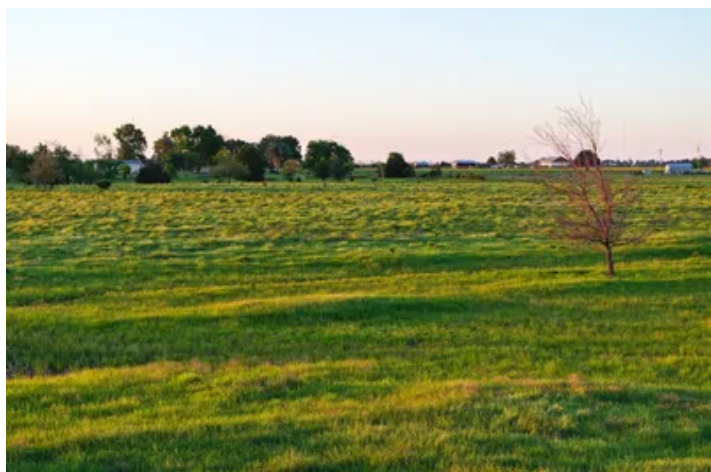


Homesite South Near Oologah Lake
S 4110 Rd
Oologah, OK 74053

\$340,000
20± Acres
Rogers County



Homesite South Near Oologah Lake Oologah, OK / Rogers County

SUMMARY

Address

S 4110 Rd

City, State Zip

Oologah, OK 74053

County

Rogers County

Type

Farms, Ranches, Recreational Land, Undeveloped Land, Horse Property

Latitude / Longitude

36.442381 / -95.688818

Acreage

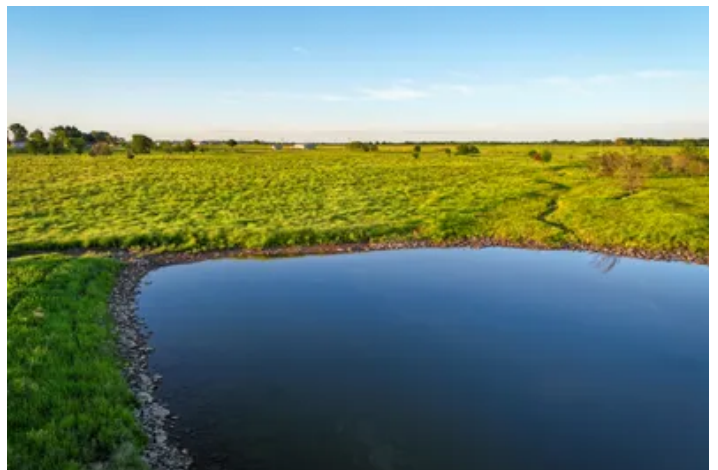
20

Price

\$340,000

Property Website

<https://arrowheadlandcompany.com/property/homesite-south-near-oologah-lake-rogers-oklahoma/70161/>

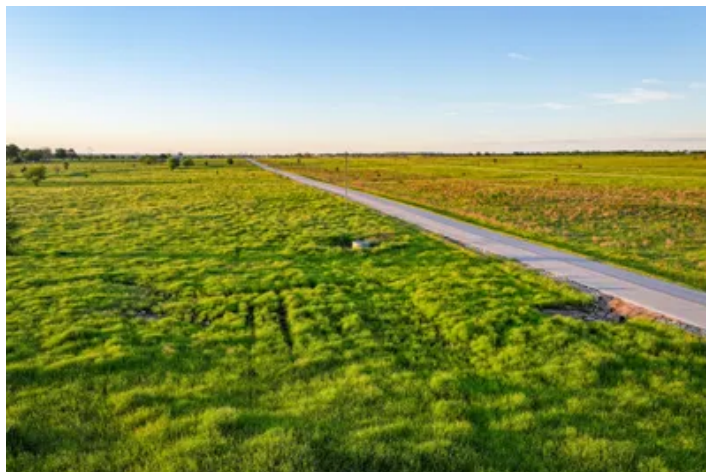
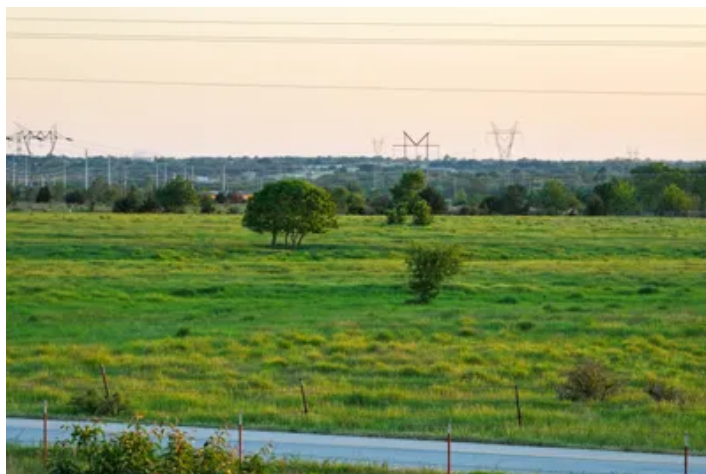
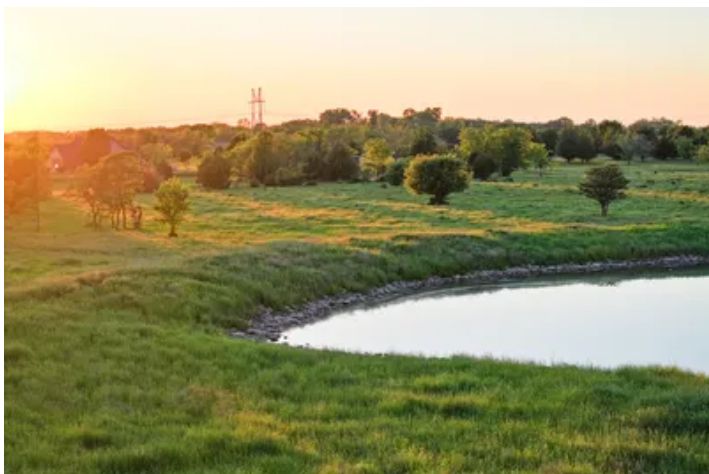


Homesite South Near Oologah Lake Oologah, OK / Rogers County

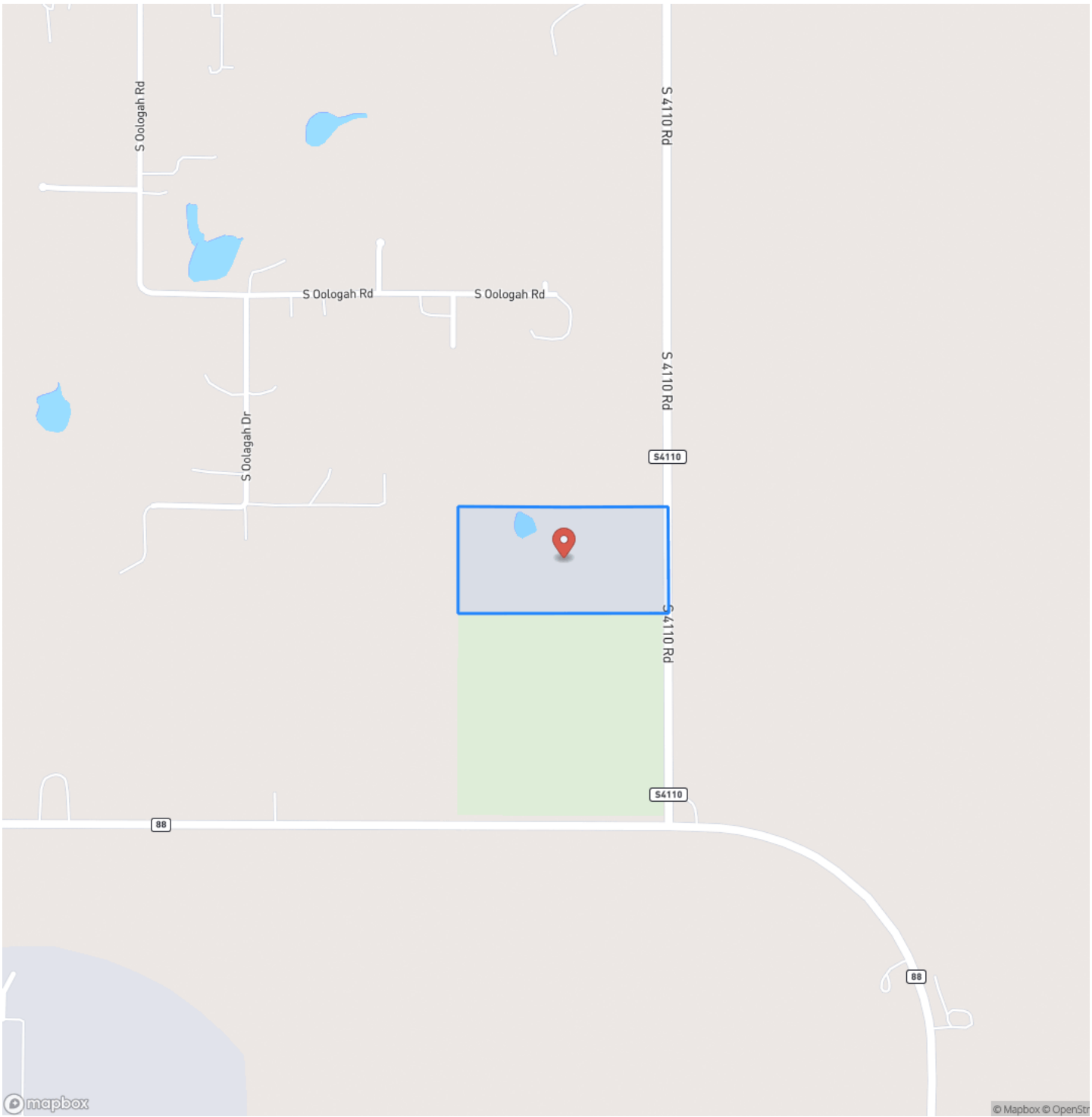
PROPERTY DESCRIPTION

This remarkable 20 +/- acre property in Rogers County, Oklahoma is perfectly situated just 1 +/- mile east of US-169, between the town of Oologah and Oologah Lake, this location offers seamless access to local amenities and a variety of recreational activities, including fishing and boating. This property is conveniently located just 2.5 +/- miles from the Red Bud Marina and RV Park, where you can enjoy boating slips, dining, and entertainment. The property features open pasture with a pond towards the center and a rural water tap is already in place, providing multiple reliable water sources for livestock. This property presents a fantastic opportunity for ranchers looking to expand operations, as well as investors and developers seeking to create a beautiful home or business location near the lake. There is +/- 658 Ft of paved county road frontage along S 4110 Rd which provides easy access to the property, and enhances its appeal to builders and potential commercial investors. Power is available along the road. An additional 20 +/- acres is available directly to the north bordering this property, allowing the potential to acquire 40 +/- acres. Located approximately 35 +/- minutes to Bartlesville, 18 +/- minutes to Nowata, and only 17 +/- minutes to Owasso, Oklahoma, this beautiful future homesite ensures easy access to both work and leisure. This property is an exceptional find for those desiring a blend of country living with convenient access to urban amenities and outdoor activities at the lake. Whether you envision riding horses, starting a business, or building your dream home, don't miss this golden opportunity to own a beautiful piece of ground with endless possibilities. 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).

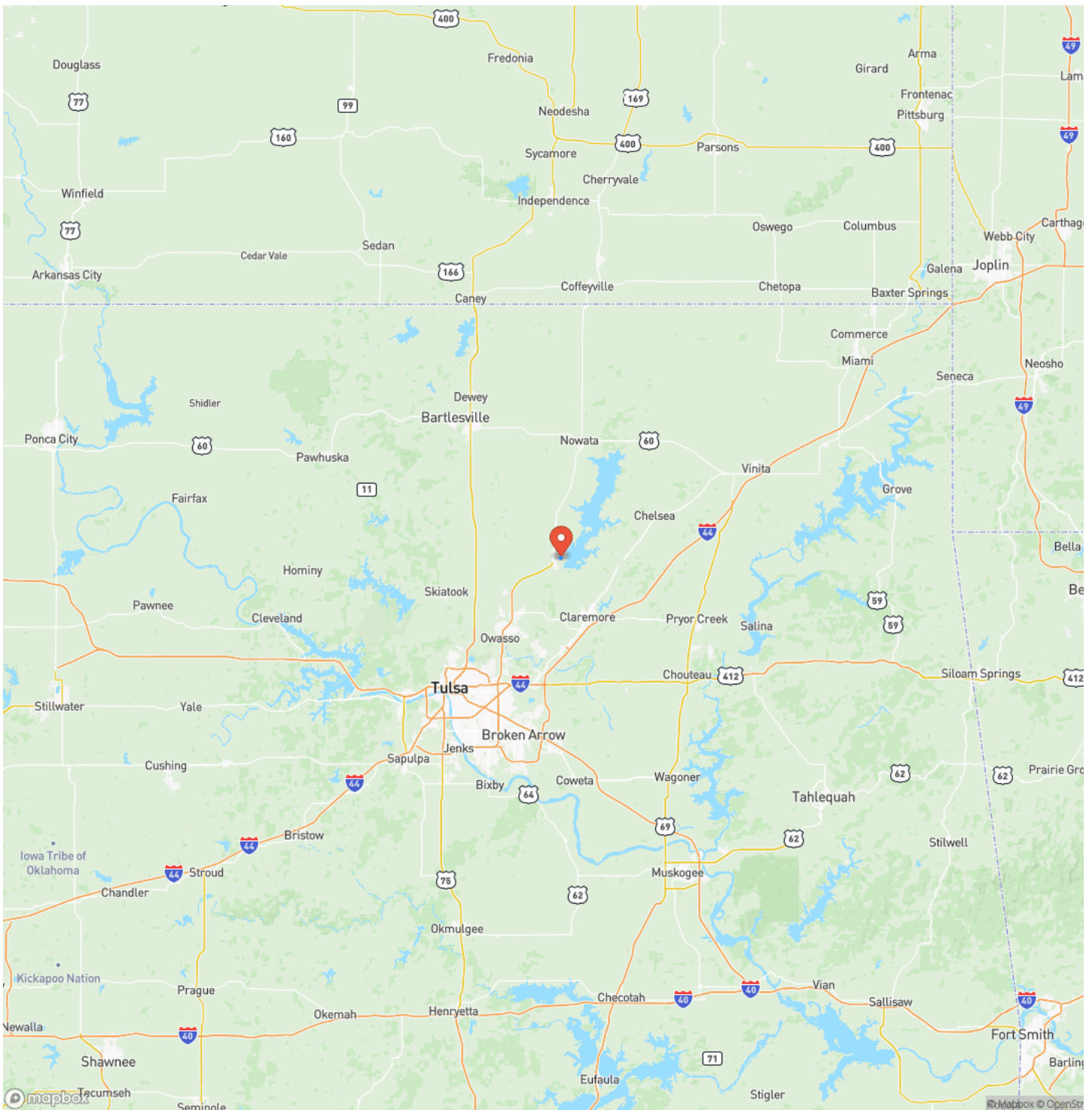
Homesite South Near Oologah Lake
Oologah, OK / Rogers County



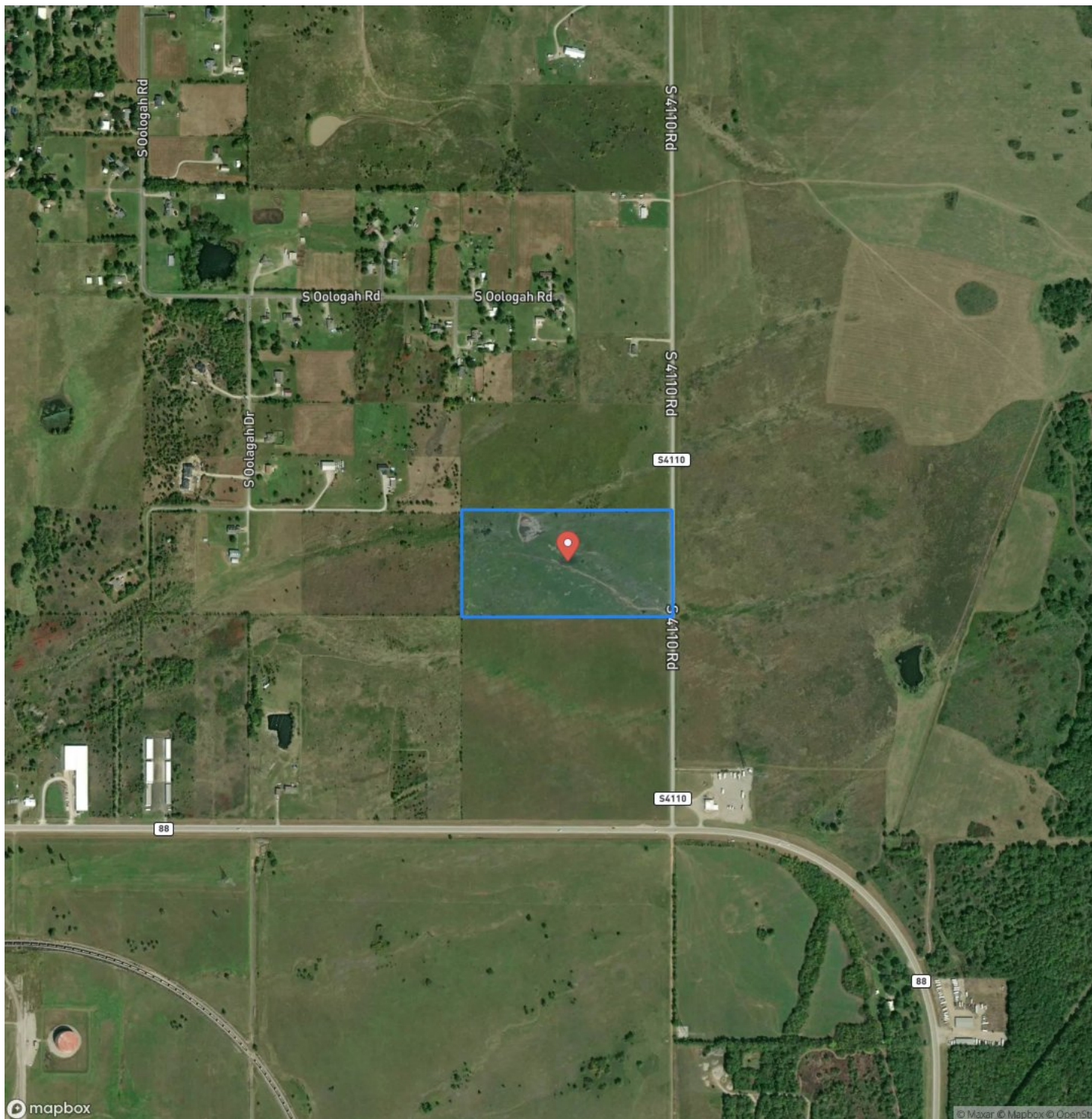
Locator Map



Locator Map



Satellite Map



Homesite South Near Oologah Lake Oologah, OK / Rogers County

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

