

**Lot 2 Clark Ridge Homesite**  
W 4050 Cir  
Ramona, OK 74601

**\$59,900**  
1.720± Acres  
Washington County



**Lot 2 Clark Ridge Homesite**  
**Ramona, OK / Washington County**

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**SUMMARY**

**Address**

W 4050 Cir

**City, State Zip**

Ramona, OK 74601

**County**

Washington County

**Type**

Undeveloped Land, Lot

**Latitude / Longitude**

36.4314 / -95.9187

**Acreage**

1.720

**Price**

\$59,900

**Property Website**

<https://arrowheadlandcompany.com/property/lot-2-clark-ridge-homesite-washington-oklahoma/102654/>



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### **PROPERTY DESCRIPTION**

Located just +/- 2 miles southwest of Vera, Oklahoma along US-75, this +/- 1.72 acre buildable homesite in Washington County offers the perfect blend of country living and convenience. The property sits on the east side of the highway and features paved road frontage along 4050th Road, with additional cul-de-sac frontage off 4050th Circle for excellent access. Surrounded by well-kept homes and open countryside, this tract provides a great setting to build your dream home in an established rural community. The property offers multiple potential build sites with gentle terrain and open space. Additional lot available. With quick access to US-75, commuting is simple while still enjoying the peace and privacy of the country. Conveniently located just +/- 25 miles to Bartlesville, approximately +/- 35 minutes to the Kansas state line, and only +/- 23 minutes to the Tulsa International Airport. If you're looking for a clean, build-ready homesite in a desirable area with strong access, this property is worth a look. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Hunter Bellis at [\(539\) 238-7693](tel:539-238-7693) or Steve Horner at [\(918\) 859-0699](tel:918-859-0699).

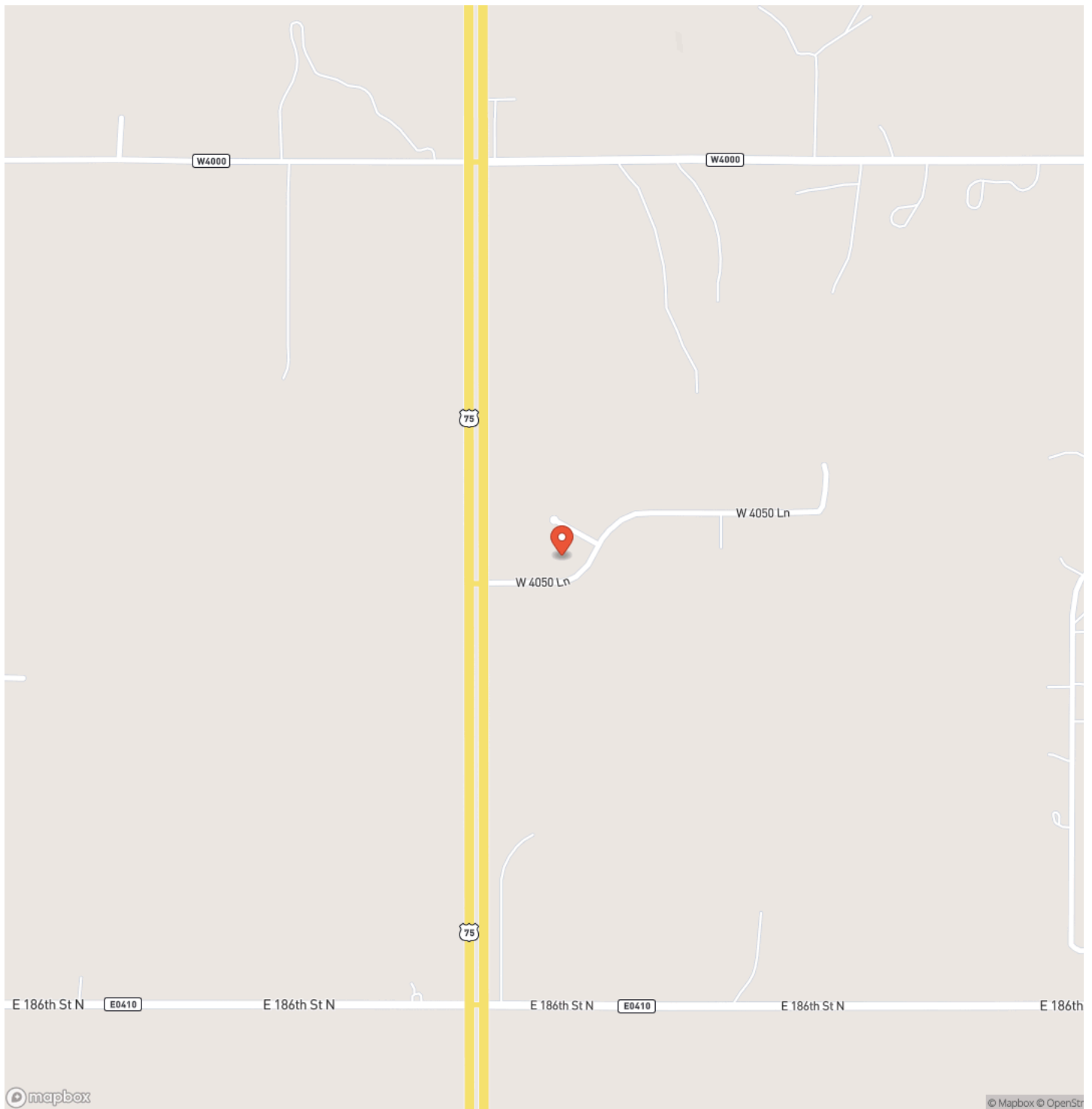
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.



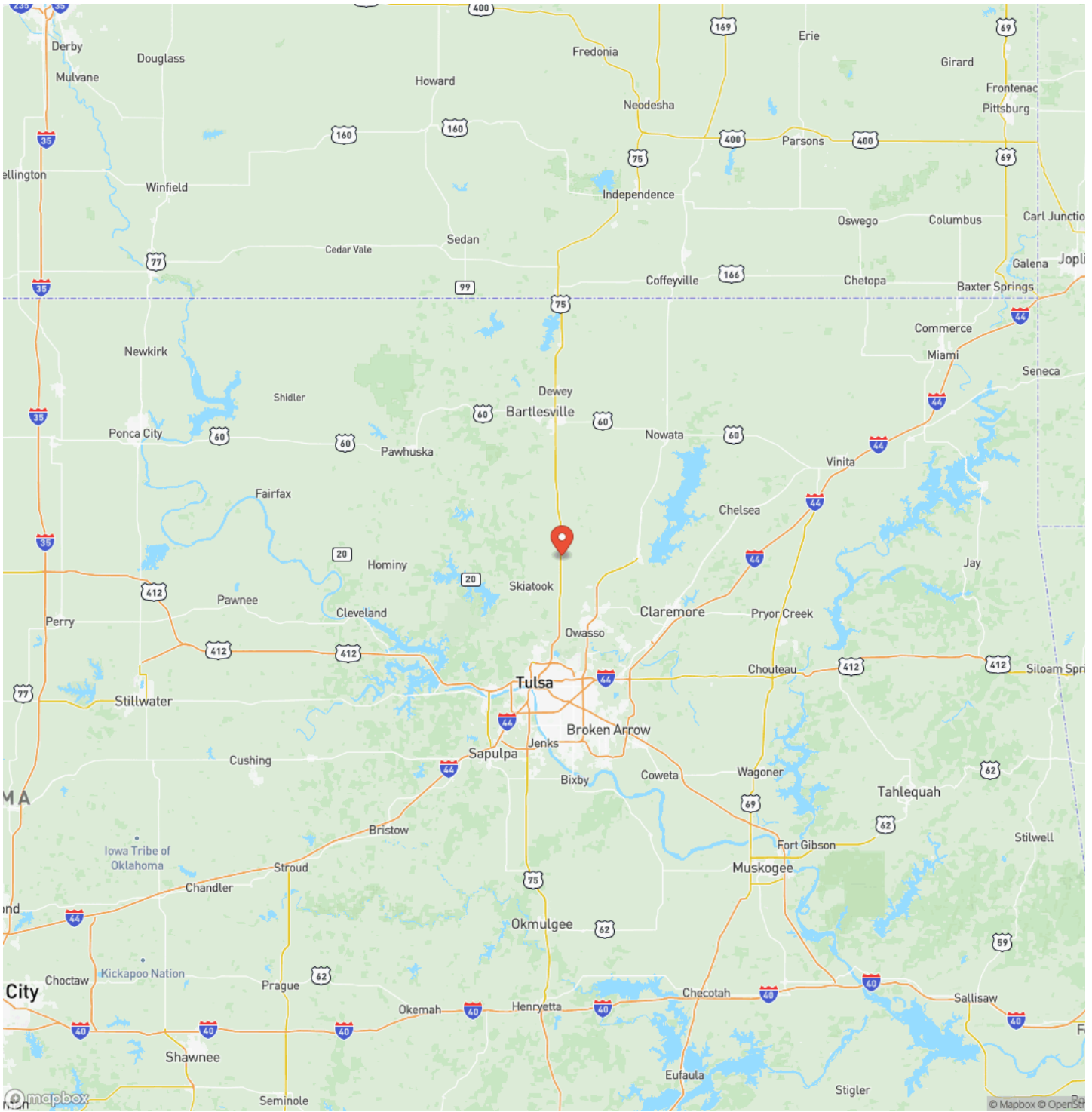
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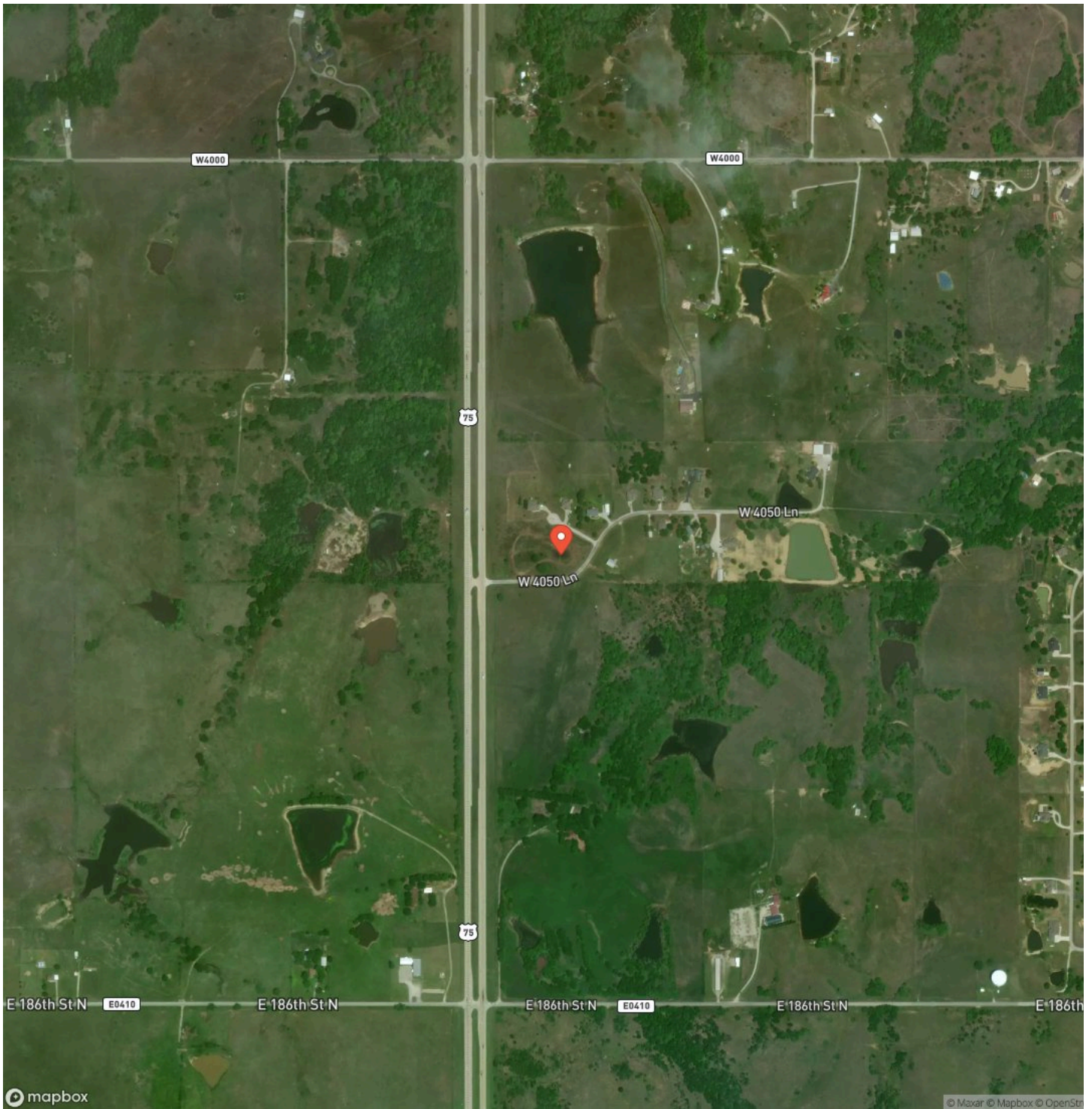
## Locator Map



# Locator Map



## Satellite Map







## **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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