

**Coyote Trail Ranch Tract 1**  
**S 265th West Ave Tract 1**  
**Sand Springs, OK 74063**

**\$504,000**  
**42± Acres**  
**Tulsa County**



**Coyote Trail Ranch Tract 1**  
**Sand Springs, OK / Tulsa County**

---

**SUMMARY**

**Address**

S 265th West Ave Tract 1

**City, State Zip**

Sand Springs, OK 74063

**County**

Tulsa County

**Type**

Farms, Hunting Land, Ranches, Recreational Land, Timberland

**Latitude / Longitude**

36.1139 / -96.2958

**Acreage**

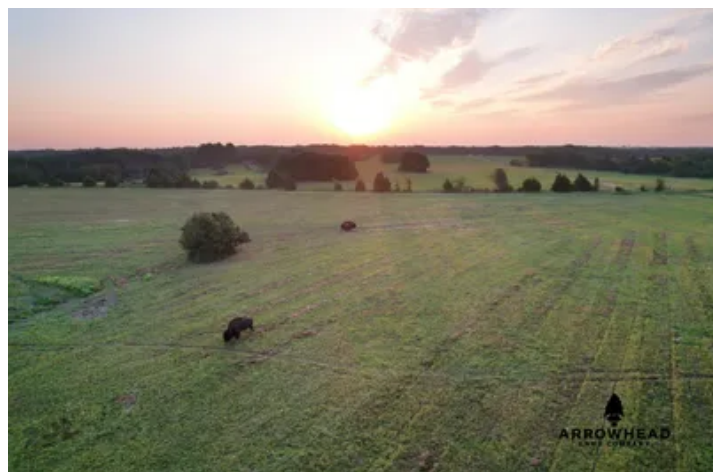
42

**Price**

\$504,000

**Property Website**

<https://arrowheadlandcompany.com/property/coyote-trail-ranch-tract-1-tulsa-oklahoma/44771/>



## **Coyote Trail Ranch Tract 1**

### **Sand Springs, OK / Tulsa County**

---

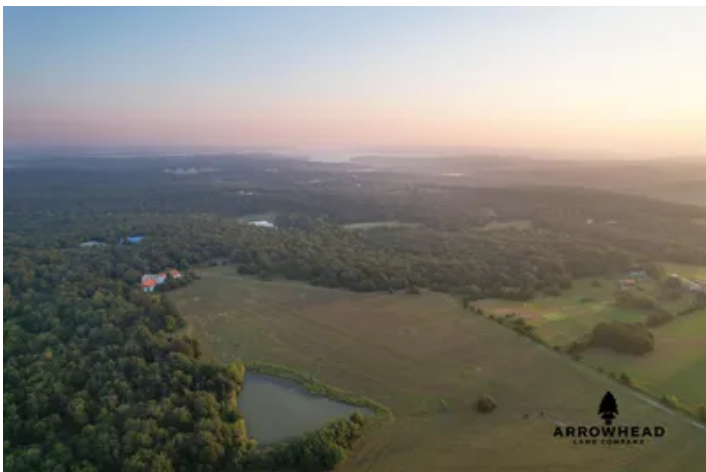
#### **PROPERTY DESCRIPTION**

Welcome to the ultimate multi-use property! This 42+/- acre property is perfect for ranchers, farmers, hunters, and someone looking for their dream home. Located in Sand Springs, Oklahoma, this property is right next to Keystone Lake and a short drive from Tulsa. The recreation opportunities on this property are endless. The property has great hunting, a pond for fishing, and Keystone Lake makes for a fun day on the water. About half of the property is open pasture, while the other half is hardwood timber. As you can see from the photos, there are currently 3 Bison on the property. The property also features a large house that when renovated, would become the home of your dreams. Properties like this don't come around often, so make it yours today! All showings are by appointment only. For more information or to schedule a private showing, please contact Josh Claybrook at [\(918\)607-1006](tel:(918)607-1006).

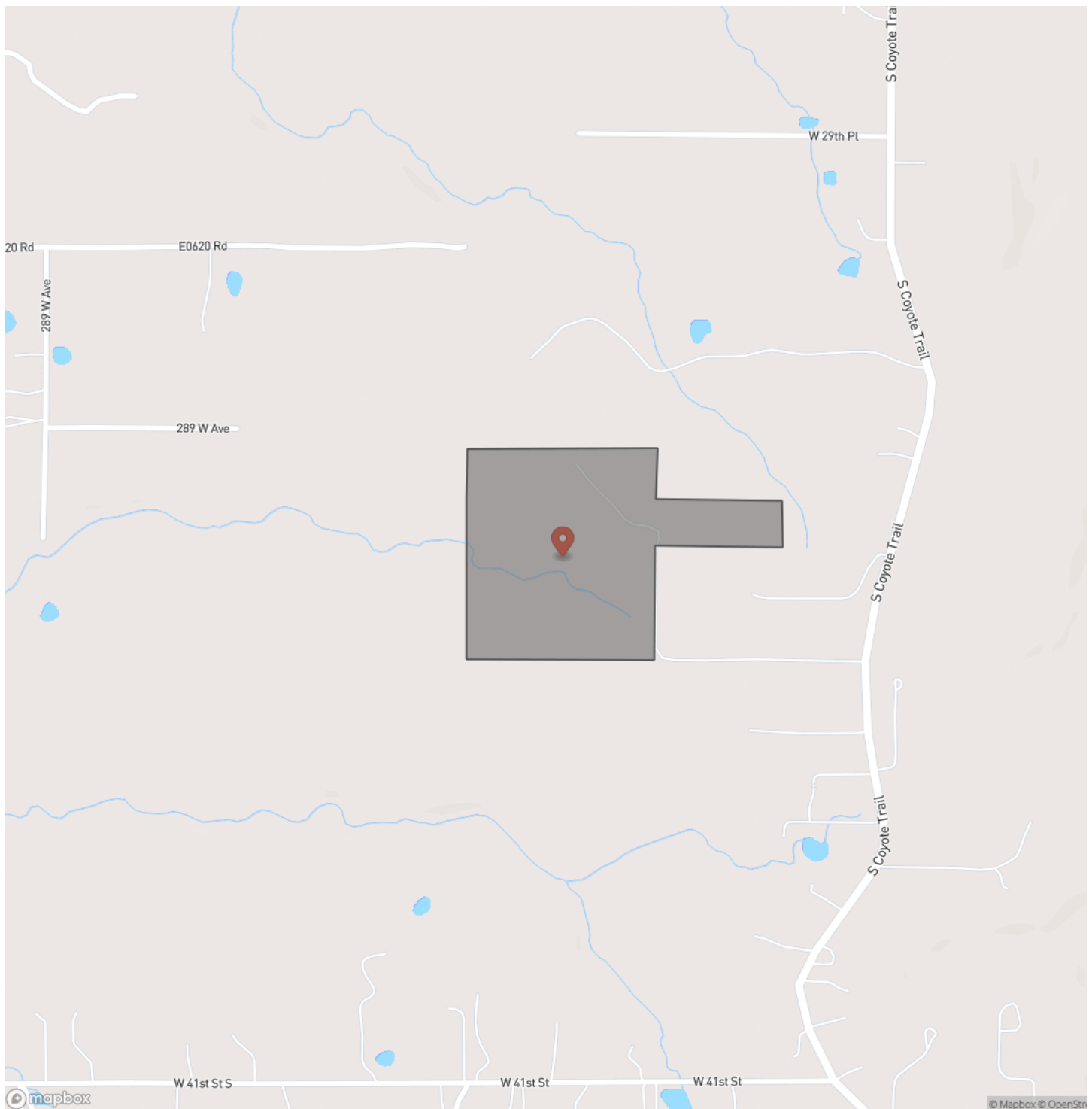




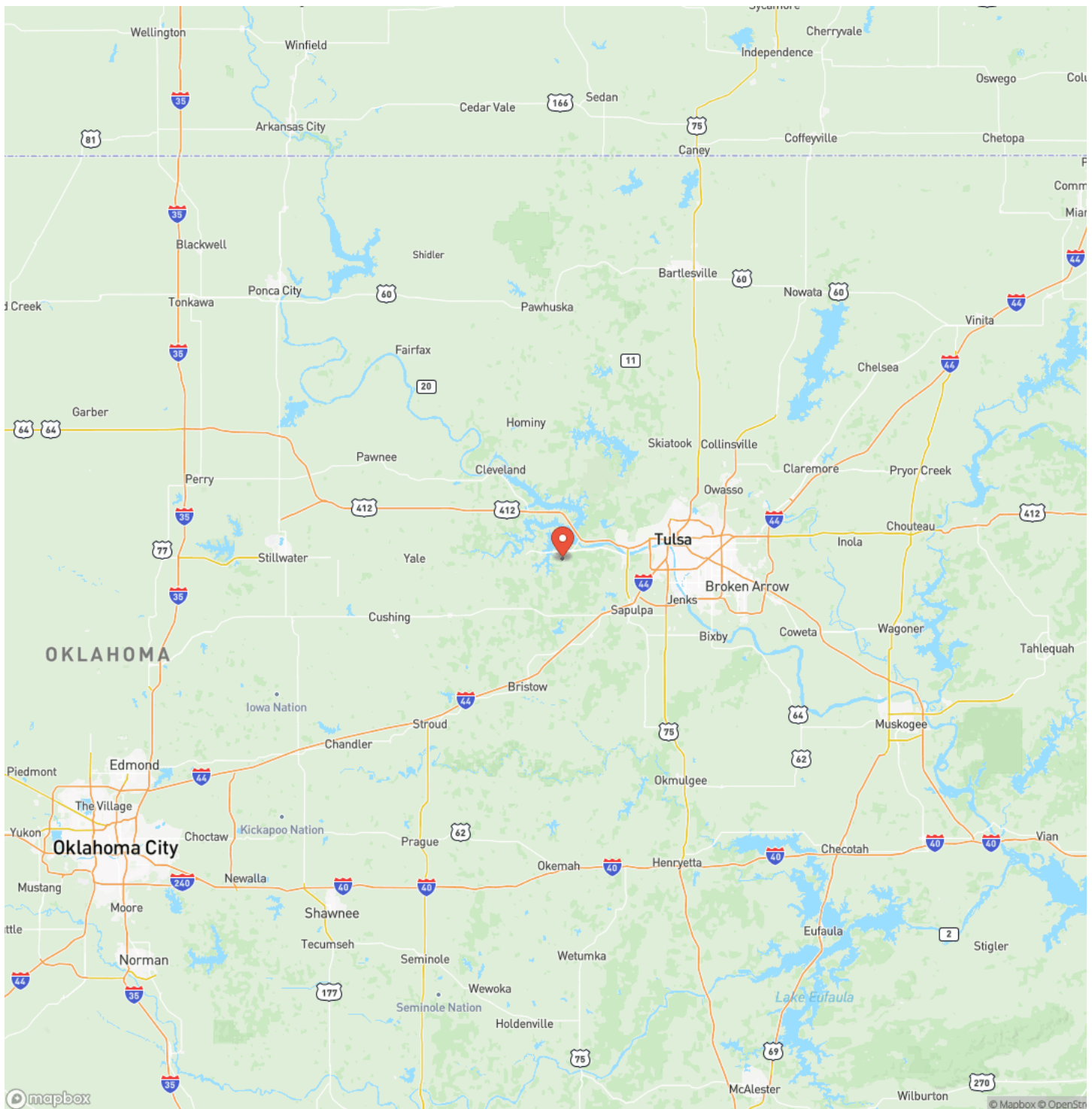
Coyote Trail Ranch Tract 1  
Sand Springs, OK / Tulsa County



## Locator Map

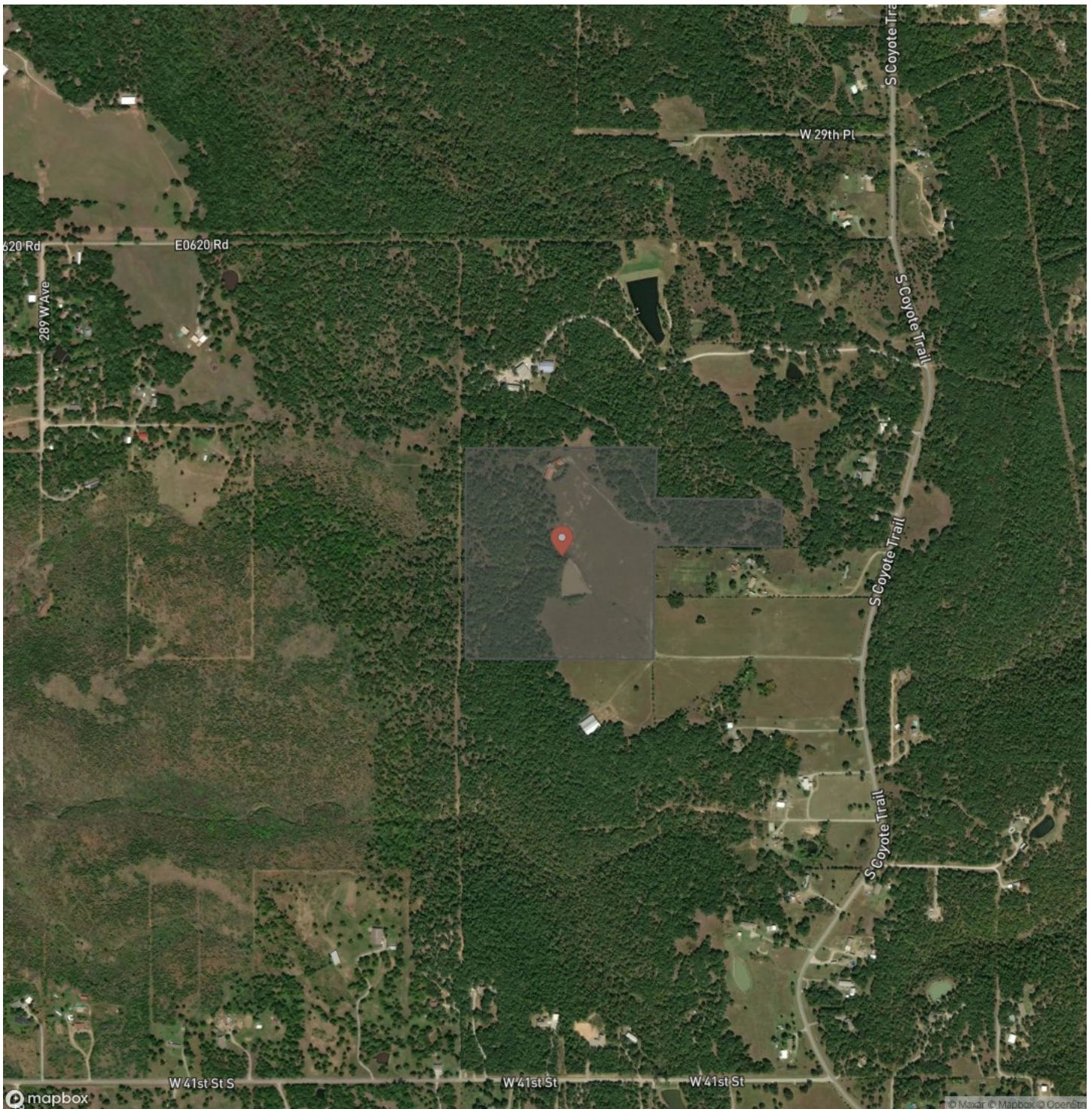


## Locator Map





## Satellite Map



**Coyote Trail Ranch Tract 1**  
**Sand Springs, OK / Tulsa County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Josh Claybrook

## Mobile

(918) 607-1006

## Email

josh.claybrook@arrowheadlandcompany.com

**Address**

## City / State / Zip

Sapulpa, OK 74066

## NOTES

[illegible]

**MORE INFO ONLINE:**

**[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)**



[illegible]

## **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  
(405) 415-5977  
[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)

---

