

Sperry Performance Horse Ranch
000 N 68th W Ave
Sperry, OK 74073

\$2,500,000
151± Acres
Osage County



Sperry Performance Horse Ranch Sperry, OK / Osage County

SUMMARY

Address

000 N 68th W Ave null

City, State Zip

Sperry, OK 74073

County

Osage County

Type

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

Latitude / Longitude

36.3006 / -96.0639

Dwelling Square Feet

396

Bedrooms / Bathrooms

3 / 2.5

Acreage

151

Price

\$2,500,000

Property Website

<https://arrowheadlandcompany.com/property/sperry-performance-horse-ranch/osage/oklahoma/112291/>



PROPERTY DESCRIPTION

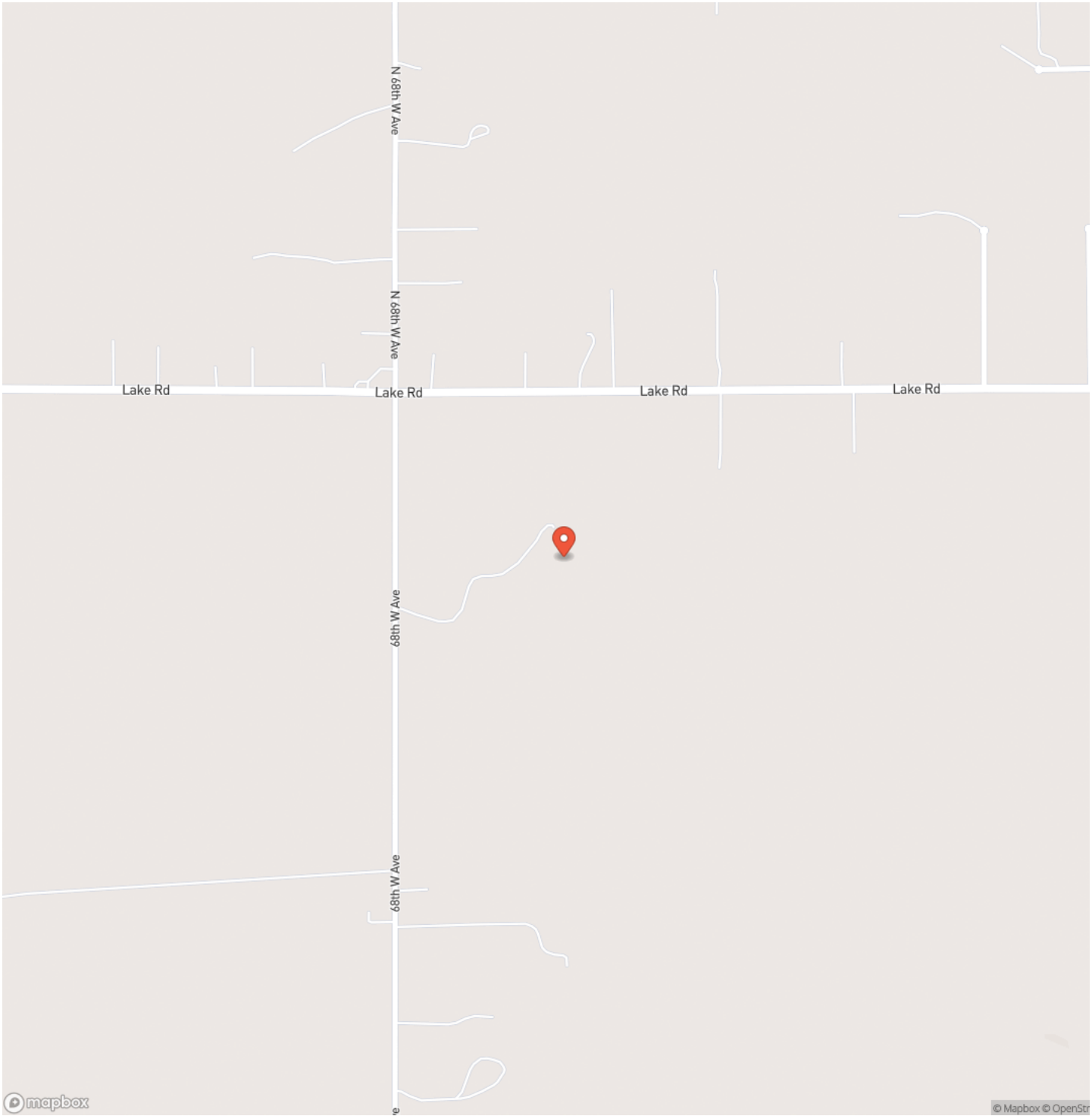
Some properties are built; others are developed over years with purpose! The Sperry Performance Horse Ranch is one of those rare places where every improvement has been designed to create an elite operation capable of supporting professional trainers, competitors, breeders, and horse enthusiasts alike. Conveniently located just west of Sperry and only minutes from Tulsa in Osage County, this 151 +/- acre ranch offers top tier horse facilities, productive pastureland, and living accommodations. Sitting just 14 +/- miles from the BOK Center in Downtown Tulsa and a quick 23 +/- minute drive to Tulsa International Airport, clients and competitors can easily travel to and from the ranch while enjoying the privacy of rural Osage County. The centerpiece of the ranch is an impressive 36,000+/- square-foot indoor arena that allows year-round riding regardless of weather. Complete with 18 stalls, a wash rack, tack room, feed room, office, and a two-bedroom apartment, the facility is designed to keep horses, riders, and clients comfortable while maximizing efficiency. Outside, the training opportunities continue with a large roping arena featuring a return alley, a dedicated cutting pen, and a round pen, creating an ideal setup for everything from starting young horses to preparing seasoned competitors. A separate 24 stall barn and large hay barn provide the infrastructure necessary to support an active training or boarding program. Rolling pastures of Bermuda, fescue, and native grasses are divided into functional paddocks and traps, allowing for efficient grazing and livestock management. Approximately 30 +/- acres are devoted to hay production, while ponds and tire tanks provide dependable water sources throughout the ranch. When the day's work is complete, the nearly 4,000 +/- square-foot log home offers the perfect place to relax. Overlooking the ranch from an elevated setting, the home features three bedrooms, two and a half bathrooms, a spacious living room, and a welcoming fireplace that captures the warmth and character expected from a true ranch home. A separate three-bedroom guest or ranch hand home provides additional living space for employees, family, or visitors. Whether your goals include training rope horses, developing cutting horses, raising prospects, or operating a premier business, this ranch is equipped to perform from day one! The property is also located only 9 +/- minutes from Skiatook Lake providing you a place to relax and let loose and unplug from the everyday grind with unlimited recreational possibilities! Opportunities to purchase a truly turn-key horse facility of this quality are increasingly difficult to find. This is more than a horse ranch; it's a place built to continue a legacy of excellence! 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).

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.

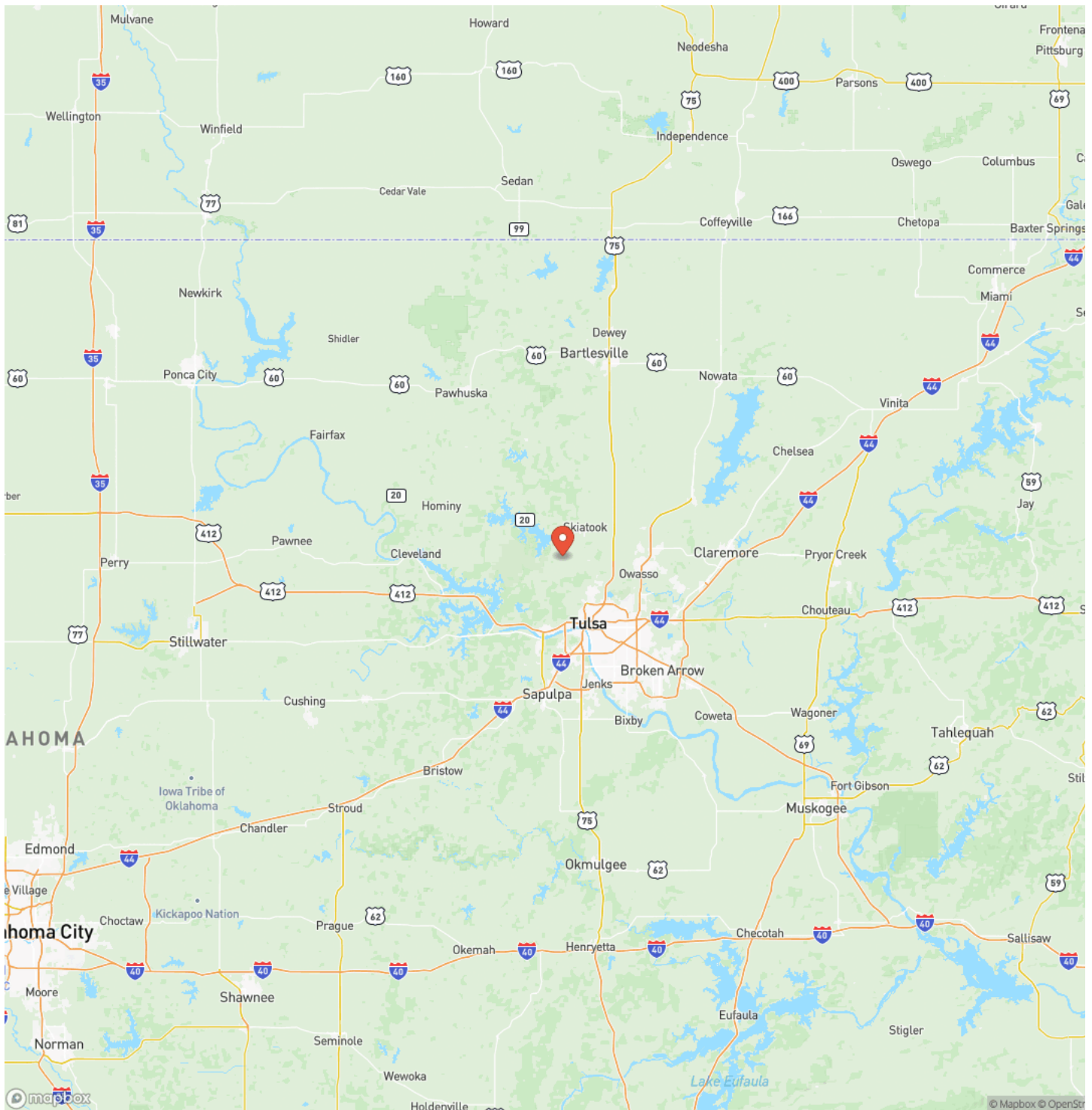
Sperry Performance Horse Ranch
Sperry, OK / Osage County



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

Ramona, OK 74061

NOTES

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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.

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