

Rock Creek Ranch
0000 N3650 Rd
Stonewall, OK 74871

\$2,500,000
544± Acres
Coal County



Rock Creek Ranch
Stonewall, OK / Coal County

SUMMARY

Address

0000 N3650 Rd

City, State Zip

Stonewall, OK 74871

County

Coal County

Type

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

Latitude / Longitude

34.658122 / -96.503408

Acreage

544

Price

\$2,500,000

Property Website

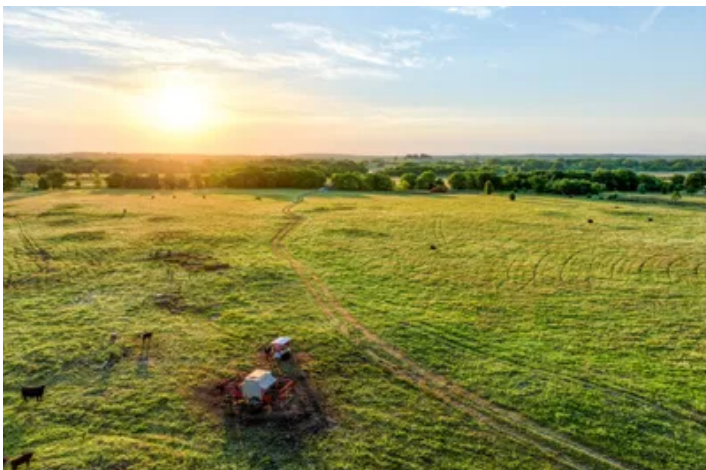
<https://arrowheadlandcompany.com/property/rock-creek-ranch-coal-oklahoma/105591/>



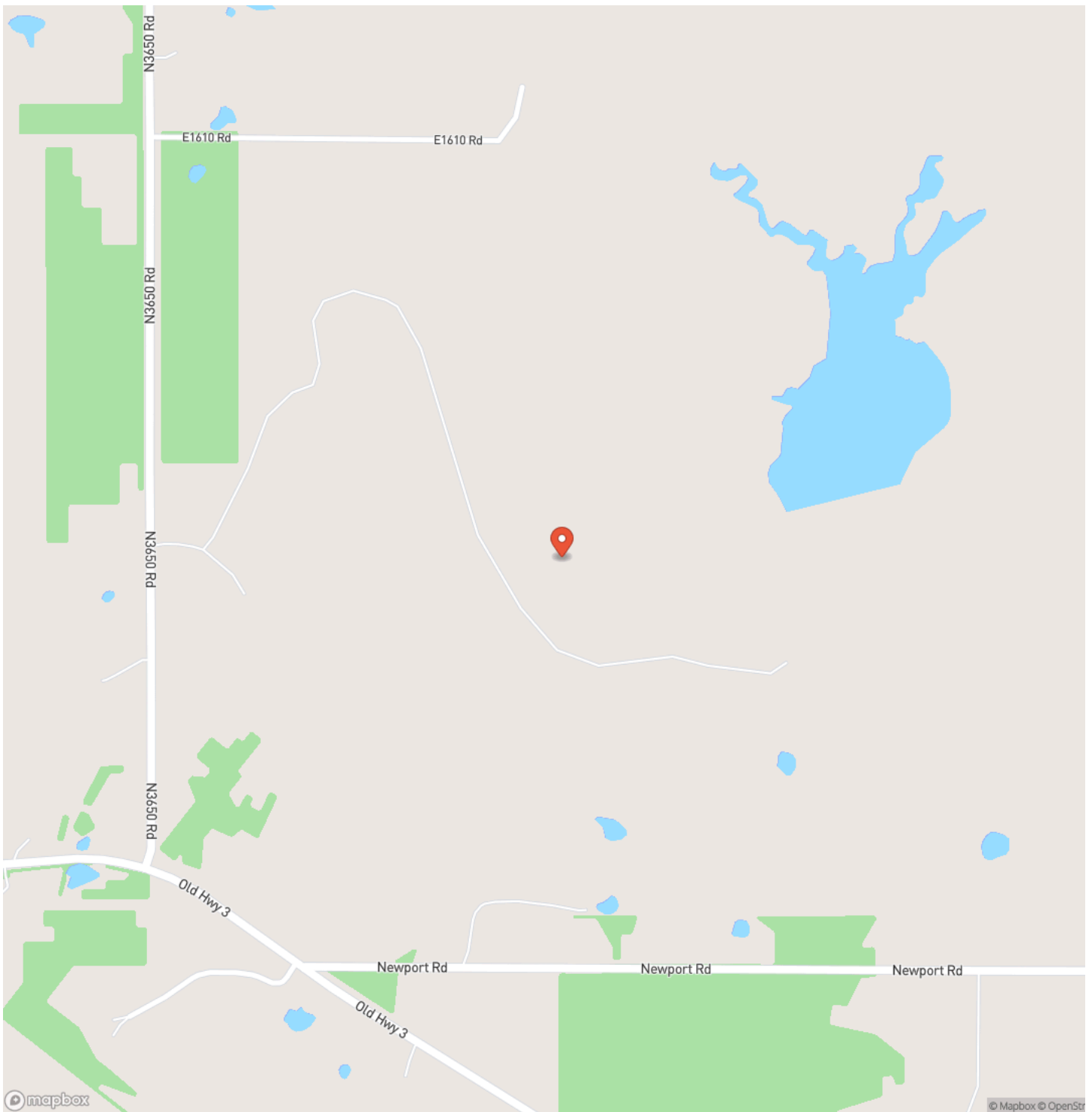
PROPERTY DESCRIPTION

Located in Coal County, this 544+/- acre property, Rock Creek Ranch, is a 100-125hd +/- operation that offers outstanding recreational potential! The land features multiple stocked ponds, along with partial ownership of the impressive 46+/- acre Boggy Creek Watershed, providing excellent water resources for livestock, fishing, and wildlife. Rock Creek runs along the east side of the property, accompanied by two additional wet weather creeks that further enhance the landscape and create natural travel corridors for wild game. Cross fencing is already in place for efficient cattle rotation though additional traps/pastures could further increase the ranches carrying capacity. The property includes rural water at the corrals ensuring a reliable water source for cattle or to tie into for a new home. Expansive native grasses cover much of the ranch, offering quality grazing and excellent habitat for wildlife. The south side of the ranch holds moisture well offering additional opportunities to farm or plant additional forage. The terrain is a beautiful mix of hardwood timber, scattered trees, open meadows, terraced pastures, and pockets of cover that create ideal conditions for both livestock and hunting. Wildlife on the property is abundant, including trophy whitetail deer, turkey, ducks, hogs, and quail, making this an exceptional multi-use ranch. Whether you enjoy waterfowl hunting around the ponds or chasing spring turkeys, this property offers year-round recreational appeal! Access throughout the ranch has been greatly improved with a recently upgraded gravel road allowing reliable vehicle access across the property. Rural water and electricity are already on-site, adding convenience and future build potential. Properties of this size and diversity are becoming increasingly difficult to find in Coal County. Whether you are looking for a working cattle ranch, premier hunting property, recreational getaway, or long-term investment, Rock Creek Ranch is the ranch to do it all! The property is located 14+/- miles from Ada, 40+/- miles from Sulphur and 79+/- miles from Norman! The property is being co-listed with Ashley Richey at Bar T Realty. All showings are by appointment only. For more information or to schedule a private viewing please contact Steele Schwonke at [\(918\) 424-6065](tel:9184246065). 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.

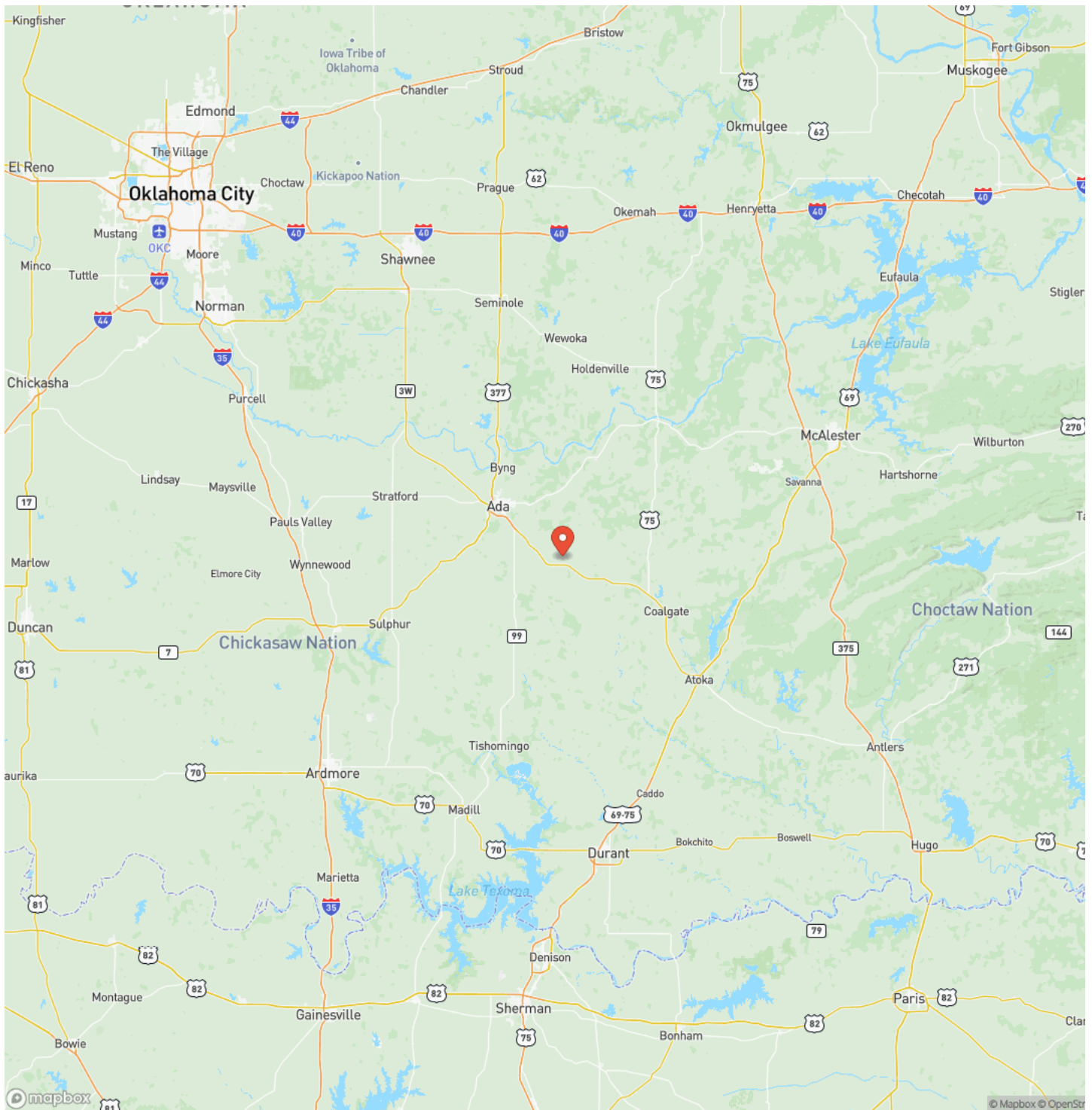
Rock Creek Ranch
Stonewall, OK / Coal County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Steele Schwonke

Mobile

(918) 424-6065

Email

steele.schwonke@arrowheadlandcompany.com

Address

City / State / Zip

Depew, OK 74028

NOTES

[illegible]

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.



<https://arrowheadlandcompany.com/>

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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
<https://arrowheadlandcompany.com/>

