

Caney Valley Ranch
393521 W 2880 Dr
Ochelata, OK 74051

\$784,000
40± Acres
Washington County



Caney Valley Ranch
Ochelata, OK / Washington County

SUMMARY

Address

393521 W 2880 Dr

City, State Zip

Ochelata, OK 74051

County

Washington County

Type

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

Latitude / Longitude

36.603 / -95.9965

Dwelling Square Feet

2349

Bedrooms / Bathrooms

4 / 3

Acreage

40

Price

\$784,000

Property Website

<https://arrowheadlandcompany.com/property/caney-valley-ranch-washington-oklahoma/46822/>



PROPERTY DESCRIPTION

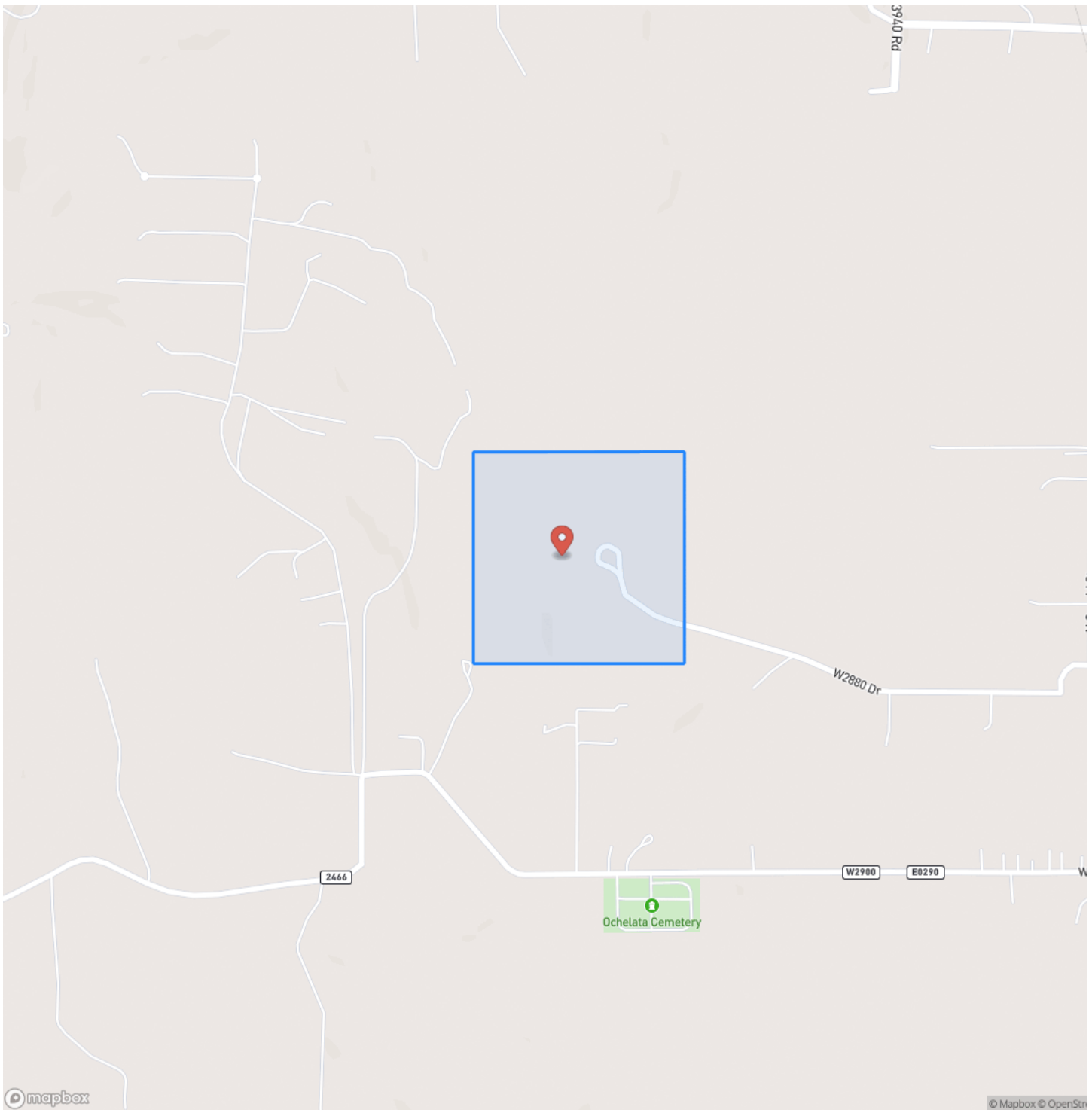
PRICE REDUCED! Located in Washington County, Oklahoma, this remarkable 40 +/- acre property offers the perfect blend of rustic charm and modern comfort. As you drive down a long driveway, a custom 2 bedroom/ 2 bathroom home greets you with a spacious interior featuring a large granite center island and rustic cabinets. There is also an office that has the potential to be turned into a bedroom. This property provides a great amount of privacy with it being located down the long private drive. When you step out the front door, you are met with a wraparound gravel drive centered around a cozy fire pit, ideal for savoring the beautiful fall evenings. Connected to the main house is a 67.5x30.7 detached 2 bedroom/ 1 bathroom living quarters and garage. The living quarters has a spacious kitchen and a wood-burning stove. This space is perfect for accommodating guests or extended family. The property also offers a 30x50 concrete-floored shop with a 14' RV door, two 12' lean-tos, corrals, and fencing for livestock, making it versatile for equipment storage and livestock management. There is also a very nice arena located on the property as well. With all of the different structures, fencing, corrals, pastures, and riding arena, this 40 +/- acres couldn't be anymore perfect for someone to have horses! Also, this property has two ponds that provide a water source to your livestock and wildlife. Continuing to complement a country lifestyle, there is a well built chicken coop where you can have your own chickens, collecting farm fresh eggs to eat. With a large open pasture on the north side that can be transformed into an enviable food plot, expansive timberland with a meandering wet-weather creek, and elevated terrain on the south end, this property caters to both recreational and practical desires. This property is located just outside of Ochelata towards the west, 8.5 +/- miles from Ramona, 13 +/- miles from Bartlesville, and 36 +/- miles from Tulsa. In addition to that, it is approximately 45 minutes from the Kansas border. The location could not get any better! Whether you are looking to settle down on some land or call a place home that allows you the opportunity to hunt right out your back door, this property has it all! If you have any questions or are interested in a private showing, please contact Chuck Bellatti at [\(918\) 859-2412](tel:9188592412).



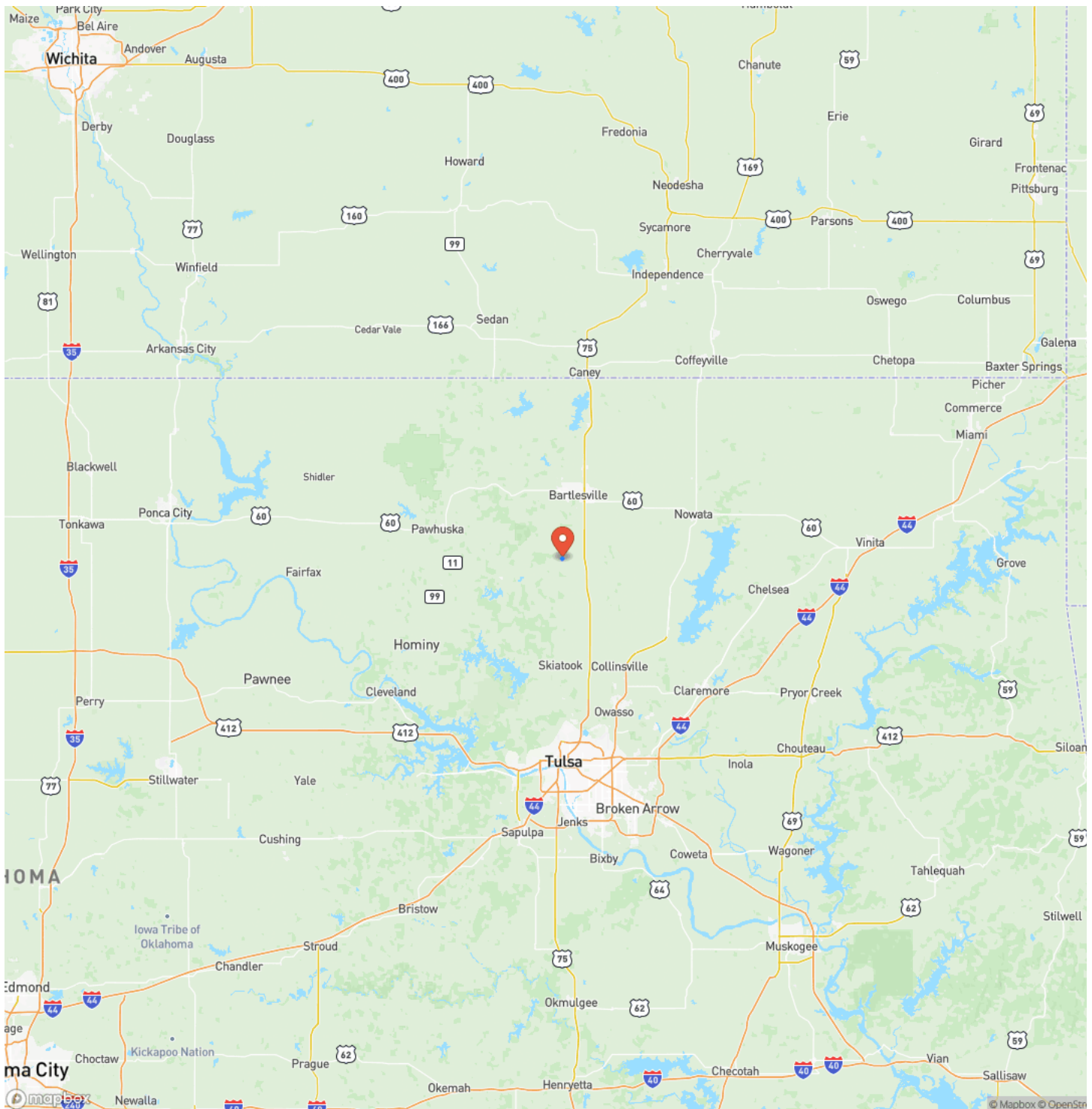
Caney Valley Ranch
Ochelata, OK / Washington County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Chuck Bellatti

Mobile

(918) 859-2412

Email

chuck.bellatti@arrowheadlandcompany.com

Address

City / State / Zip

Ramona, OK 74061

NOTES

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DISCLAIMERS

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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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