

West Vinita Grassland
429157 E 190 Rd
Vinita, OK 74301

\$5,440,000
1,280± Acres
Craig County



West Vinita Grassland
Vinita, OK / Craig County

SUMMARY

Address

429157 E 190 Rd

City, State Zip

Vinita, OK 74301

County

Craig County

Type

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

Latitude / Longitude

36.7271 / -95.3508

Acreage

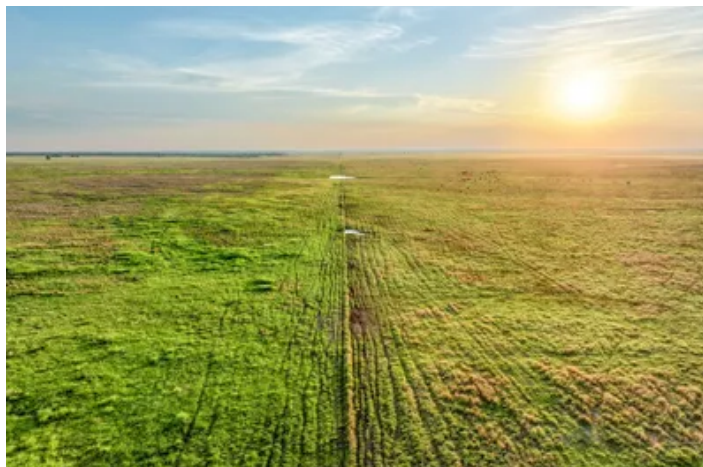
1,280

Price

\$5,440,000

Property Website

<https://arrowheadlandcompany.com/property/west-vinita-grassland-craig-oklahoma/110716/>



PROPERTY DESCRIPTION

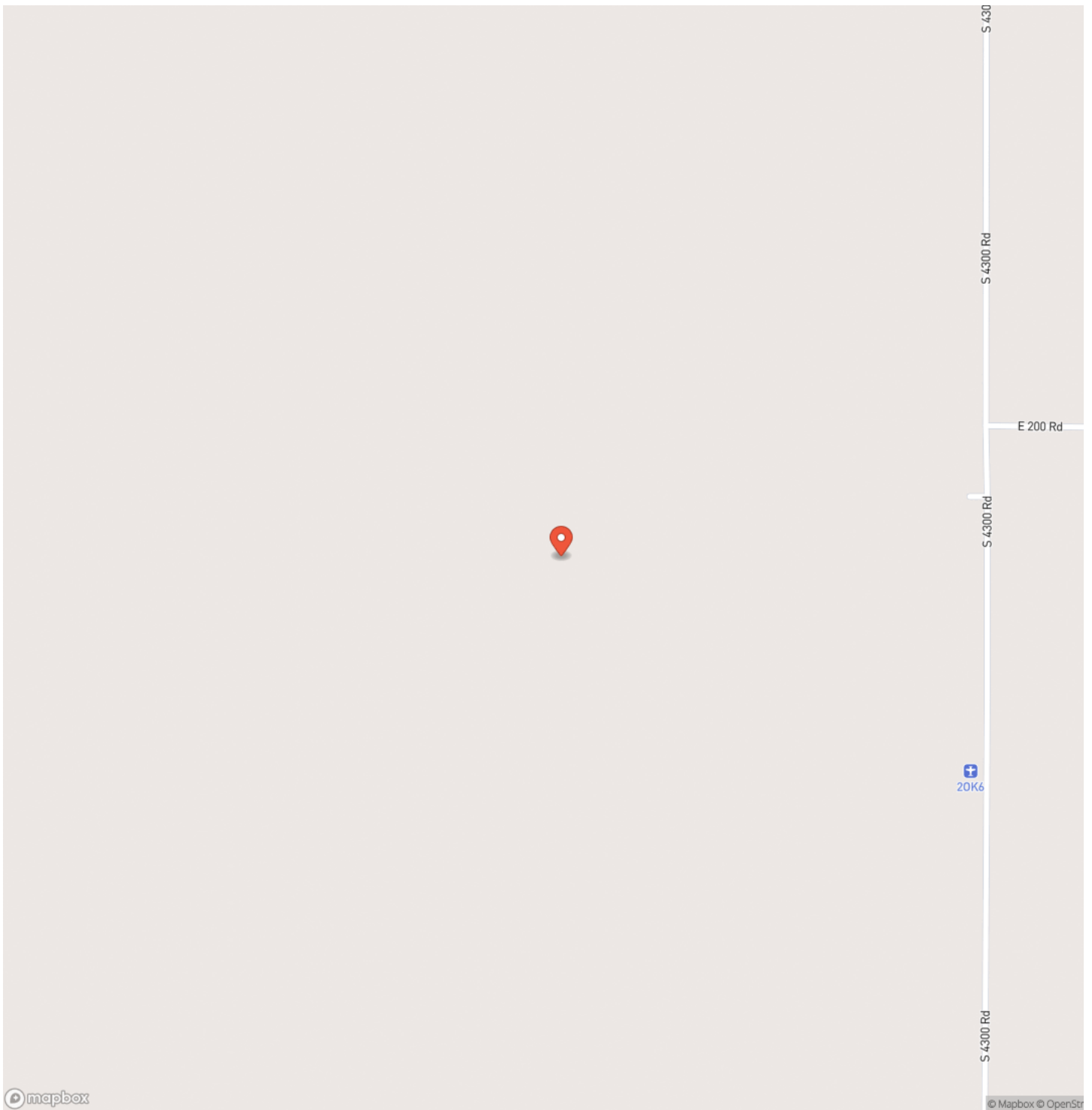
Take a look at this exceptional 1,280+/- acre ranch offering productive soil, well established native grass and great fences! With the capacity to support approximately 225+/- head of cattle, this property is well-equipped to run both cow/calf or stocker cattle. The ranch is divided by a central cross fence, creating two large grazing pastures, each featuring multiple ponds for dependable livestock water. The ranch would benefit incredibly well from some additional crossfences and ponds allowing for a significantly increased carrying capacity. A 10+/- acre lake serves as a major water feature and enhances the property's appeal for running livestock as well as waterfowl hunting. Native grasses thrive across the ranch providing quality forage and long-term agricultural productivity. Rolling topography, scattered draws, and natural contours create excellent windbreaks and shelter for livestock while adding visual appeal and wildlife habitat. Additional improvements include a fenced airstrip located along the east boundary that offers potential for aircraft access or could be utilized as a convenient cattle loading and unloading area with easy access to the road. A separate fenced off 10+/- acre tract is currently used for hay production and storage, creating additional operational flexibility. The property benefits from road frontage on the north, south, and east sides, allowing for excellent access and future management options. Electric service is available nearby for future improvements or building sites. Whether you're seeking a productive cattle ranch, or a diversified investment with agricultural and recreational upside, this Craig County ranch offers exceptional potential in a highly desirable package. The property is located 19+/- miles from Nowata, 20+/- miles from Big Cabin, 40+/- miles from Bartlesville and 26 +/- miles from Vinita! All showings are by appointment only. For more information or to schedule a private viewing please contact Luke Roberts at [\(918\) 399-2569](tel:9183992569).

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.

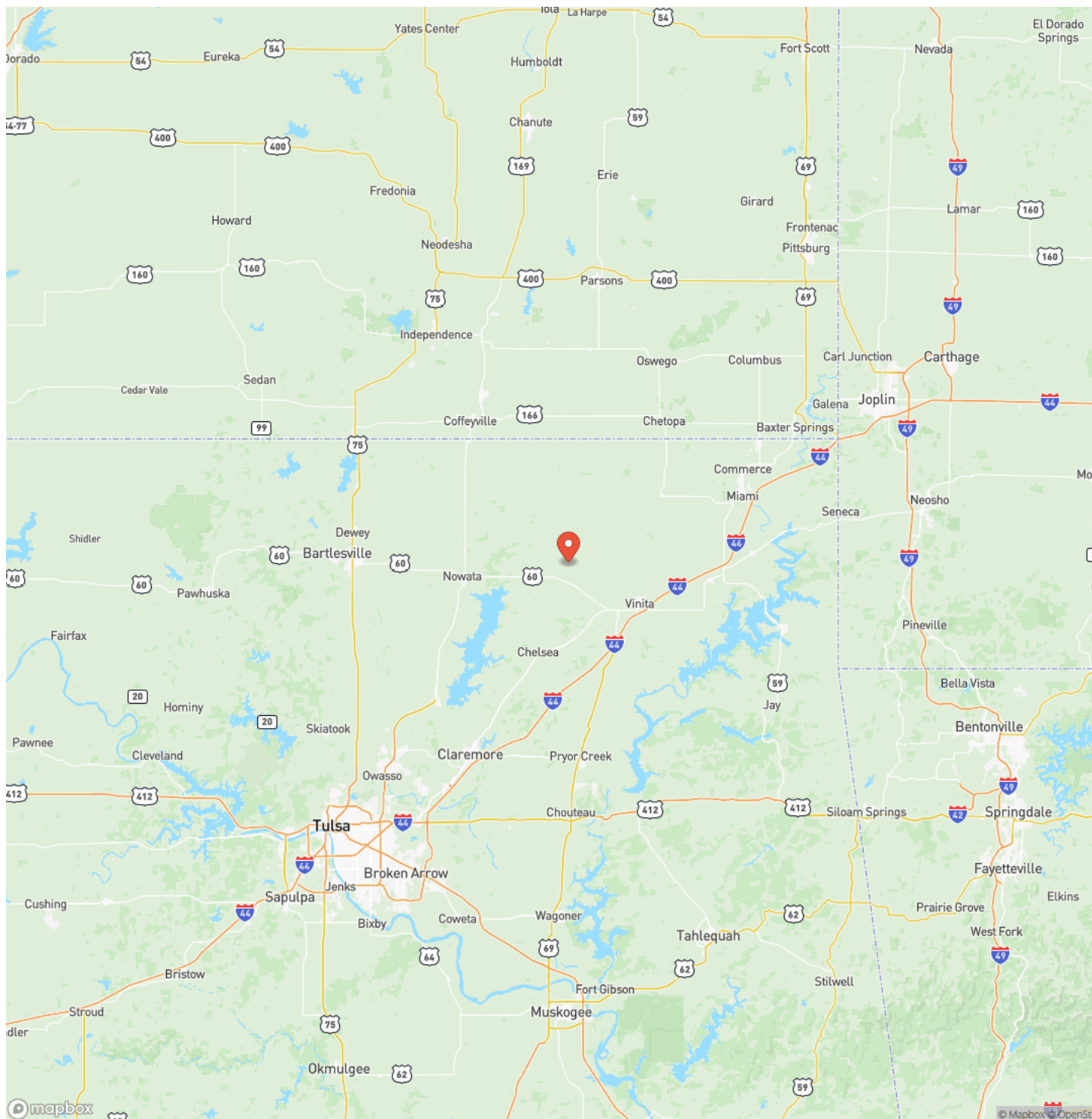
West Vinita Grassland
Vinita, OK / Craig County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Chuck Bellatti

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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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