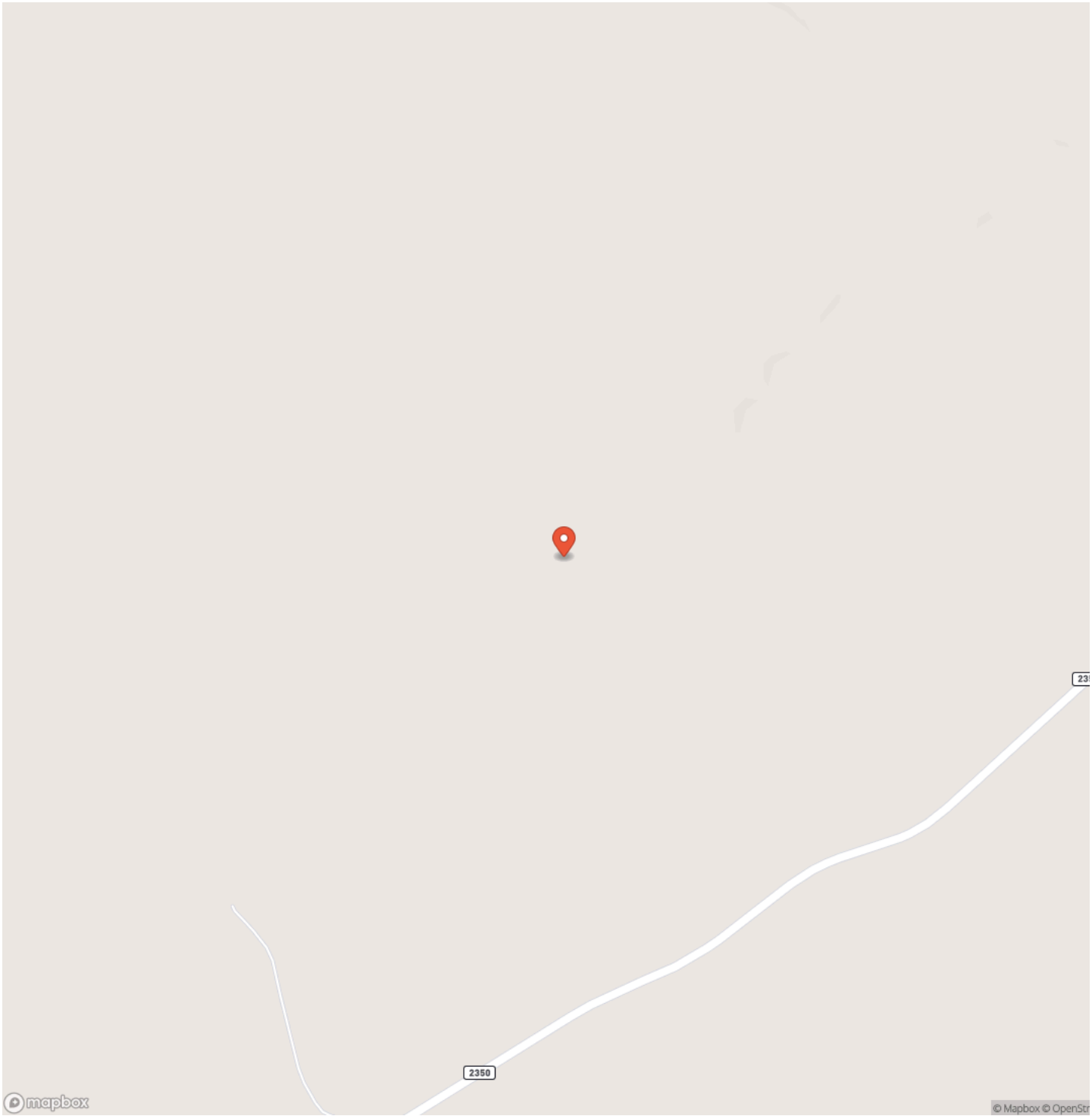
PROPERTY DESCRIPTION

Welcome to the Atwell Ranch, a premier 2,227 +/- acre ranch located in Osage County, Oklahoma! This exceptional property has been strictly managed and maintained for both livestock and recreation for decades! Rarely does a ranch of this caliber come to market! Very few ranches, if any, can compare to the functionality and beauty of the Atwell Ranch. This 2,227 +/- acre ranch is the ultimate turn-key property, ranging from luxury living, strategic management practices, livestock operations, and unlimited recreational opportunities. At the highest point of the ranch sits a stunning lodge-style home, strategically positioned to capture panoramic views for miles across the Osage County landscape. The lodge features 3 bedrooms, 2.5 baths, a loft, mud room, and a dedicated office. Inside, you'll find a warm and rustic mountain-style design, including wood stained concrete floors, log-style woodwork, a brick-inlaid fireplace, and custom cabinetry. The kitchen is a true masterpiece equipped with granite countertops, ample seating space, and a unique Lazy Susan round table. The beautiful home is being sold fully furnished! A wrap-around porch leads to an outdoor kitchen complete with a built-in gas grill, sink, and griddle, ideal for enjoying Oklahoma sunrises and a warm cup of coffee, or evenings cooking with family or guests. A two-car garage and backyard storm shelter add convenience and safety. This home is perfectly suited for hosting guests, serving as a comfortable headquarters for ranch operations or a welcoming hunting lodge. Cattlemen will find the property ready to operate, with extensive cross-fencing that promotes efficient rotational grazing across thick, lush native grass pastures. The layout has been thoughtfully designed to support large-scale operations with minimal management needed to take care of your cattle. Historically, the ranch has supported approximately 250 cow/calf pairs or 400 stockers. The ranch is fully fenced and cross-fenced with quality H-braces and gates, and the internal road system is well-maintained, offering easy access to every corner of the property. This is a working cattle ranch, fully set up with feed bunks throughout, two fully fenced hay meadows, a 40x60 barn, and excellent infrastructure. The equipment is negotiable. Connected to the barn are working corrals perfect for horses or doctoring cattle. Electricity is well-distributed across the ranch, and extensive tree clearing has already been done to open more grazing acreage. There is potential for further clearing to increase your grazing opportunities. For outdoorsmen this ranch is an absolute dream! This property has a long-standing reputation for remarkable whitetail deer hunting, with a healthy population supported by diverse terrain, ample water sources, and thick bedding cover along Birch Creek. There are some phenomenal food plot locations on the ranch, making this a prime property to turn into a deer hunting mecca! The ranch also has a history of phenomenal quail hunting with some great upland bird habitat, rolling grasslands, and edge cover. Near the house there is a nice set of indoor/outdoor 3-bay bird dog kennels that have been well designed with a concrete slab for easy washouts, with water, food bunks and bedding on the inside. This kennel gives your dogs the luxury they deserve before and after a long day of upland bob white quail bird hunting or early morning waterfowl hunts. The ranch also has ample water sources, with several stocked ponds and Birch Creek flowing for over 1.5 +/- miles through the property. Given the number of ponds and access to Birch Creek, this ranch offers tremendous potential for fishing, waterfowl hunting, or even cooling off on a hot summer day. The ranch is located just 20 +/- minutes from Pawhuska, 30 +/- minutes from Bartlesville, and 1 hour +/- from Tulsa. The Atwell Ranch is private yet easily accessible, offering incredible views, functional improvements, and diverse terrain that ranges from open grasslands to timber-lined creek bottoms. This is a rare opportunity to own a turn-key luxury ranch in Osage County, Oklahoma! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Bret Horn at [\(580\) 737-0111](tel:5807370111).

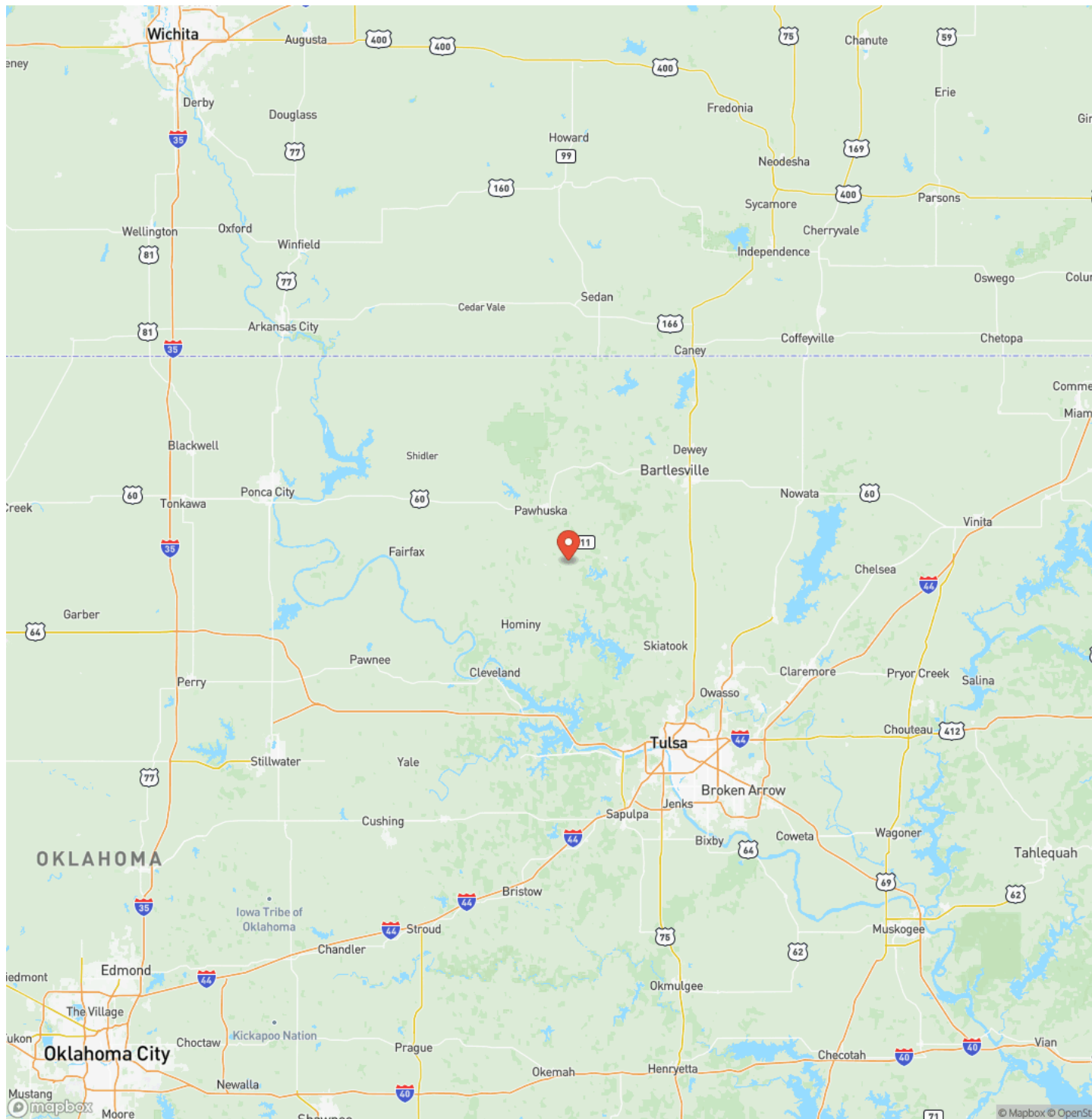
The Atwell Ranch
Wynona, OK / Osage County



Locator Map



Locator Map



Satellite Map



The Atwell Ranch
Wynona, OK / Osage County

LISTING REPRESENTATIVE

For more information contact:



Representative

Bret Horn

Mobile

(580) 737-0111

Email

bret.horn@arrowheadlandcompany.com

Address

City / State / Zip

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.

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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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