

Tallgrass N' Tin Ranch  
398286 W 4100 Rd  
Collinsville, OK 74021

**\$1,185,000**  
78.320± Acres  
Washington County



**Tallgrass N' Tin Ranch**  
**Collinsville, OK / Washington County**

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**SUMMARY**

**Address**

398286 W 4100 Rd

**City, State Zip**

Collinsville, OK 74021

**County**

Washington County

**Type**

Hunting Land, Ranches, Recreational Land, Commercial, Business Opportunity

**Latitude / Longitude**

36.4276 / -95.9131

**Acreage**

78.320

**Price**

\$1,185,000

**Property Website**

<https://arrowheadlandcompany.com/property/tallgrass-n-tin-ranch-washington-oklahoma/57151/>



## Tallgrass N' Tin Ranch Collinsville, OK / Washington County

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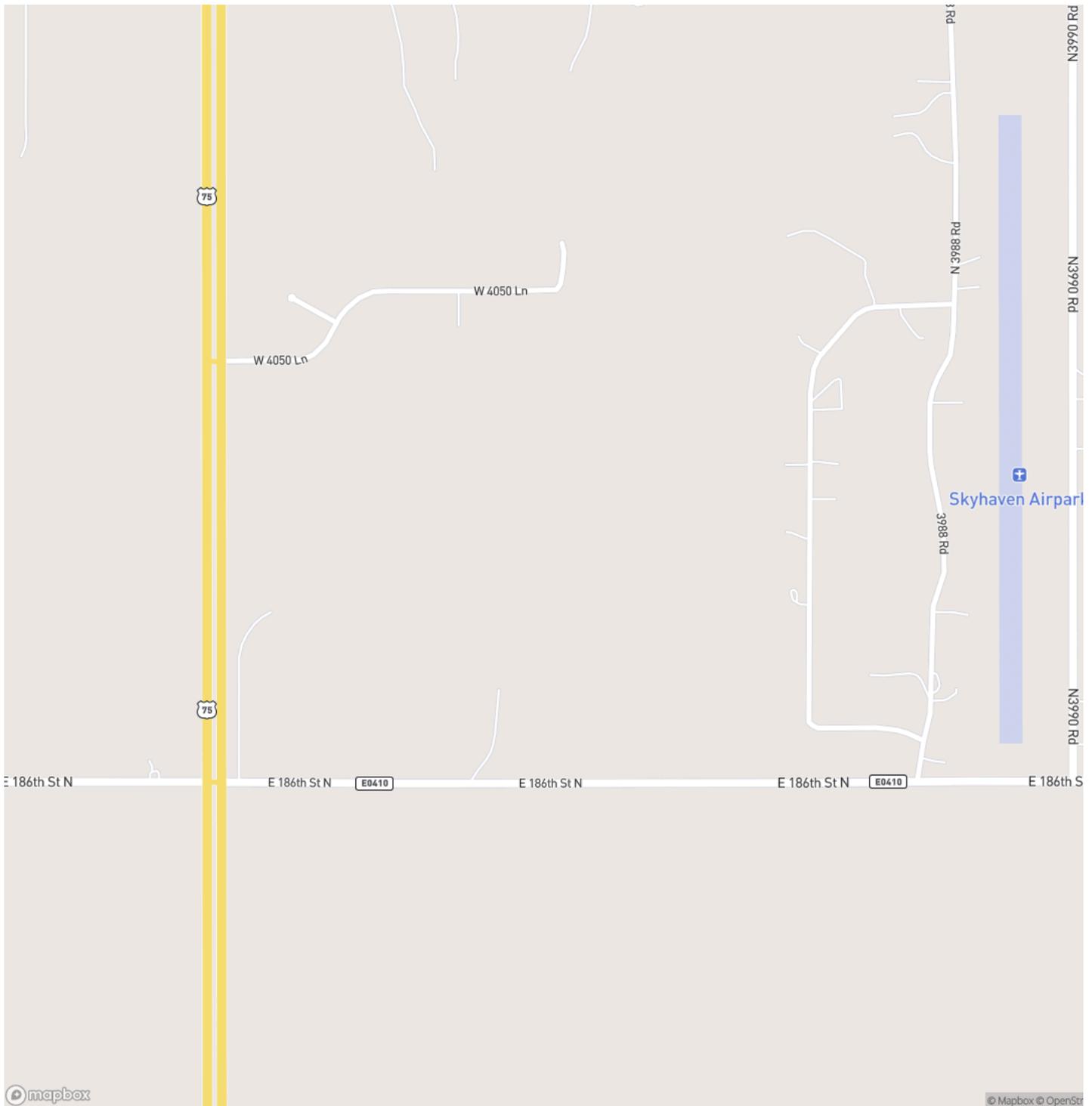
### **PROPERTY DESCRIPTION**

Welcome to the Tallgrass N' Tin Ranch! This ranch offers an extraordinary business and development opportunity in an amazing location! As you travel down the gravel drive of this 78 +/- acre ranch, you are met with a beautiful barn-style, 100 x 40 foot event hall. This area provides unlimited potential to hold events, weddings, businesses, or even be turned into luxury stables. The opportunities are endless! With concrete flooring and air conditioning, you will be able to regulate the temperature with ease. On each end of the barn are two garage doors and sliding barn doors that lead you in and out. Moving through the main hall, you are greeted with a stunning dining area measuring 70 x 40 feet. With plenty of table space and a rustic bar, this is an awesome area to host meals. Connected is a large kitchen to prepare meals of any size. There are two spacious rooms that can be used for housing guests or however you see best fits your business. There are both men's and women's restrooms, perfectly set up for the public. The sky's the limit on what you can do with this space! There is also a great storage area with an outside garage door, making it easy to add and remove your belongings. Adjacent to it is a 30 x 40 garage with concrete flooring that offers ample space for vehicles and storage, as well as a 20 x 40 foot lean-to. To top it off, there is a 4-stall horse barn! The one-acre gravel parking assures there will be plenty of space for visitors to park while enjoying the beautiful Tallgrass N' Tin Ranch! Looking out the back of the main hall is a beautiful pond stocked with catfish that provides great fishing. The property is complemented nicely with white-painted pipe fencing. The opportunities don't stop there! The rest of the ranch is covered in thick open pastures along with patches of timber. Having access to several other ponds adds to the fishing potential, as well as providing a great water source for livestock and wildlife. If you were looking to primarily use this property for ranching, not only are you set up with amazing facilities, but the ground is exceptional as well. Whether you are looking to graze and take advantage of the cross-fencing or use it for hay production, the rest of this 78 +/- acre ranch is ready for anything you desire. The location could not be any better! Situated on the Tulsa County line, in Washington County, Oklahoma, and with paved road frontage, you are just 10 +/- minutes from Collinsville and Skiatook, 15 +/- minutes from Owasso, 20 +/- minutes from Tulsa, and 30 +/- minutes from Bartlesville. While it is found right off Highway 75, you still are able to experience the peacefulness and beauty of Washington County! The caliber of this ranch and its location are truly unmatched! Whether you are wanting to invest in an event center, wedding venue, restaurant, or utilize it for ranching, the business opportunities are endless with the Tallgrass N' Tin Ranch! All showings are by appointment only. If you have any questions or are interested in a private showing, please contact Chuck Bellatti at [\(918\) 859-2412](tel:9188592412).

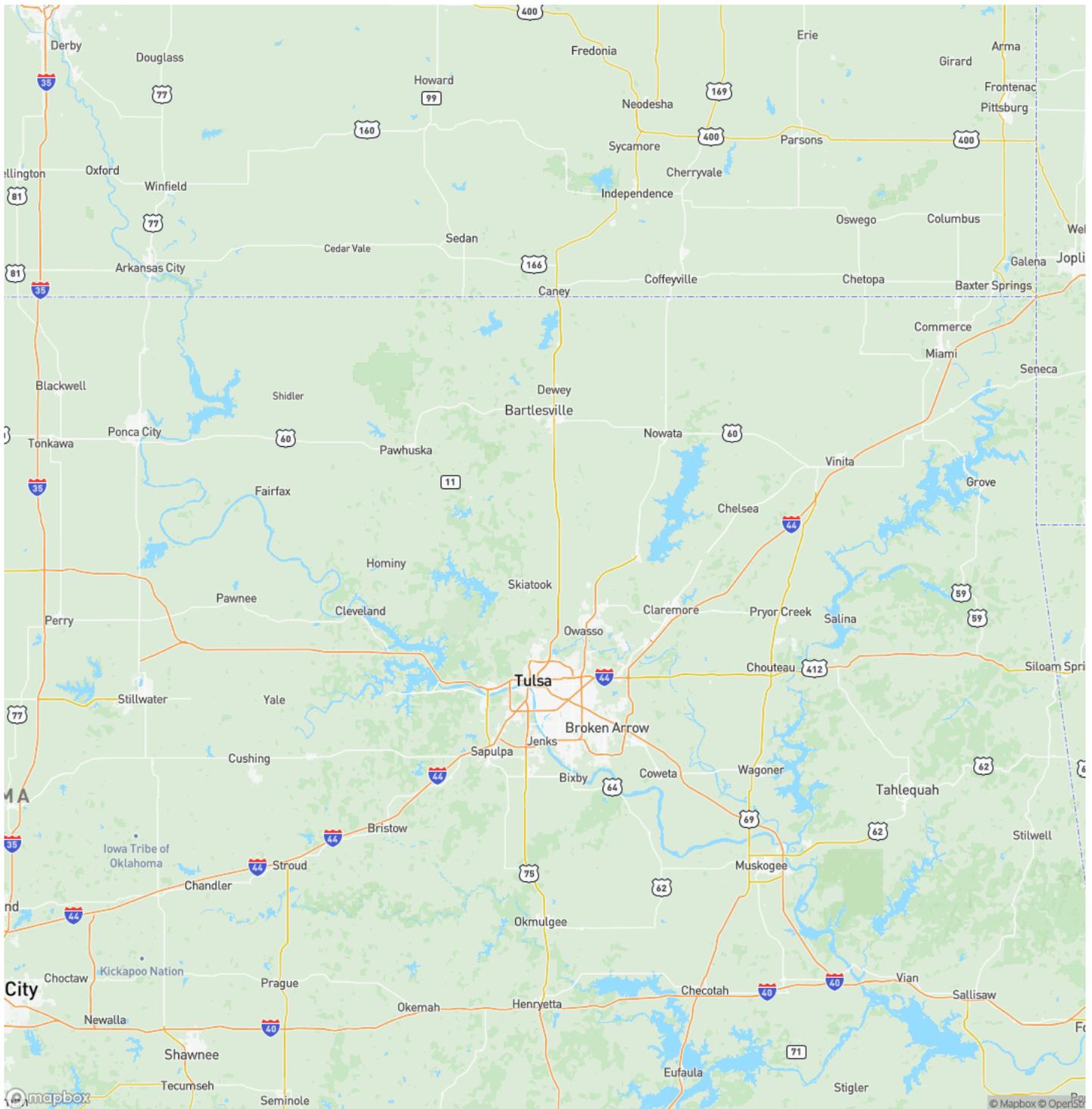
Tallgrass N' Tin Ranch  
Collinsville, OK / Washington County



# Locator Map



# Locator Map



## Satellite Map







## **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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**Arrowhead Land Company**  
205 E Dewey Ave  
Sapulpa, OK 74066  
(833) 873-2452  
[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)

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