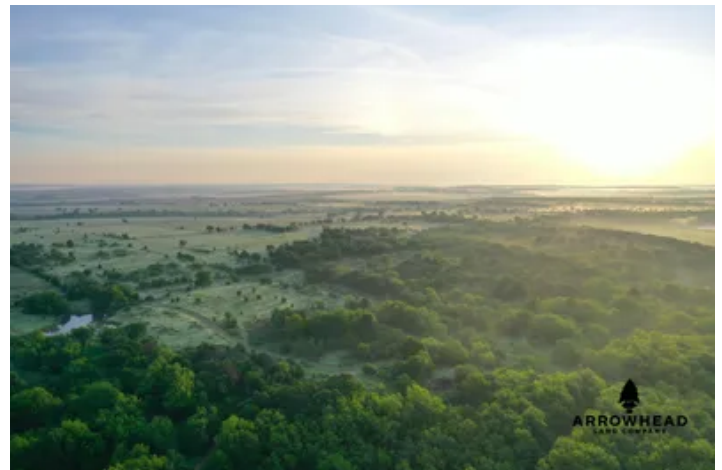
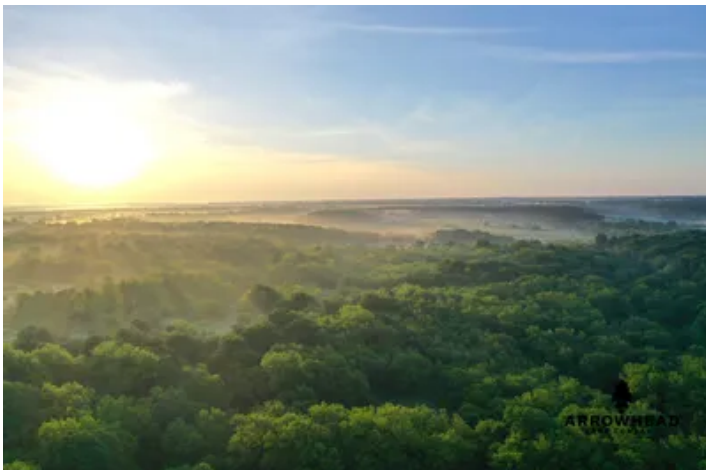


Rec. Farm Near Oologah Lake
2607 S 4200 Rd
Chelsea, OK 74016

\$468,000
130± Acres
Rogers County



Rec. Farm Near Oologah Lake
Chelsea, OK / Rogers County

SUMMARY

Address

2607 S 4200 Rd

City, State Zip

Chelsea, OK 74016

County

Rogers County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

36.5728 / -95.5213

Acreage

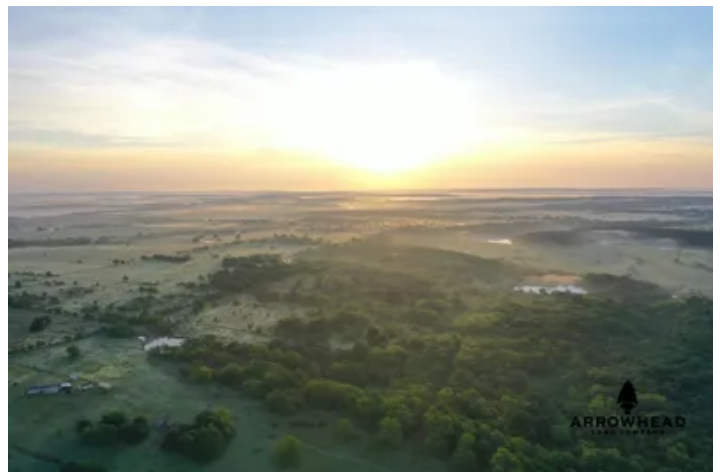
130

Price

\$468,000

Property Website

<https://arrowheadlandcompany.com/property/rec-farm-near-oologah-lake-rogers-oklahoma/40621/>



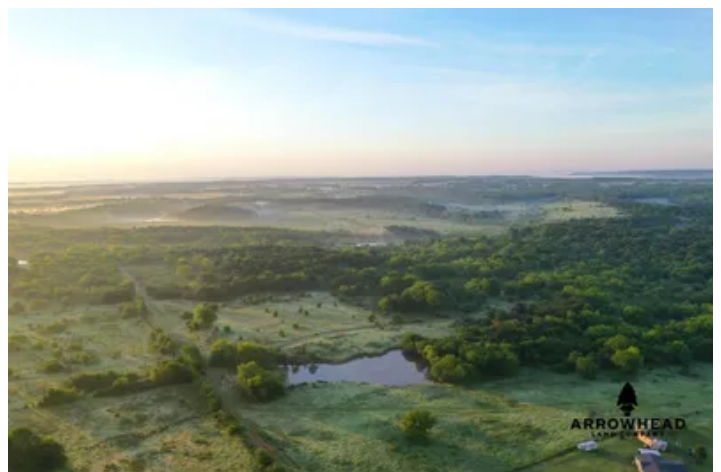
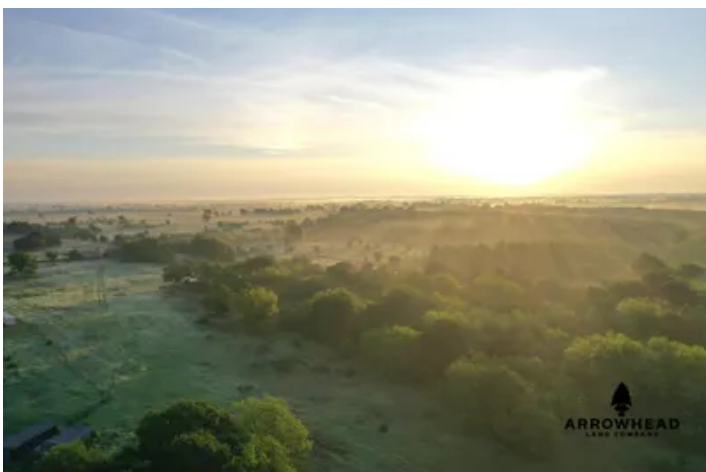
Rec. Farm Near Oologah Lake Chelsea, OK / Rogers County

PROPERTY DESCRIPTION

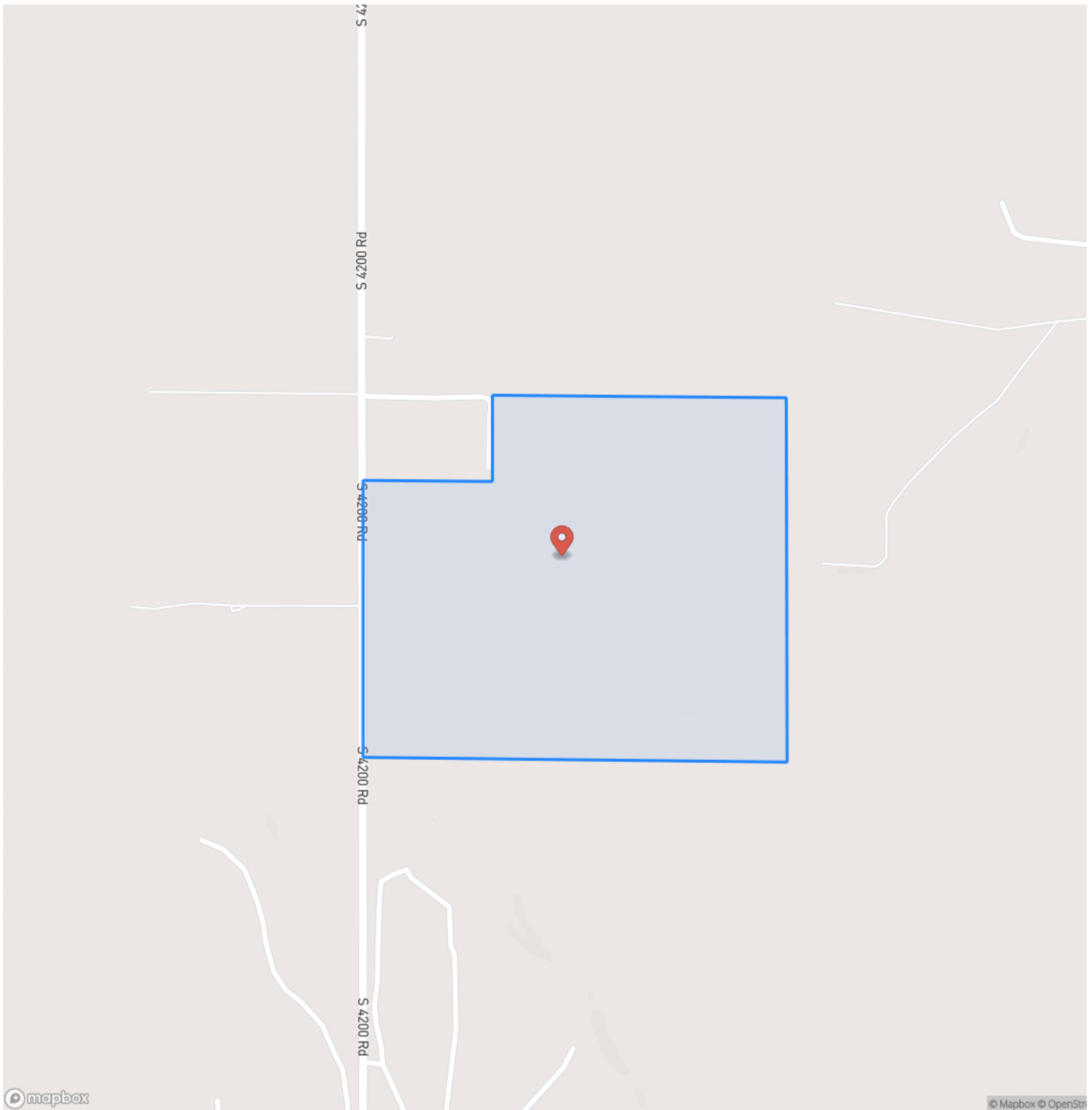
Take a look at this stunning 130 +/- acre property nestled in the picturesque Rogers County, Oklahoma. Located just minutes away from the serene Oologah Lake, this tract offers an abundance of recreational opportunities and the joy of potentially living in close proximity to the lake. Immerse yourself in a world of outdoor activities, from boating and fishing to hiking and biking, all within close proximity to your future dream home. The property provides utilities readily available, allowing you the freedom to construct a beautiful custom home that perfectly complements the natural surroundings. Envision waking up every morning to breathtaking views and the soothing sounds of nature. Avid hunters will find this property to be an exceptional hunting tract. With its vast expanse and diverse landscape, there are numerous potential food plot locations and sprawling stands of thick hardwood timber, creating an ideal habitat for wildlife. Immerse yourself in the thrill of the hunt as you explore the property, encountering an abundance of deer, turkey, and even signs of hogs. Adding to the allure is a gorgeous pond, spanning just under an acre, offering a serene oasis for relaxation and fishing. This exceptional water source not only provides endless recreational opportunities but also acts as a vital watering hole for the thriving wildlife that inhabits the area. The property also lends itself to agricultural pursuits, with ample space and expansive open grass pastures, making it ideal for livestock. The larger pond, coupled with a smaller one, serves as a water source for your livestock. Traversing this breathtaking property is made effortless by well-maintained trails, allowing for easy navigation and exploration of the various features and hidden gems that await. The convenience of paved road frontage ensures accessibility to the property year-round, allowing for effortless arrivals and departures. Despite its secluded ambiance, this remarkable property offers proximity to essential amenities and nearby towns. Located a mere 6 +/- miles from Chelsea, 18 +/- miles from Claremore, and a convenient 35 +/- miles from Tulsa, you'll have access to shopping, dining, entertainment, and employment opportunities while still relishing in the privacy of this beautiful farm. This property is nothing short of special! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Chuck Bellatti at [\(918\) 859-2412](tel:9188592412).



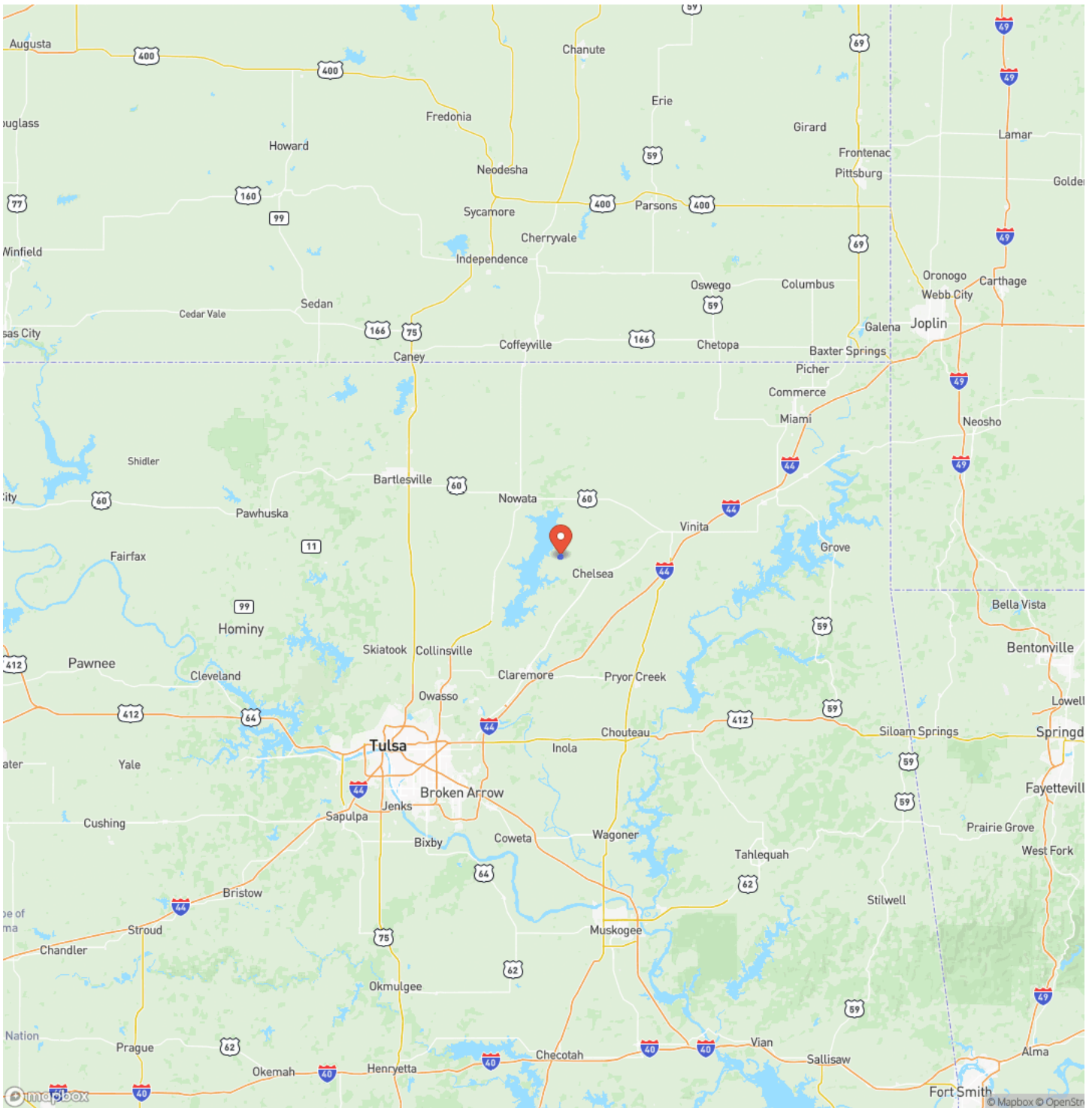
Rec. Farm Near Oologah Lake
Chelsea, OK / Rogers County



Locator Map



Locator Map



Satellite Map



Rec. Farm Near Oologah Lake Chelsea, OK / Rogers County

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]

MORE INFO ONLINE:

www.arrowheadlandcompany.com

This image shows a blank 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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