

Ryser Equine Ranchette
9321 S4110 Rd
Oologah, OK 74053

\$570,000
10.25± Acres
Rogers County



Ryser Equine Ranchette
Oologah, OK / Rogers County

SUMMARY

Address

9321 S4110 Rd

City, State Zip

Oologah, OK 74053

County

Rogers County

Type

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

Latitude / Longitude

36.476768 / -95.685507

Dwelling Square Feet

2,096

Bedrooms / Bathrooms

4 / 3

Acreage

10.25

Price

\$570,000

Property Website

<https://arrowheadlandcompany.com/property/ryser-equine-ranchette-rogers-oklahoma/114267/>



PROPERTY DESCRIPTION

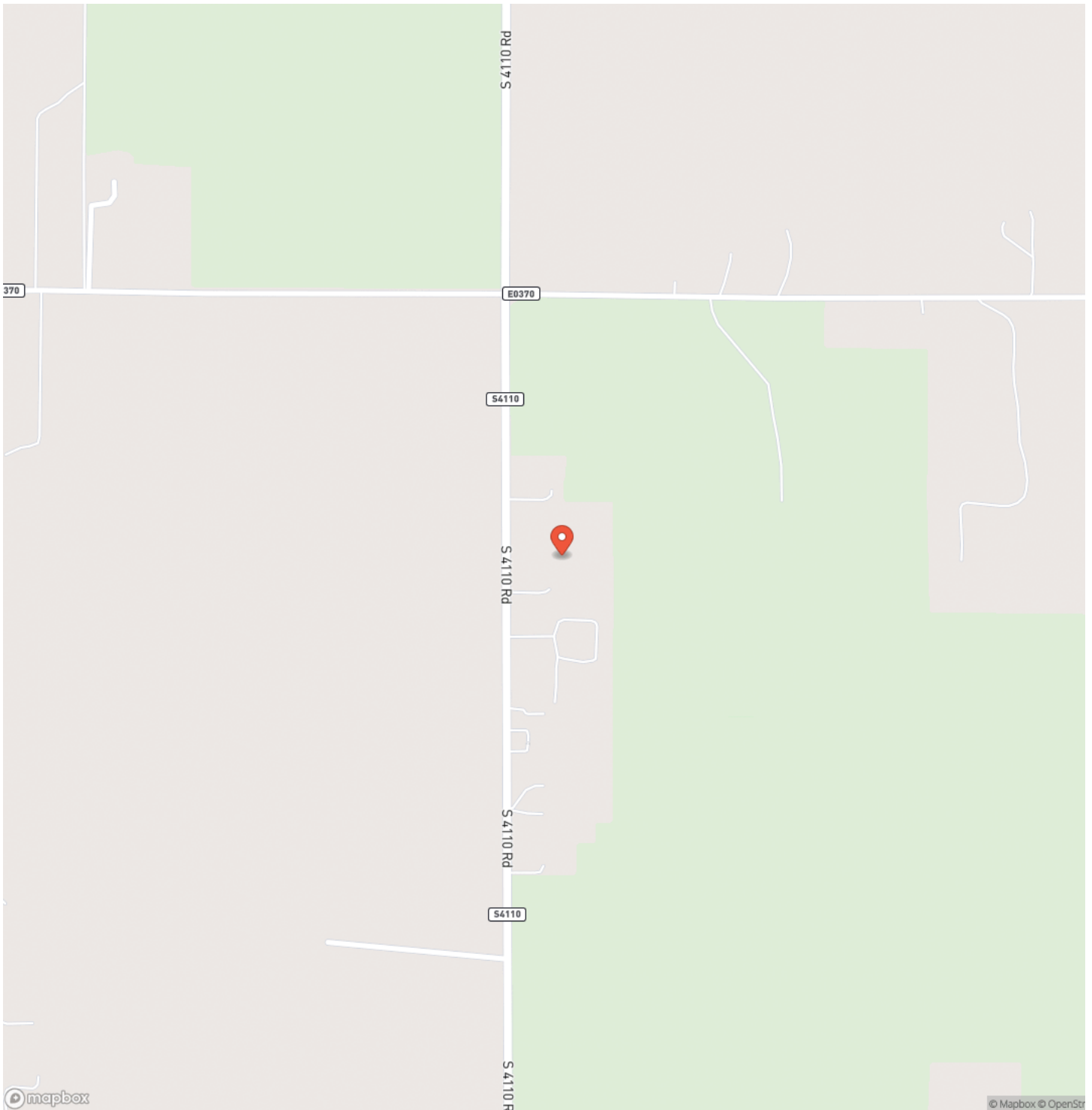
Located in Rogers County just minutes from Oologah High School, this exceptionally maintained 4-bedroom, 3-bathroom home offers 2,096+/- square feet of living space with great equestrian amenities. Situated on paved road and just a short drive from Oologah Lake and the Will Rogers Birthplace, this property combines rural living with convenient access to Highway 169. The home has been meticulously cared for and features a built-in storm shelter/safe room, providing peace of mind during severe weather and a place to store valuable belongings. The attached garage offers an abundance of built-in storage, making organization easy while maximizing usable space. Outside, the improvements continue with a 30' x 40' insulated shop complete with its own bathroom, ideal for projects, equipment storage, or a home-based business. Equestrians will appreciate the impressive 36' x 36' barn featuring three spacious 12'x12' horse stalls and a dedicated tack room. The property is thoughtfully set up for livestock with quality 7-wire fencing enhanced by a single hot wire, a livestock working chute, and a lean-to shelter for animals. A chicken coop is also in place, making this a true turnkey hobby farm or horse property. Whether you're looking for a family home with room to spread out, a horse-ready property, or a place to enjoy the outdoors close to Oologah Lake, this property offers a rare combination of comfort, functionality, and location. The property is just 4+/- minutes from Oologah Highschool, 7+/- minutes from the Oologah Dam Boat Ramp and 35+/- minutes from downtown Tulsa! 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.

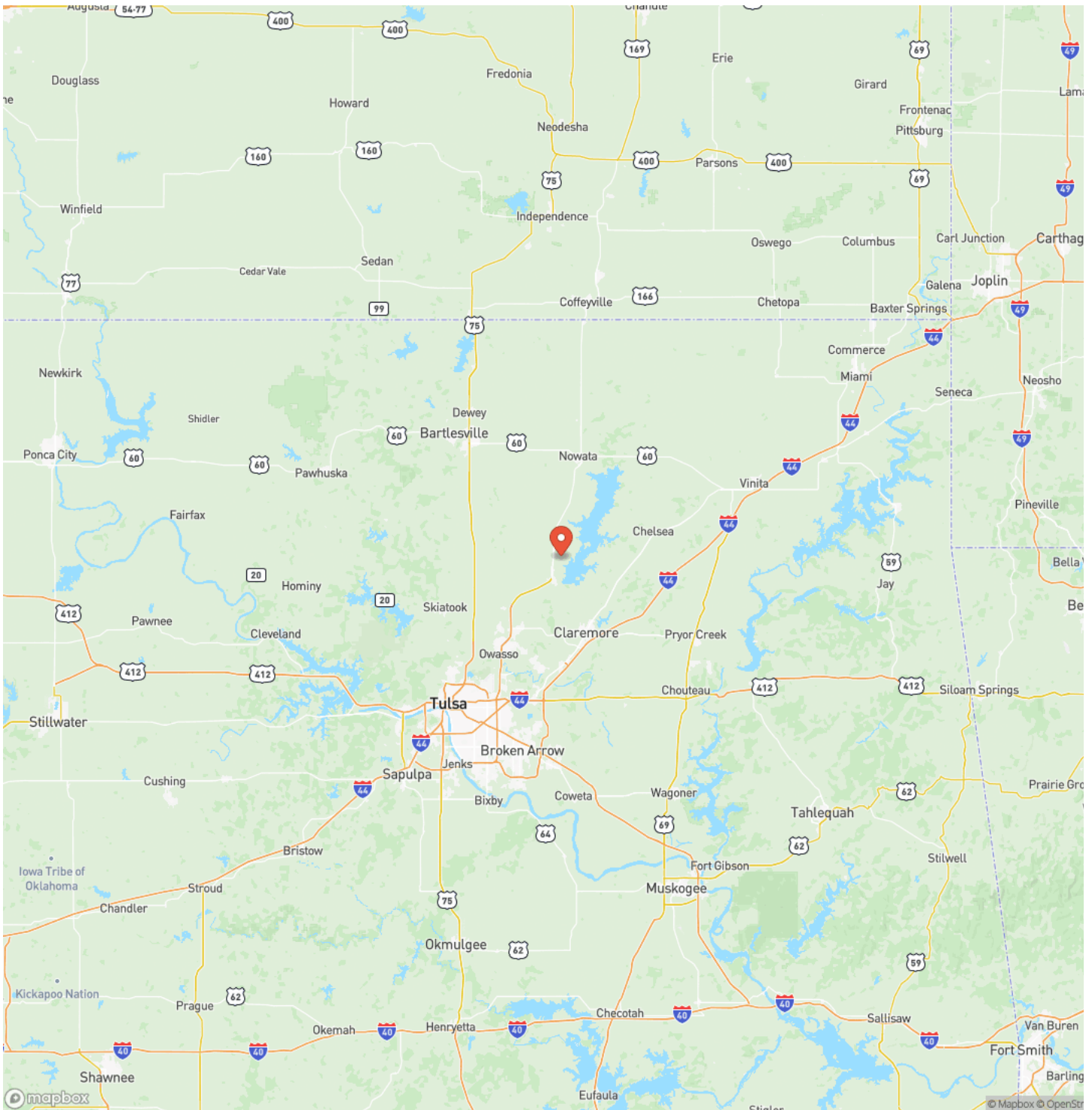
Ryser Equine Ranchette
Oologah, OK / Rogers County



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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<https://arrowheadlandcompany.com/>

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.

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