

**Wassco RV Park & Arena**  
5884 Arena Drive  
Sperry, OK 74073

**\$1,575,000**  
28.800± Acres  
Osage County



**Wassco RV Park & Arena**  
**Sperry, OK / Osage County**

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**SUMMARY**

**Address**

5884 Arena Drive

**City, State Zip**

Sperry, OK 74073

**County**

Osage County

**Type**

Farms, Ranches, Recreational Land, Commercial, Horse Property,  
Business Opportunity

**Latitude / Longitude**

36.272603 / -96.055914

**Acreage**

28.800

**Price**

\$1,575,000

**Property Website**

<https://arrowheadlandcompany.com/property/wassco-rv-park-arena-osage-oklahoma/65501/>



## Wassco RV Park & Arena Sperry, OK / Osage County

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### **PROPERTY DESCRIPTION**

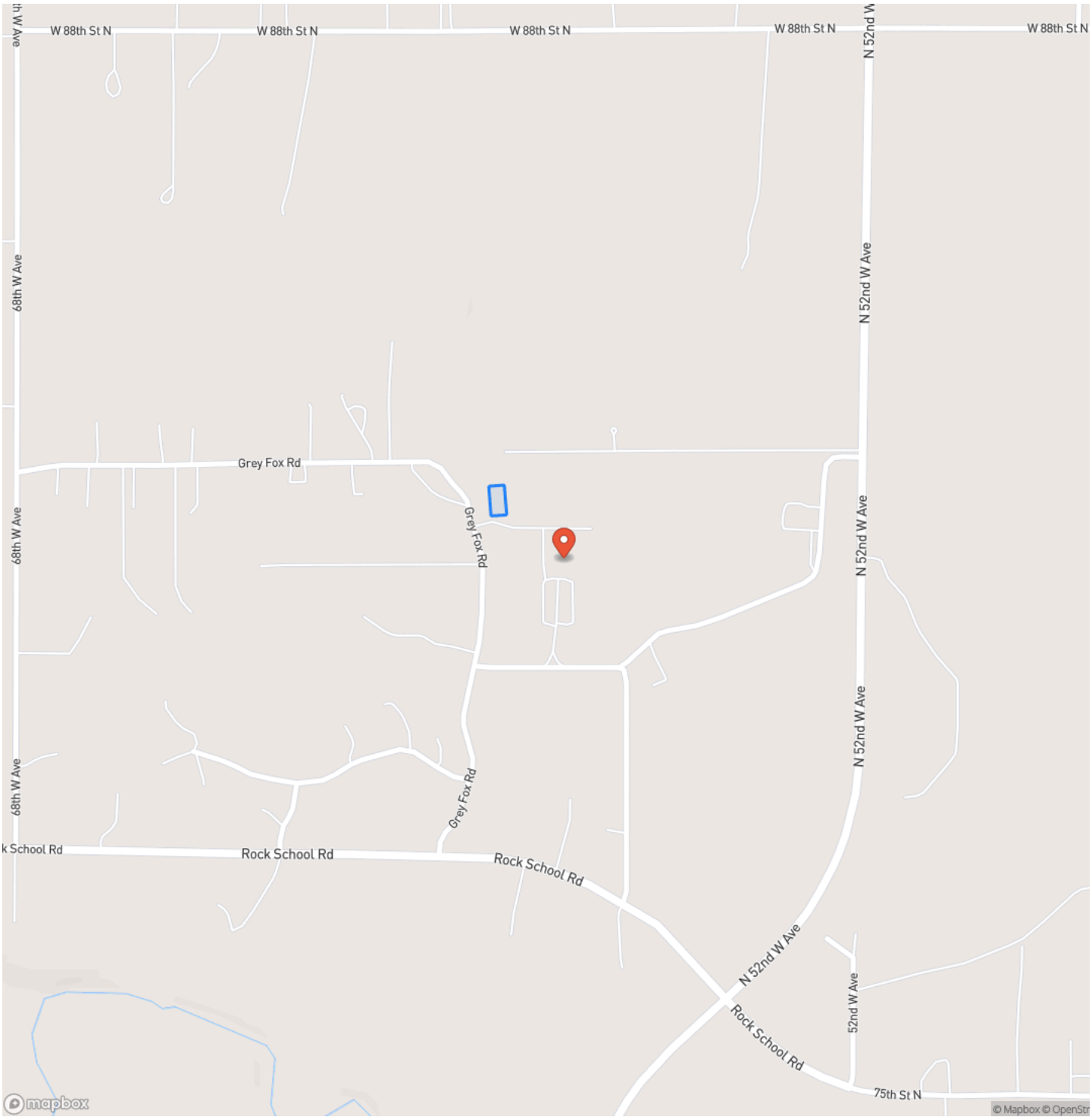
PRICE REDUCED! Introducing the Wassco RV Park and Arena! This highly versatile 28.8 +/- acre tract is located in the heart of Osage County, Oklahoma, just 20 +/- minutes from Cross Timbers Marina on Skiatook Lake. This property is a rare find, perfect for you and your business vision. Featuring 16 RV spots, this property is ideal for campers and travelers. These spots are ready to accommodate guests from near and far. With a dump station and an 874 sq ft public restroom facility, your visitors will have all the amenities they need for a comfortable stay. There is a massive 54,000 sq ft arena located on the property, perfect for hosting large events and generating income with additional indoor RV storage during the off-season. Imagine providing a unique service that can attract RV owners looking for a safe and secure place to store their vehicles. The arena is also great for hosting concerts, auctions, shows, and farmers' markets, offering endless opportunities to generate revenue. Half of a large stocked pond is included in the beautiful park area, creating a lovely setting for outdoor activities, picnics, fishing, and relaxation. It is a great spot for vendors to set up during events, adding to the property's appeal. Whether you're looking to create a premier RV park and storage facility or host large-scale events, this Osage County property provides the space and facilities to make your vision a reality. The arena's bleachers, concession stand, sound system, and electronic timers make it ideal for a variety of events, from barrel racing competitions to live concerts in the country. This property represents a wonderful once-in-a-lifetime opportunity and is well-poised to yield a potentially significant return on investment. Seller is offering \$30,000.00 in concessions to build out horse stalls. It is conveniently located +/- 43 minutes from Bartlesville, +/- 16 miles to Owasso, and only +/- 15 minutes from Tulsa International Airport. Don't miss out on this chance to own your very own piece of Oklahoma today. All showings are by appointment only. If you would like more information or would like to schedule a private showing, please contact Chuck Bellatti at [\(918\) 859-2412](tel:9188592412).



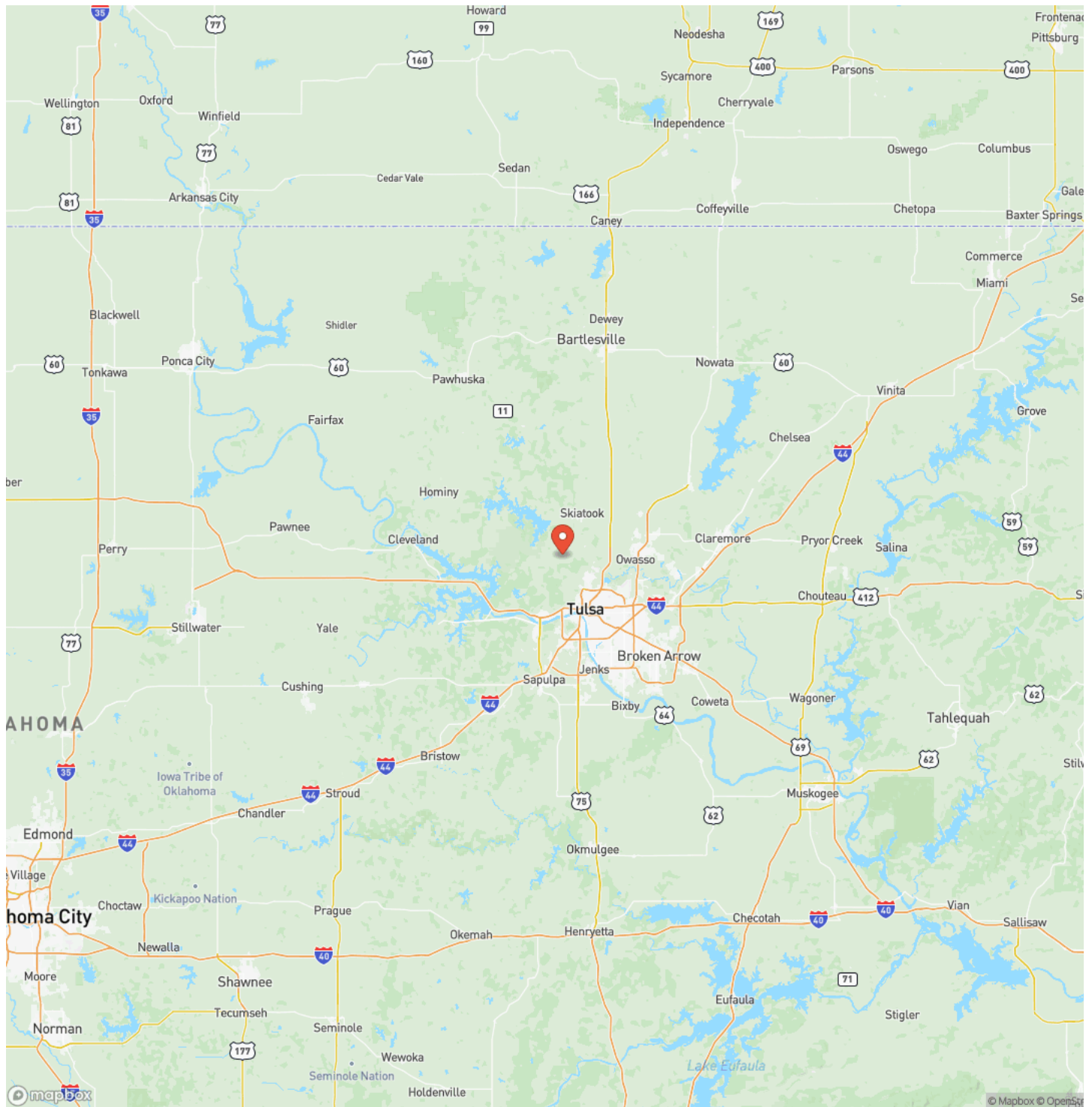
Wassco RV Park & Arena  
Sperry, OK / Osage County



# Locator Map

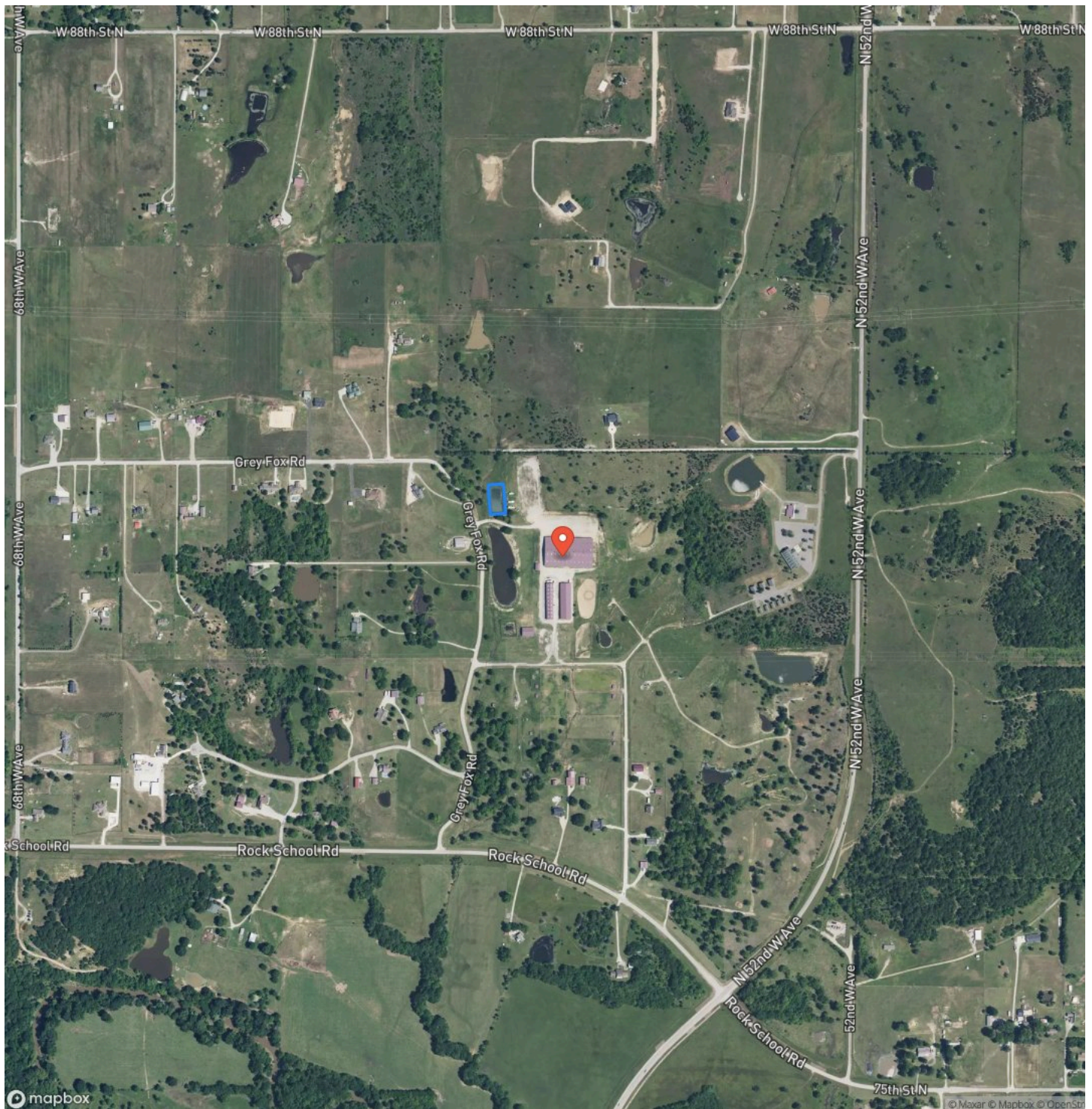


## Locator Map





## Satellite Map



**LISTING REPRESENTATIVE**

**For more information contact:**



### Representative

Chuck Bellatti

## Mobile

(918) 859-2412

## Email

chuck.bellatti@arrowheadlandcompany.com

**Address**

City / State / Zip

## NOTES

[illegible]



## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## **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  
(833) 873-2452  
[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)

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