

Premier Cattle Ranch With Live Water
438505 E 370 Rd
Big Cabin, OK 74332

\$1,200,000
155± Acres
Mayes County



Premier Cattle Ranch With Live Water
Big Cabin, OK / Mayes County

SUMMARY

Address

438505 E 370 Rd

City, State Zip

Big Cabin, OK 74332

County

Mayes County

Type

Farms, Horse Property, Ranches, Single Family, Recreational Land, Residential Property

Latitude / Longitude

36.477753 / -95.189277

Dwelling Square Feet

1792

Bedrooms / Bathrooms

2 / 2

Acreage

155

Price

\$1,200,000

Property Website

<https://arrowheadlandcompany.com/property/premier-cattle-ranch-with-live-water-mayes-oklahoma/83791/>



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PROPERTY DESCRIPTION

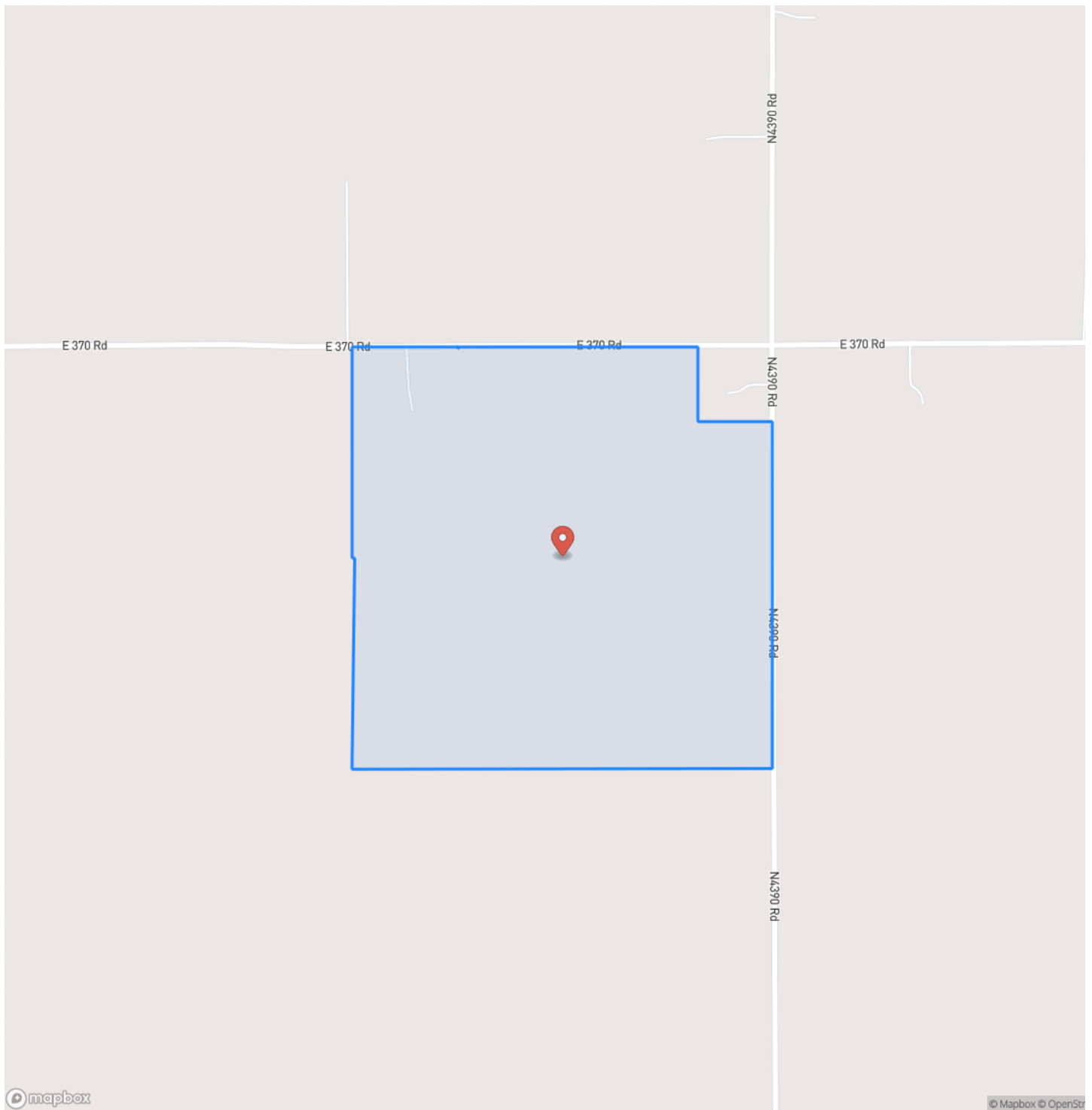
Introducing a premier cattle ranch with live water, located in Mayes County, Oklahoma — just +/- 5 miles south of Big Cabin along the I-44 corridor! Spanning approximately +/- 155 acres, this high-functioning ranch is ideally suited for cattlemen, investors, or ag-minded buyers looking to run livestock, lease for income, or expand into pre-conditioning operations. This turnkey property is covered nearly 100% in lush Bermuda grass and underlain by quality Class III or better silt loam soils — making it as productive as it is beautiful. The land is cross-fenced into four traps (two with shade) and boasts approximately 2,628 feet of year-round live water from a Rock Creek tributary — offering natural, reliable hydration for livestock throughout the seasons. The ranch infrastructure is second to none. It features a well-designed set of working pens with a covered processing area built for efficiency — easily managed by a one- or two-person crew. There's a large barn with a lean-to, a tack room, and ample storage for equipment and hay. Everything needed to hit the ground running is already in place. The well-maintained home offers a mix of rustic charm and modern comfort, with 2 bedrooms, 2 bathrooms, +/- 1,792 sq ft of living space, a wood-burning fireplace, walk-in closet, and an open-concept kitchen with deck access for outdoor gatherings. An attached workshop and private driveway along E 370 County Road add even more functionality and privacy. Whether you're seeking a full-time ranch headquarters, a long-term land investment, or a recreational escape near Grand Lake, this property delivers on all fronts. It is conveniently located +/- 62 miles from Joplin, Missouri, +/- 56 miles from Tulsa International Airport, and only +/- 20 minutes from Pryor, Oklahoma. All showings are by appointment only. If you would like more information or would like to schedule a private viewing, please contact Chuck Bellatti at [\(918\) 859-2412](tel:9188592412).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

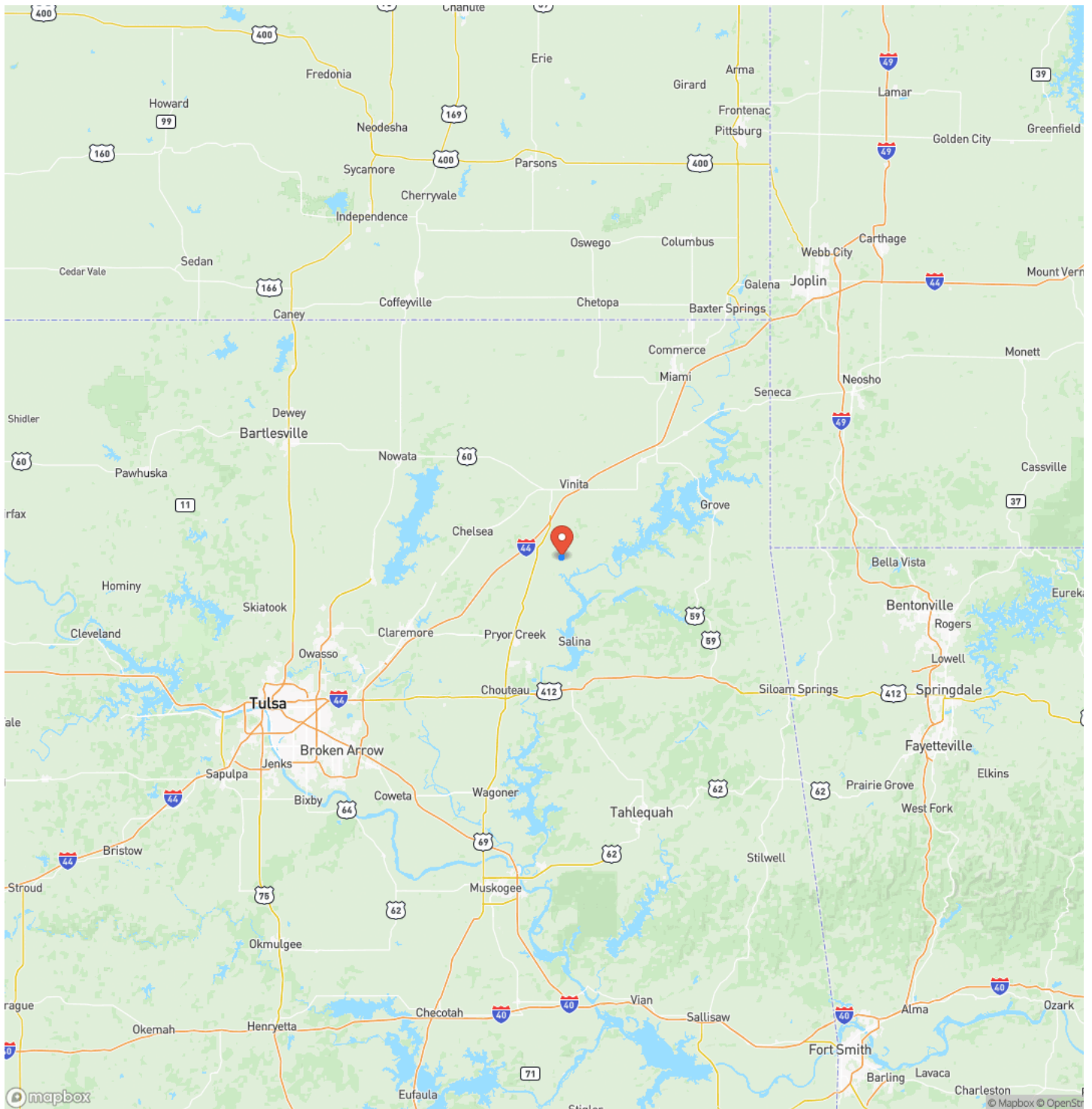
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Big Cabin, OK / Mayes County



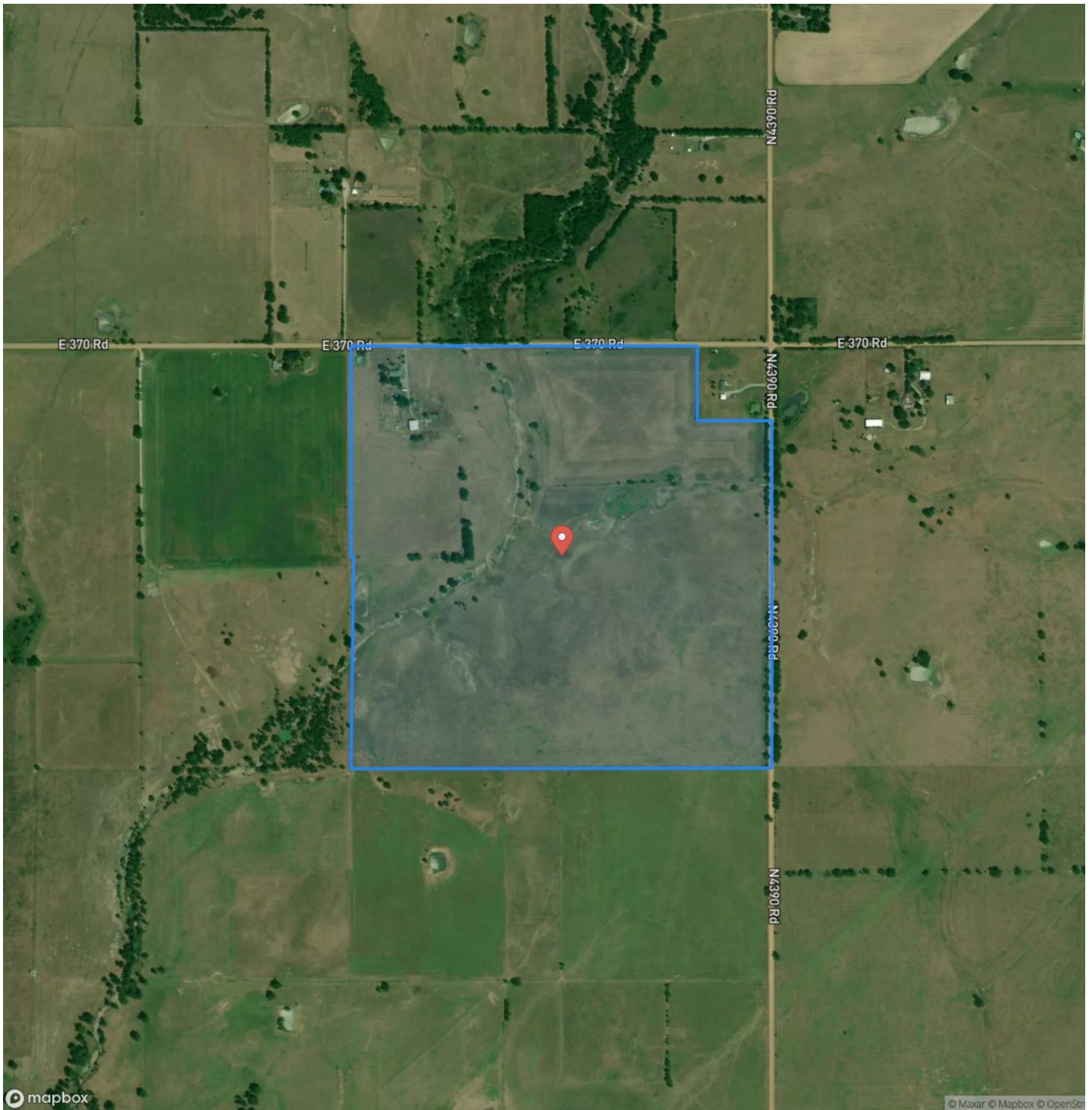
Locator Map



Locator Map



Satellite Map



Premier Cattle Ranch With Live Water

Big Cabin, OK / Mayes County

LISTING REPRESENTATIVE

For more information contact:



Representative

Chuck Bellatti

Mobile

(918) 859-2412

Email

chuck.bellatti@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 extend 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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