

Gunsmoke Ranch
25096 County Road 170
Perry, OK 73077

\$2,550,200
479± Acres
Noble County



Gunsmoke Ranch
Perry, OK / Noble County

SUMMARY

Address

25096 County Road 170

City, State Zip

Perry, OK 73077

County

Noble County

Type

Farms, Hunting Land, Recreational Land, Residential Property,
Single Family

Latitude / Longitude

36.239136 / -97.167728

Dwelling Square Feet

1838

Bedrooms / Bathrooms

4 / 2.5

Acreage

479

Price

\$2,550,200

Property Website

<https://arrowheadlandcompany.com/property/gunsmoke-ranch-noble-oklahoma/82181/>

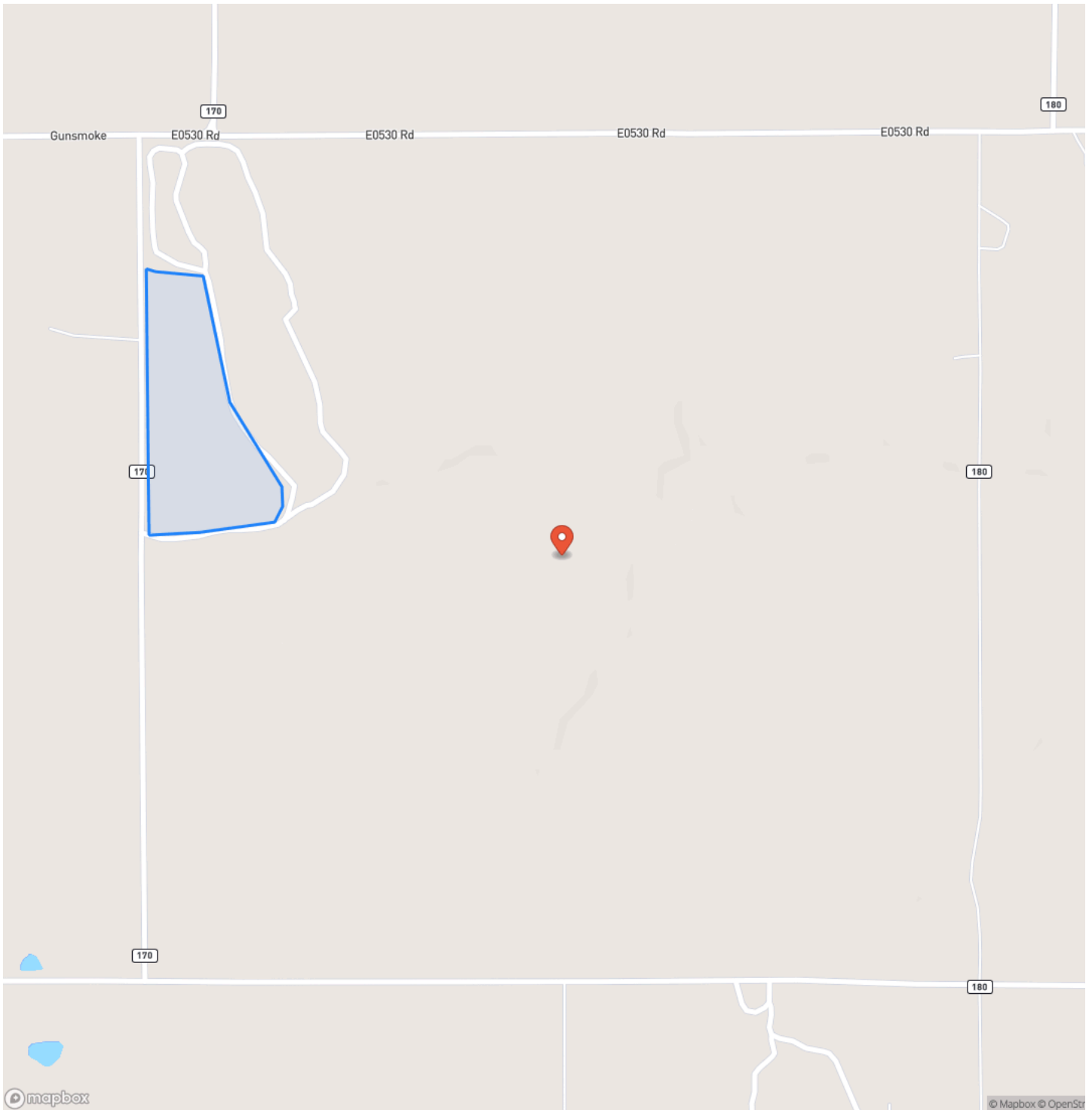


PROPERTY DESCRIPTION

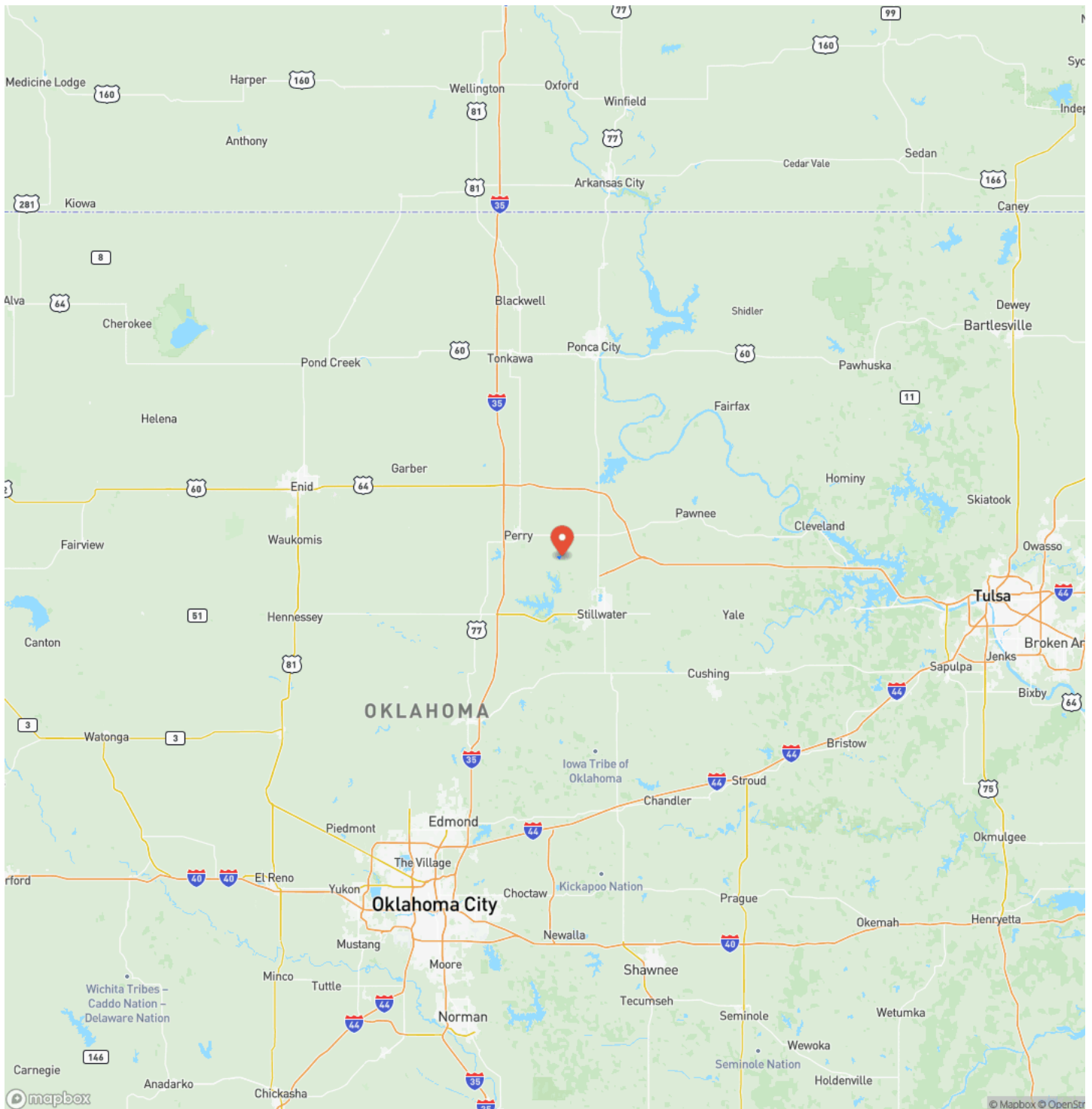
Welcome to Gunsmoke Ranch, acres of premier multi-use land in the heart of Noble County, Oklahoma. This turnkey ranch features a spacious 4-bedroom, 2.5-bath manufactured home (built in 2009) perfectly positioned to overlook a stunning 8± acre pond, renowned for trophy largemouth bass fishing and outstanding waterfowl hunting. The ranch boasts a diverse and productive landscape, including approximately 160± acres of fertile tillable ground ready for crops, wide-open pastureland with rich native grasses for livestock grazing, and mature timber offering prime habitat for whitetail deer, turkey, and other game. Whether you're a rancher, outdoorsman, or investor, this property offers exceptional opportunities for income, recreation, and rural living. Additional features include a large shop building perfect for storing equipment, multiple ponds, well-maintained fencing, and convenient access to Stillwater and Oklahoma City. Whether you're seeking a full-time residence, a weekend getaway, or a versatile agricultural and hunting property, Gunsmoke Ranch is a rare find! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Luke Roberts at [\(918\) 399-2569](tel:9183992569).



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Luke Roberts

Mobile

(918) 399-2569

Email

luke.roberts@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.



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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