

Cattle Pasture and Build Site Near Tulsa
W 3800 Rd
Ramona, OK 74061

\$409,500
60.860± Acres
Washington County



Cattle Pasture and Build Site Near Tulsa Ramona, OK / Washington County

SUMMARY

Address

W 3800 Rd

City, State Zip

Ramona, OK 74061

County

Washington County

Type

Farms, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

36.470476 / -95.886674

Acreage

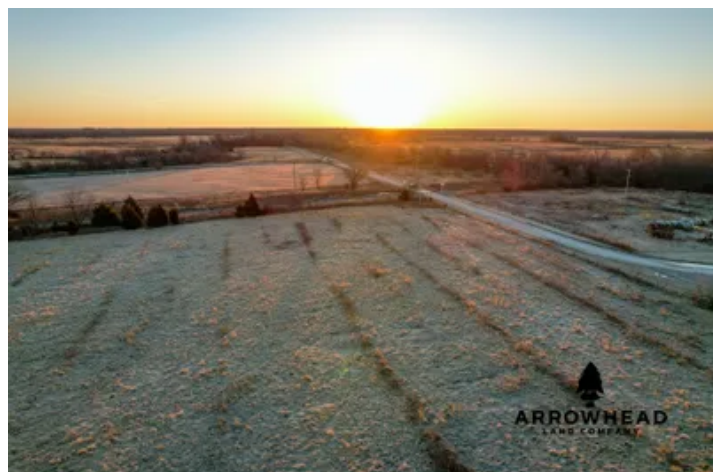
60.860

Price

\$409,500

Property Website

<https://arrowheadlandcompany.com/property/cattle-pasture-and-build-site-near-tulsa-washington-oklahoma/52122/>



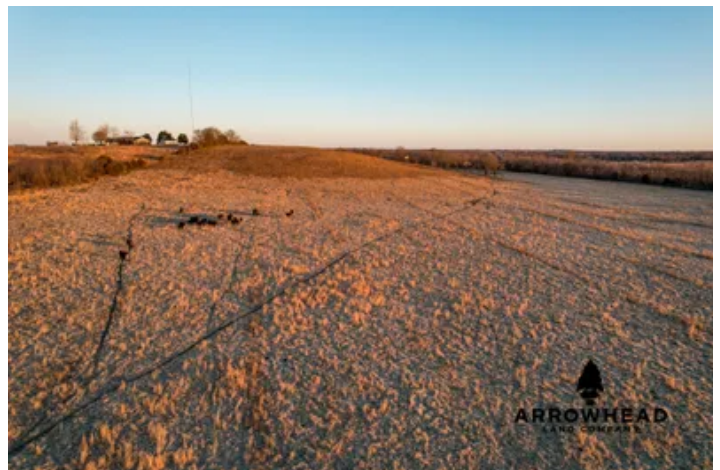
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PROPERTY DESCRIPTION

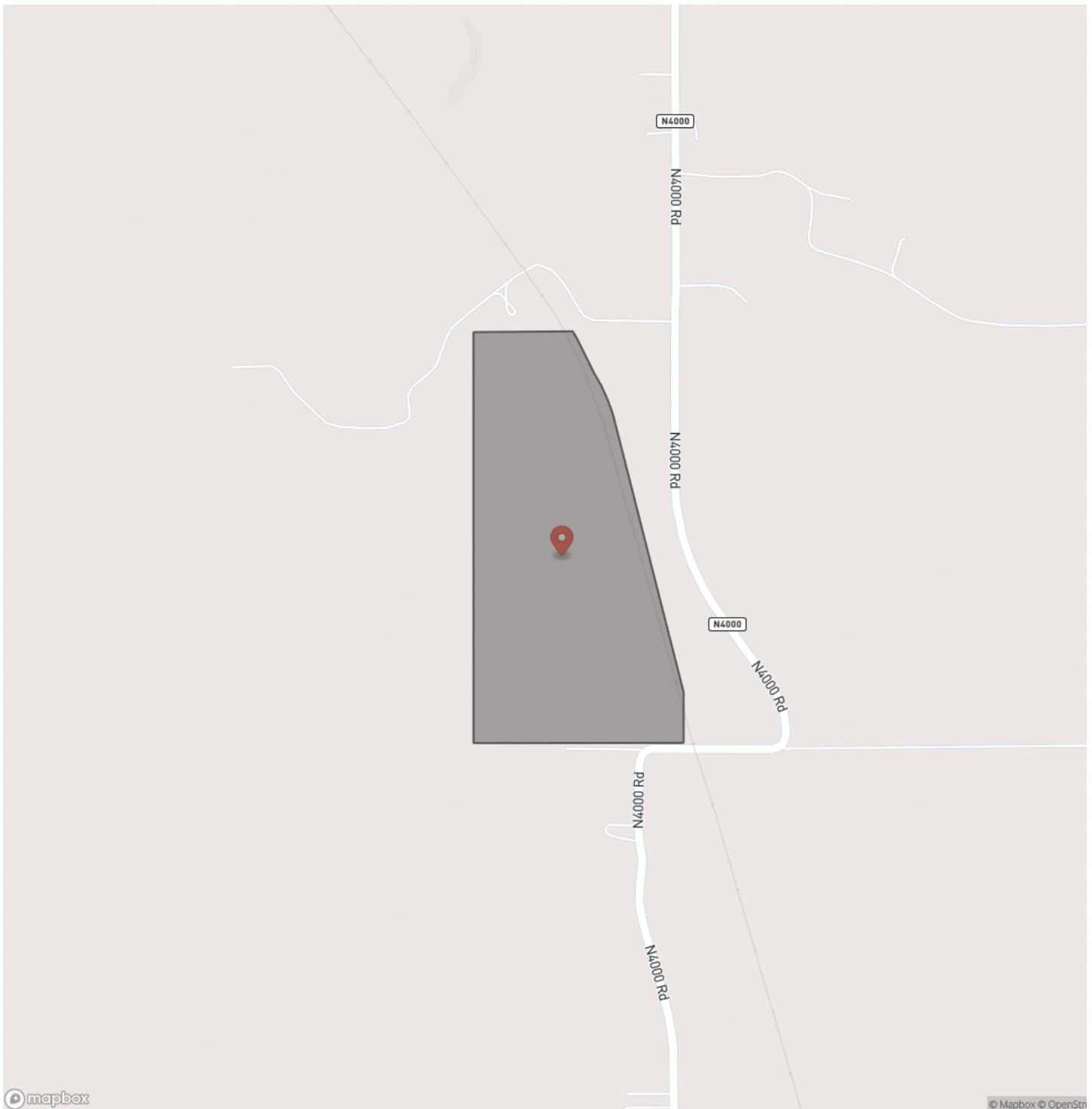
Are you in the market for a property with many great home building sites as well as incredible cattle grazing just minutes from Tulsa? This beautiful Washington County property is one you will want to take a look at. There is a pond on the west side of the property that, with some maintenance, could potentially be an exceptional water source for wildlife, your livestock, or even turned into an amazing fishing spot. Towards the north end, there is a big elevation change and small groups of trees adding some variation to the tract. On the south end of the property, there are cattle pens already standing and ready to be used. This is a great property if you are new to the livestock business and it offers you enough acreage to easily monitor everything that is going on while you are learning new ranching tactics. On top of that, if you are looking for extra acreage for your livestock to graze, this property suits those needs as well. Located just 1.5+/- miles from the closest town of Vera, OK, 15.5+/- miles from Owasso, and 26.5+/- miles from Tulsa, this property is in a great location to access any amenities you may need all while being able to get your work done. There is also a water tap and electricity available on the property providing the necessities for your dream home build. If you are interested in a private showing or have any questions, please contact Chuck Bellatti at [\(918\) 859-2412](tel:9188592412).



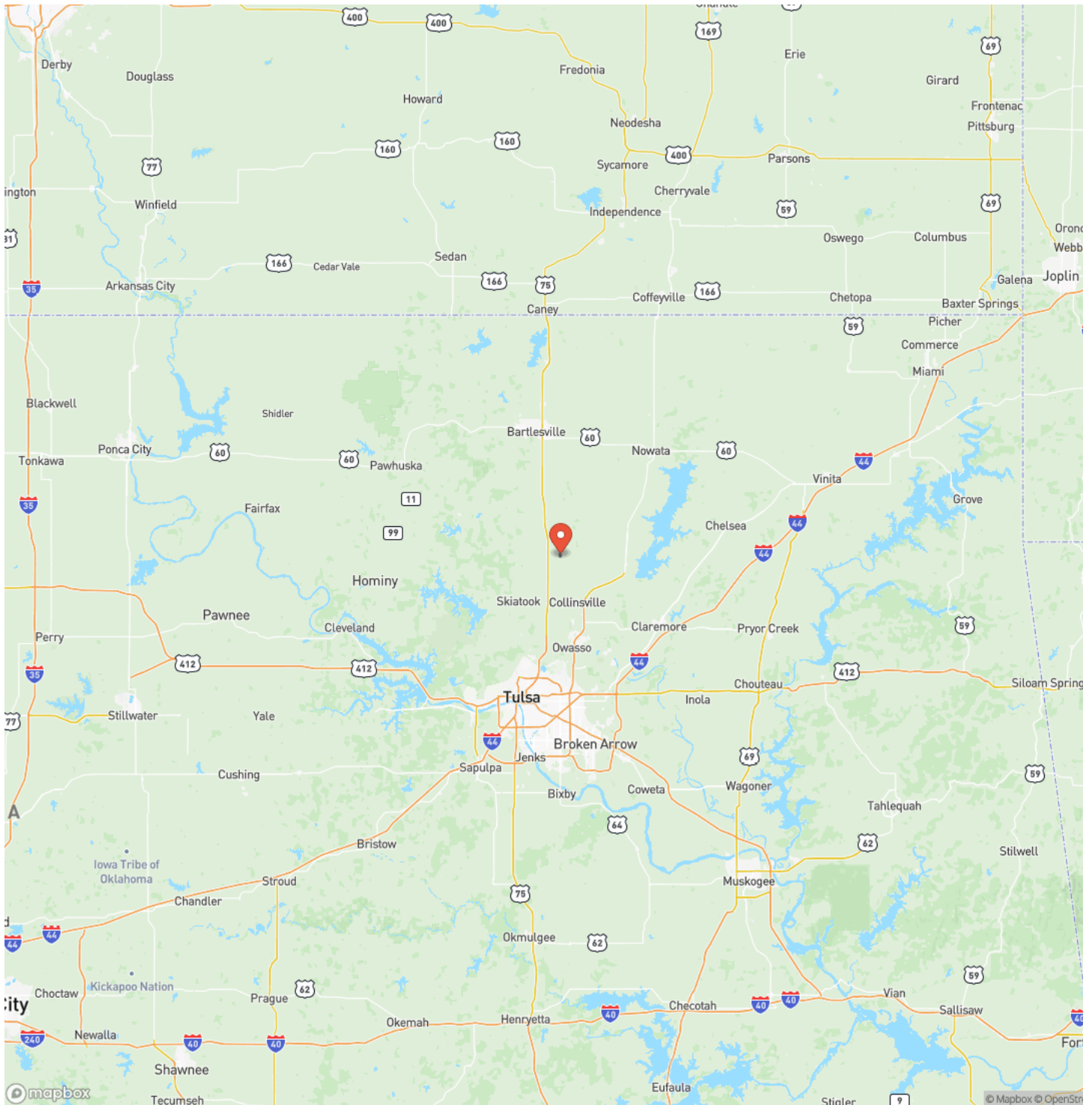
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Ramona, OK / Washington County**



Locator Map



Locator Map



Satellite Map



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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

NOTES

[illegible]

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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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