

The Grand Equestrian Ranch
36733 N 4040 Rd
Talala, OK 74080

\$1,675,000
40± Acres
Washington County



**The Grand Equestrian Ranch
Talala, OK / Washington County**

SUMMARY

Address

36733 N 4040 Rd

City, State Zip

Talala, OK 74080

County

Washington County

Type

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

Latitude / Longitude

36.4862 / -95.8161

Dwelling Square Feet

4,766

Bedrooms / Bathrooms

4 / 5

Acreage

40

Price

\$1,675,000

Property Website

<https://arrowheadlandcompany.com/property/the-grand-equestrian-ranch/washington/oklahoma/100134/>



The Grand Equestrian Ranch Talala, OK / Washington County

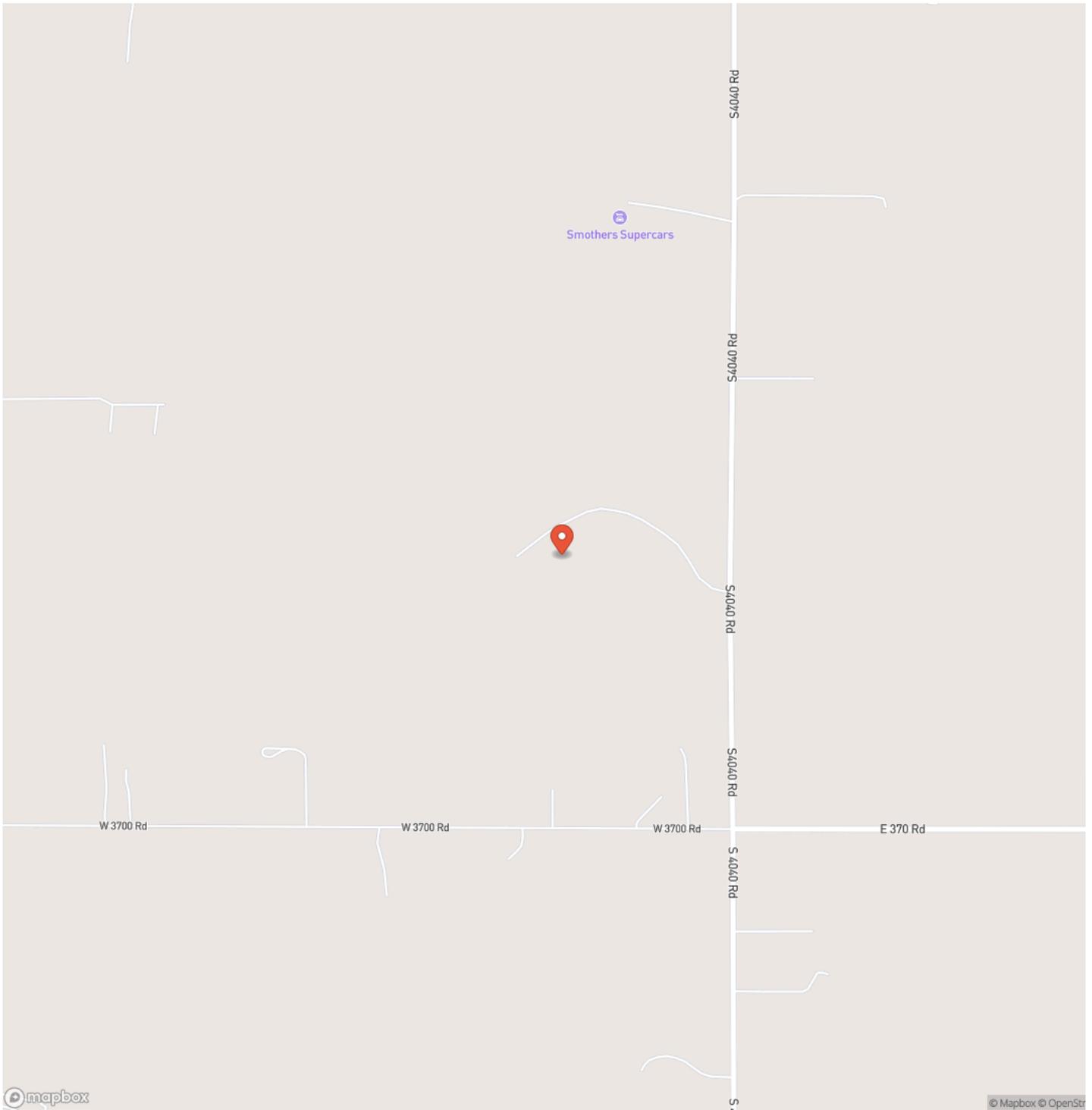
PROPERTY DESCRIPTION

Centrally located between Collinsville, Oologah, and Talala, this impressive Washington County 40 +/- acre ranch-style property offers a combination of luxury living, equestrian functionality, and well-planned improvements designed for both everyday comfort and serious horse operations! At the center of the property sits a spacious 4,766 ± sq ft, 1.5-story home featuring 4 bedrooms and 5 bathrooms, including a private master suite with his-and-her bathrooms. Built in 1985, the split-level design offers multiple upstairs rooms, an office space, a game room with exterior deck access, and a sauna, creating a layout that blends comfort with versatility. Inside, rustic hardwood floors highlight the dining and living areas, while the kitchen features ceramic tile, a Gondola timber ceiling that opens into the vaulted living space, stainless steel appliances, a three-compartment stainless sink, and abundant cabinet space. A 20-foot vaulted ceiling anchors the main living area, complete with a fireplace, while a mudroom with full bath access through the garage adds everyday convenience. Additional highlights include a 3-car garage, cedar-lined linen closet, a large in-ground swimming pool for summer enjoyment, and a newer roof installed in 2018. The equestrian improvements on this property are equally impressive and designed for serious use. A 50' x 75' Morton horse barn includes seven stalls with water in each stall, a hot and cold wash rack, large tack room, and dedicated feed room. Paddocks are fully equipped with water and loafing sheds, with pipe and cable construction to the south and wire fencing to the north, all connected by a central lane leading directly to the barn for efficient movement and management. There is a set of pipe working pens with Powder River chute already in place for working cattle, adding further versatility to the operation. A large 100' x 200' all-steel riding arena offers excellent construction and functionality, complete with lighting, enclosed north wall, integrated drainage and guttering system, and nearby water access. Just north of the arena sits a 16' x 60' mobile home suitable for a ranch hand or stable manager. Additional improvements include a 48' x 80' Morton hay barn with dual entrances, an asphalt driveway leading to the home and horse facilities, and attractive white hurricane fencing lining the road frontage and guiding you through the ranch. The land itself is thoughtfully laid out with open usability and functionality in mind, including a large pond and well-maintained pasture areas that complement the ranch's equestrian focus while still allowing flexibility for additional livestock or future expansion. Conveniently located approximately 15 ± minutes from Oologah and Oologah Lake, 35 ± minutes from Tulsa International Airport, and 38 ± minutes from Bartlesville, this property delivers true ranch living while keeping major amenities and travel access close at hand. From the luxury home to the professional-grade horse facilities, this is a turn-key equestrian ranch built for those who want a true lifestyle property that stands out from the rest! 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.

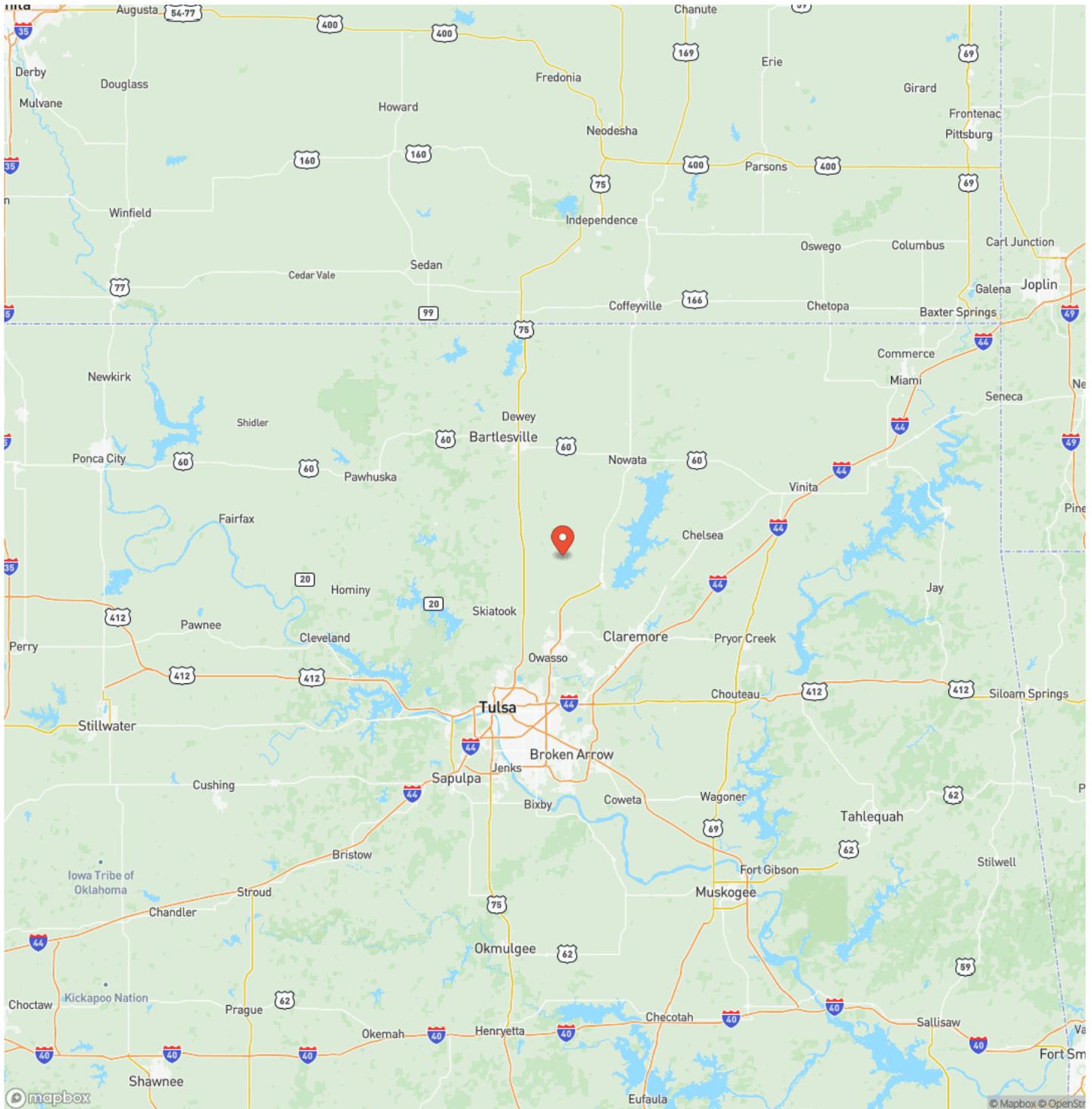
The Grand Equestrian Ranch
Talala, OK / Washington County



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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

