

Gunsmoke Ranch
25096 County Road 170
Perry, OK 73077

\$2,550,200
479± Acres
Noble County



Gunsmoke Ranch
Perry, OK / Noble County

SUMMARY

Address

25096 County Road 170

City, State Zip

Perry, OK 73077

County

Noble County

Type

Farms, Hunting Land, Recreational Land, Residential Property,
Single Family

Latitude / Longitude

36.239136 / -97.167728

Dwelling Square Feet

1,838

Bedrooms / Bathrooms

4 / 2

Acreage

479

Price

\$2,550,200

Property Website

<https://arrowheadlandcompany.com/property/gunsmoke-ranch/noble/oklahoma/82181/>



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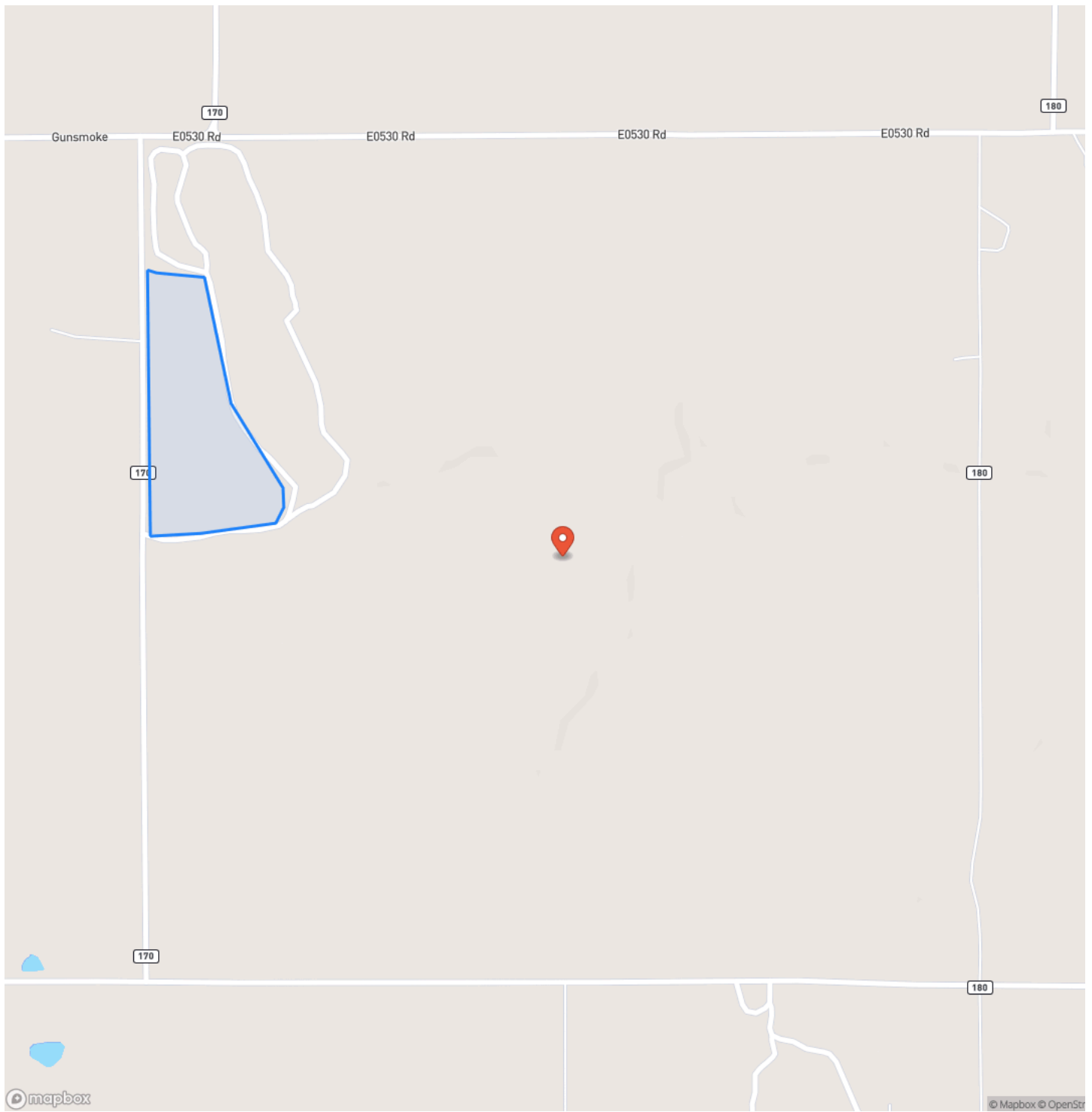
PROPERTY DESCRIPTION

Welcome to Gunsmoke Ranch, acres of premier multi-use land in the heart of Noble County, Oklahoma. This turnkey ranch features a spacious 4-bedroom, 2.5-bath manufactured home (built in 2009) perfectly positioned to overlook a stunning 8± acre pond, renowned for trophy largemouth bass fishing and outstanding waterfowl hunting. The ranch boasts a diverse and productive landscape, including approximately 160± acres of fertile tillable ground ready for crops, wide-open pastureland with rich native grasses for livestock grazing, and mature timber offering prime habitat for whitetail deer, turkey, and other game. Whether you're a rancher, outdoorsman, or investor, this property offers exceptional opportunities for income, recreation, and rural living. Additional features include a large shop building perfect for storing equipment, multiple ponds, well-maintained fencing, and convenient access to Stillwater and Oklahoma City. Whether you're seeking a full-time residence, a weekend getaway, or a versatile agricultural and hunting property, Gunsmoke Ranch is a rare find! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Luke Roberts at [\(918\) 399-2569](tel:9183992569).

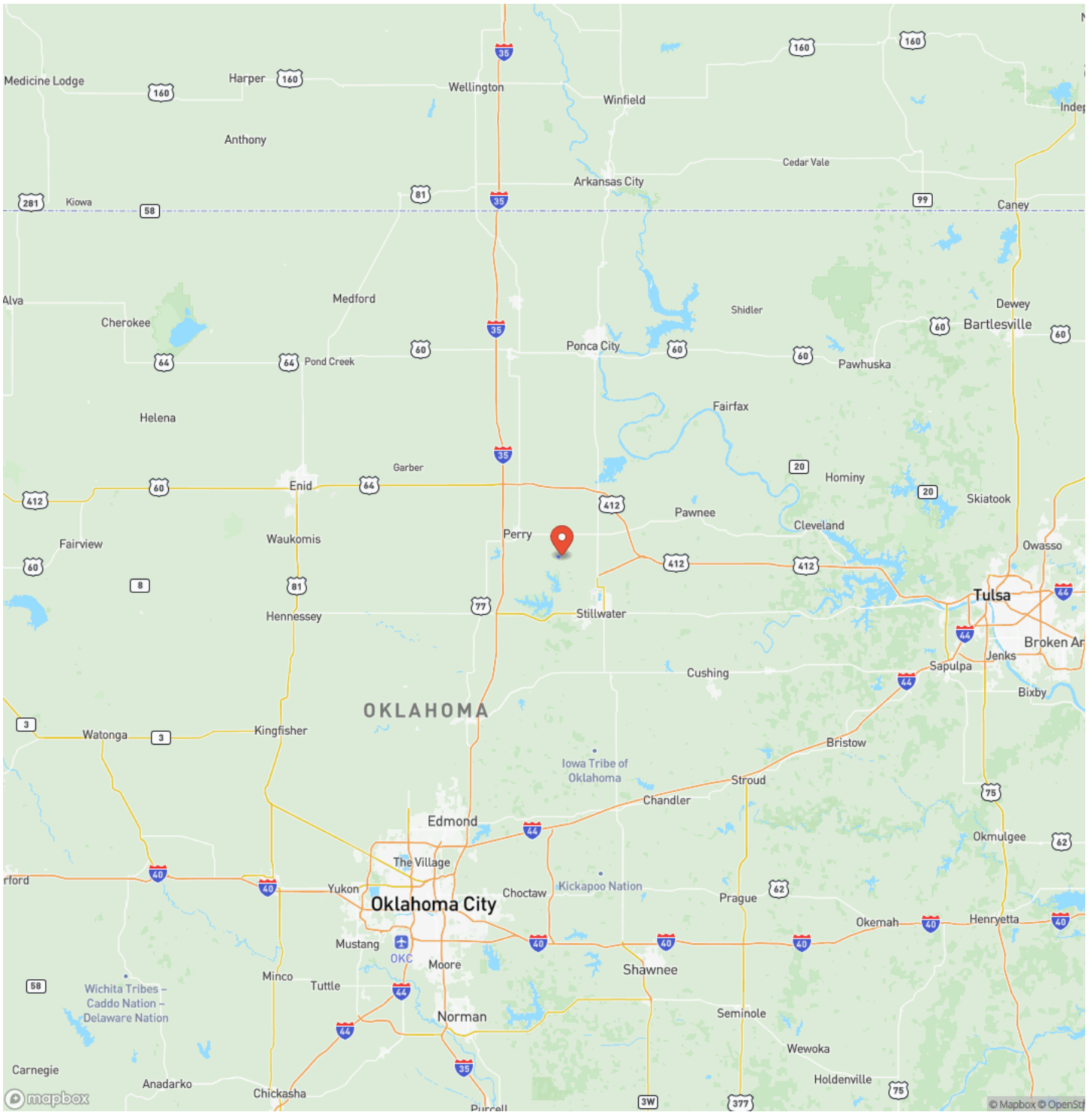
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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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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
www.arrowheadlandcompany.com

