

**Cimarron Oaks Ranch**  
50405 W 31st Street S  
Oilton, OK 74030

**\$2,500,000**  
855± Acres  
Creek County



**Cimarron Oaks Ranch**  
**Oilton, OK / Creek County**

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**SUMMARY**

**Address**

50405 W 31st Street S

**City, State Zip**

Oilton, OK 74030

**County**

Creek County

**Type**

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Timberland, Single Family, Undeveloped Land

**Latitude / Longitude**

36.125938 / -96.543906

**Dwelling Square Feet**

1196

**Bedrooms / Bathrooms**

2 / 1

**Acreage**

855

**Price**

\$2,500,000

**Property Website**

<https://arrowheadlandcompany.com/property/cimarron-oaks-ranch-creek-oklahoma/97543/>

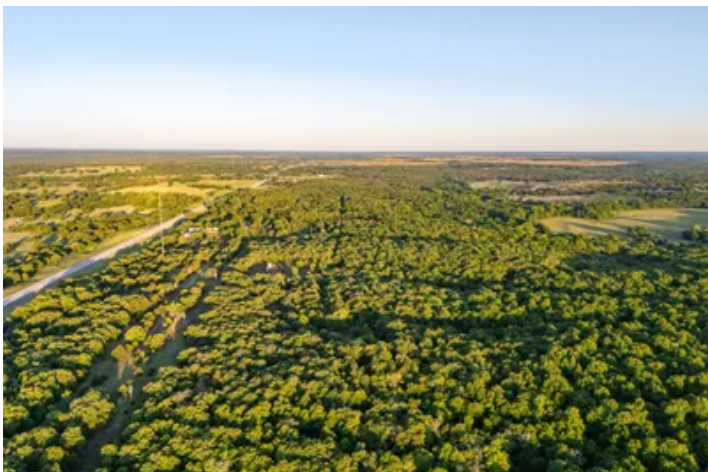


**PROPERTY DESCRIPTION**

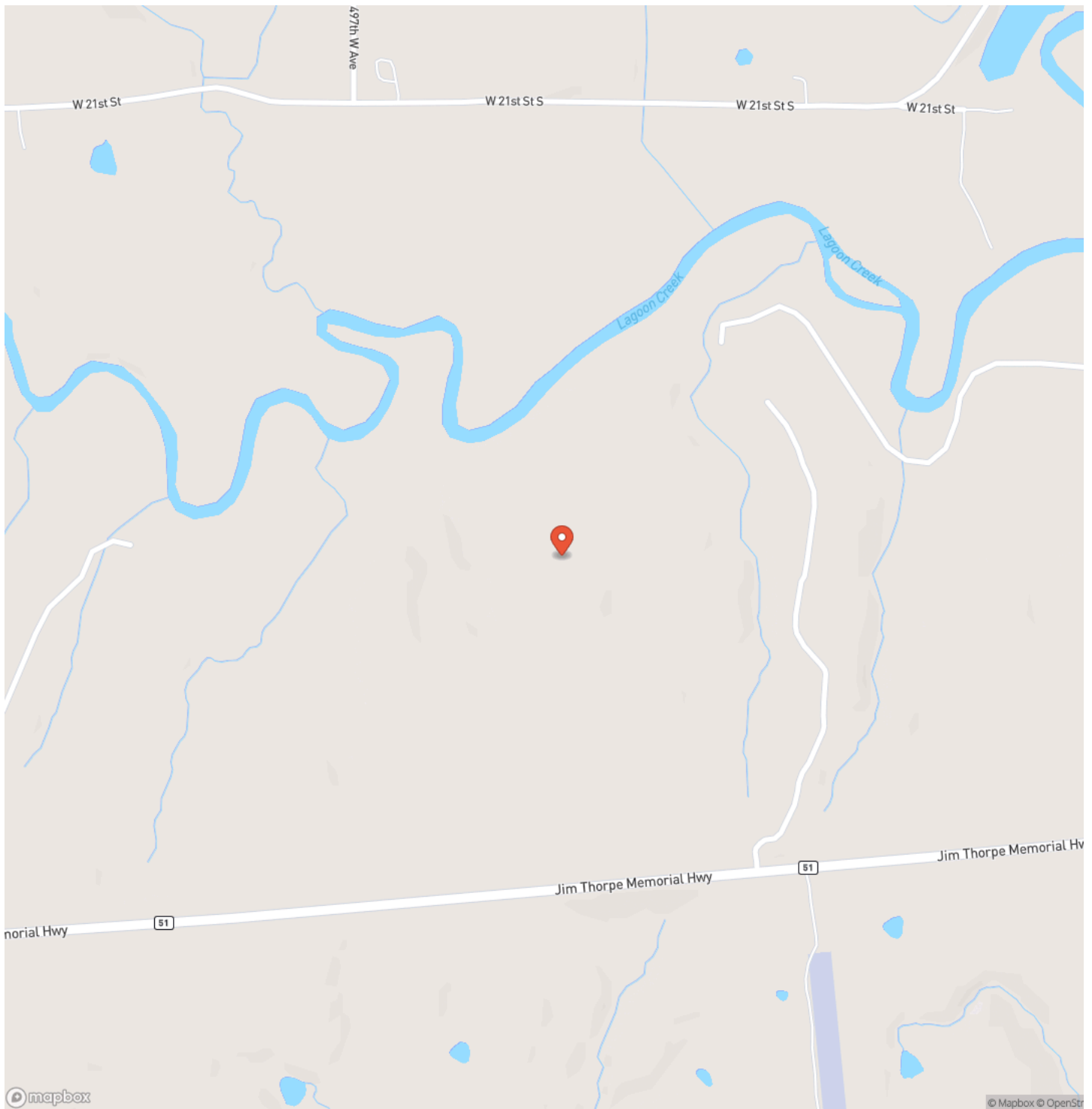
PRICE REDUCED!! Introducing the Cimarron Oaks Ranch, an expansive 855 +/- acre offering in Creek County that combines Tracts 1, 2, and 3 into one premier recreational and hunting property, all located North of Highway 51! This large, contiguous tract features multiple gated entrances providing excellent access throughout the property and showcases a diverse mix of terrain, habitat, and improvements that are rarely found in one ownership. The land is predominantly made up of thick, mature timber with rolling elevation changes, natural funnels, and extensive bedding areas, creating ideal conditions for serious hunting. Lagoon Creek runs through the northwest portion of the property and serves as a major water feature, complemented by multiple ponds spread across the property that support wildlife and add fishing opportunities. The property borders public land, further enhancing hunting opportunities. Numerous established trail systems allow foot access deep into the property, and several blinds, feeders, and food plot locations are already in place, with ample room to expand habitat improvements. Wildlife is abundant, including strong populations of deer, hogs, and small game. This property also includes a 1,196 ± sq ft home with 2 bedrooms and 1 bathroom, offering a base camp or country living. With its scale, water sources, elevation changes, and proven hunting history, this property also presents options for future development, additional cabins, or selective livestock use in suitable areas. Conveniently located just 33 ± minutes from Stillwater, 35 ± minutes from Tulsa, and approximately 1 hour and 20 ± minutes from Oklahoma City, Cimarron Oaks Ranch stands as a rare opportunity to own a large, well-rounded ranch that delivers exceptional hunting, recreation, and long-term value in one unified holding! All showings are by appointment only. For more information or to schedule a private viewing please contact Steele Schwonke at [\(918\) 424-6065](tel:9184246065) or Luke Roberts at [\(918\) 399-2569](tel:9183992569).

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.

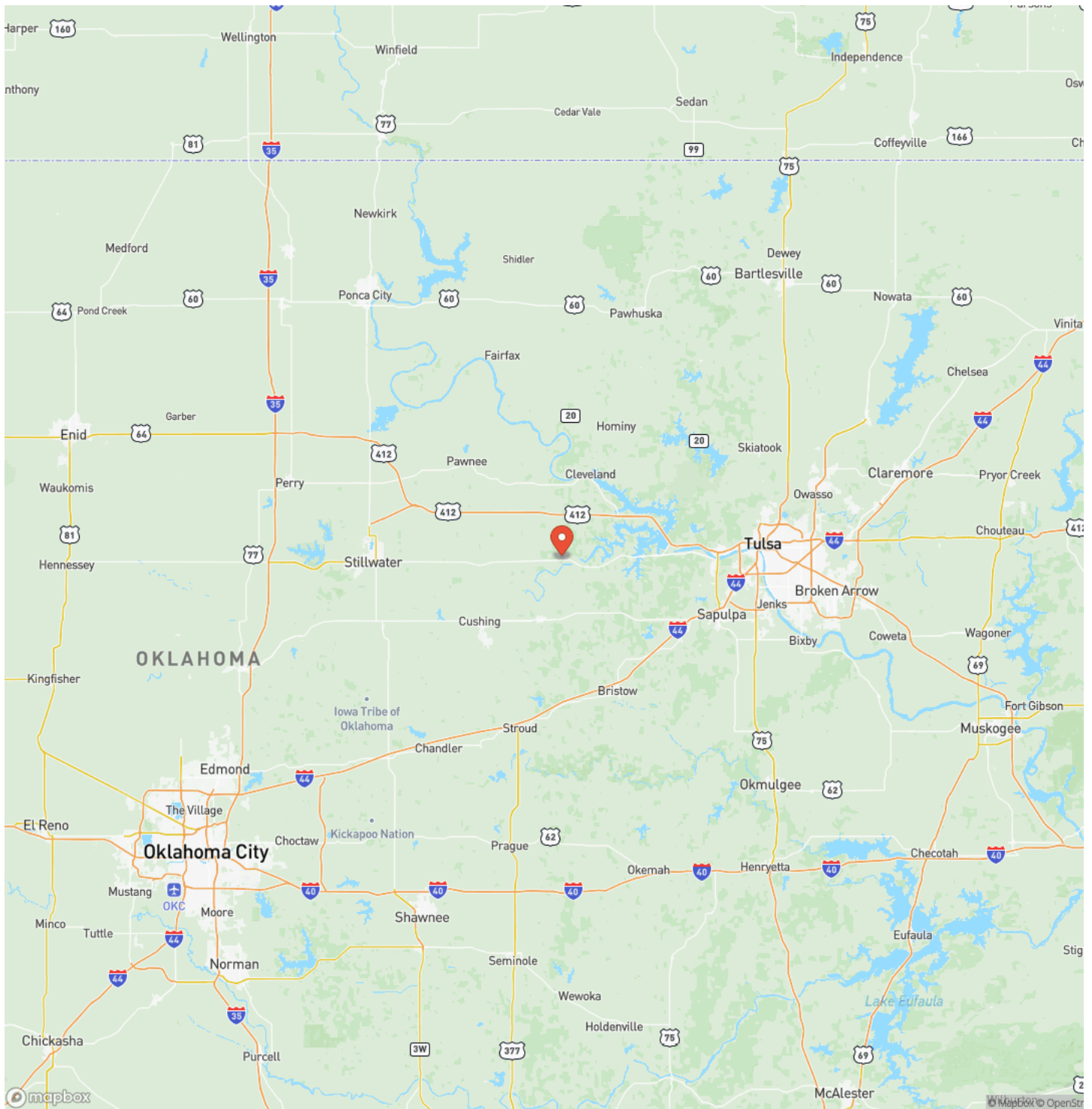
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Oilton, OK / Creek County



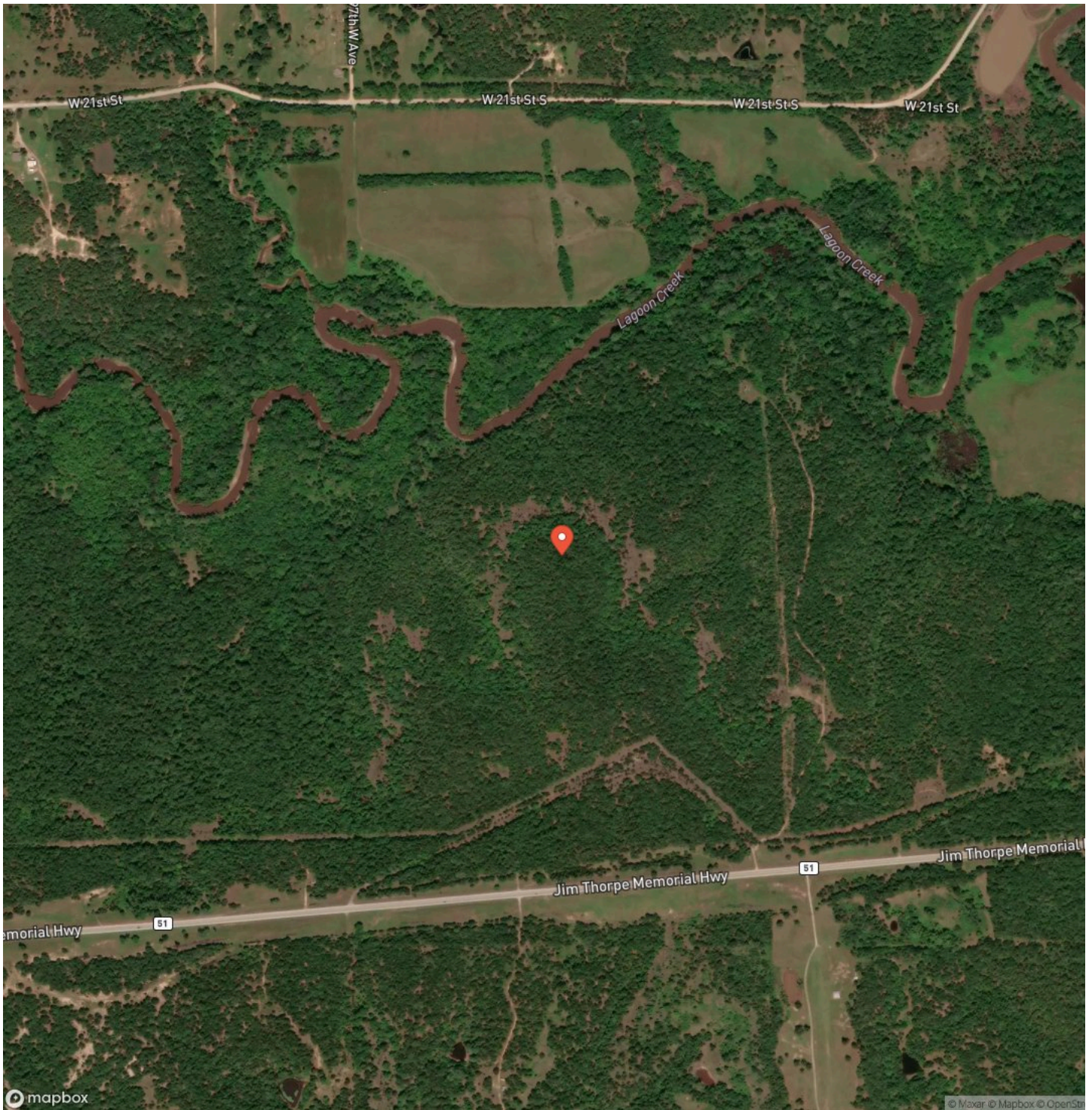
## Locator Map



# Locator Map



## Satellite Map







## **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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