

**Well Kept Home and Acreage**  
7795 East 330 Road  
Talala, OK 74080

**\$450,000**  
13.200± Acres  
Rogers County



## Well Kept Home and Acreage Talala, OK / Rogers County

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### **SUMMARY**

**Address**

7795 East 330 Road

**City, State Zip**

Talala, OK 74080

**County**

Rogers County

**Type**

Residential Property, Recreational Land, Ranches,  
Single Family

**Latitude / Longitude**

36.5415 / -95.6511

**Dwelling Square Feet**

1860

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

13.200

**Price**

\$450,000

**Property Website**

<https://arrowheadlandcompany.com/property/well-kept-home-and-acreage-rogers-oklahoma/30789/>



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### **PROPERTY DESCRIPTION**

Price reduced! Come enjoy all the benefits of country living in this 3 bed, 2 bath home on 13 m/l acres! Clean, comfortable and ready to move in or the perfect canvas to update & make your own. 30x40 red steel shop with concrete floor, power wired for a welder or generator. Just 6 miles to the outstanding facilities at the Oologah, Talala schools and easy commute to Claremore, Owasso or Tulsa. Like to fish or boat? In minutes you can be on Lake Oologah. Mineral rights included. No mobiles, cannabis grows. (3) 11 m/l acre tracts available as well.



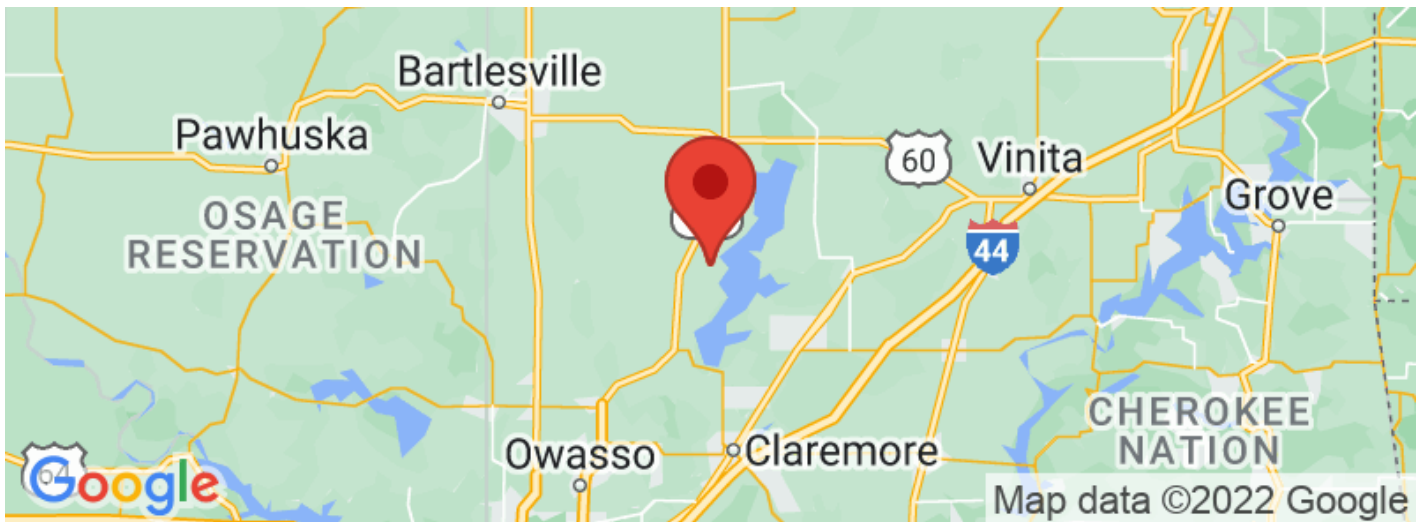
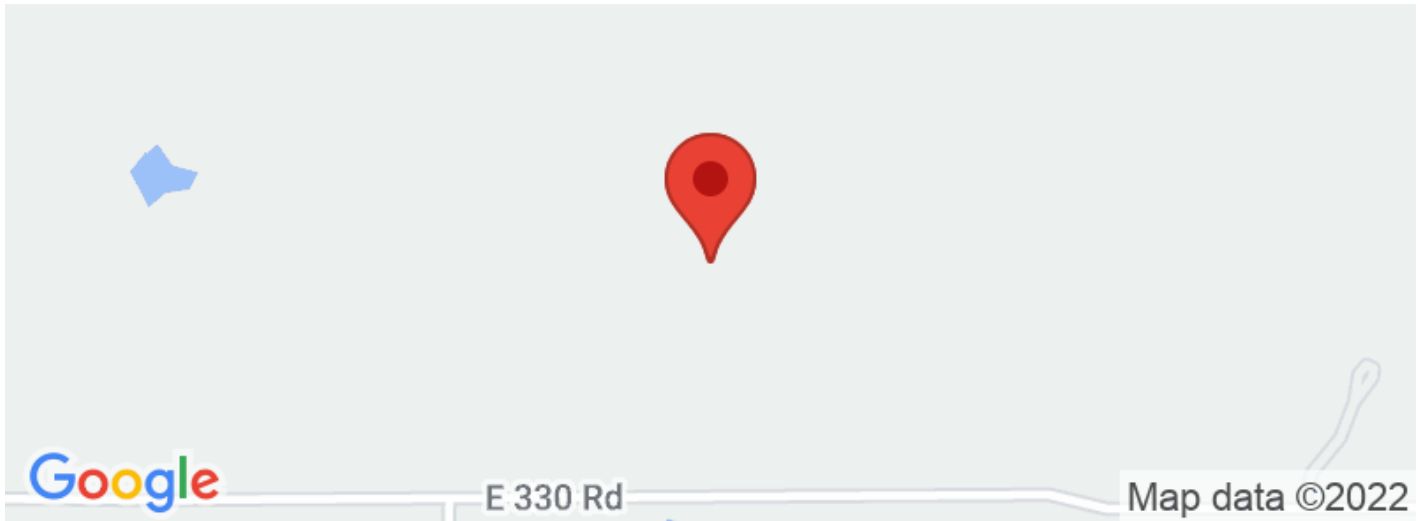


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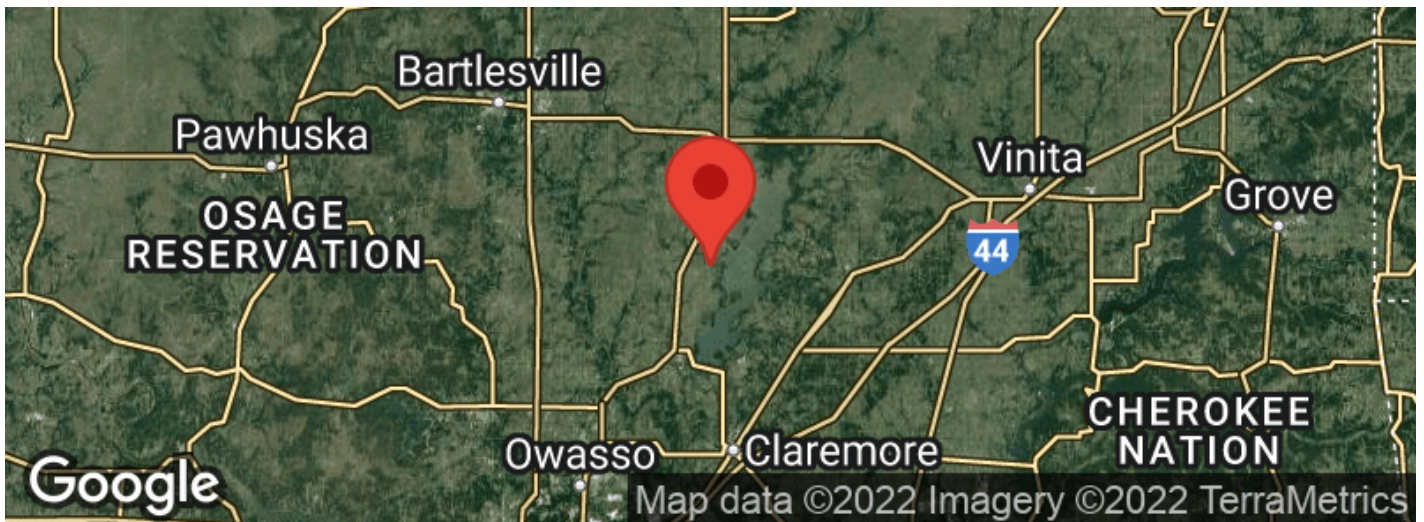
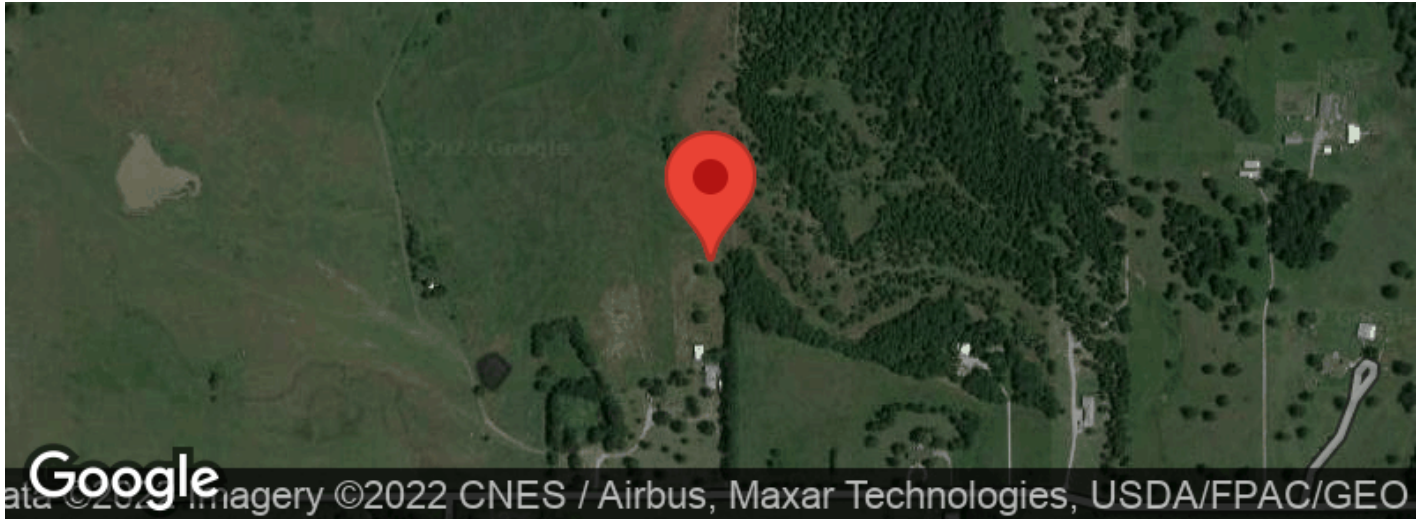
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## Locator Maps



## Aerial Maps





**Well Kept Home and Acreage  
Talala, OK / Rogers County**

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**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

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**NOTES**

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## NOTES

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## **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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**Arrowhead Land Company**  
205 E Dewey Ave  
Sapulpa, OK 74066  
(405) 415-5977  
[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)

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