

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/>



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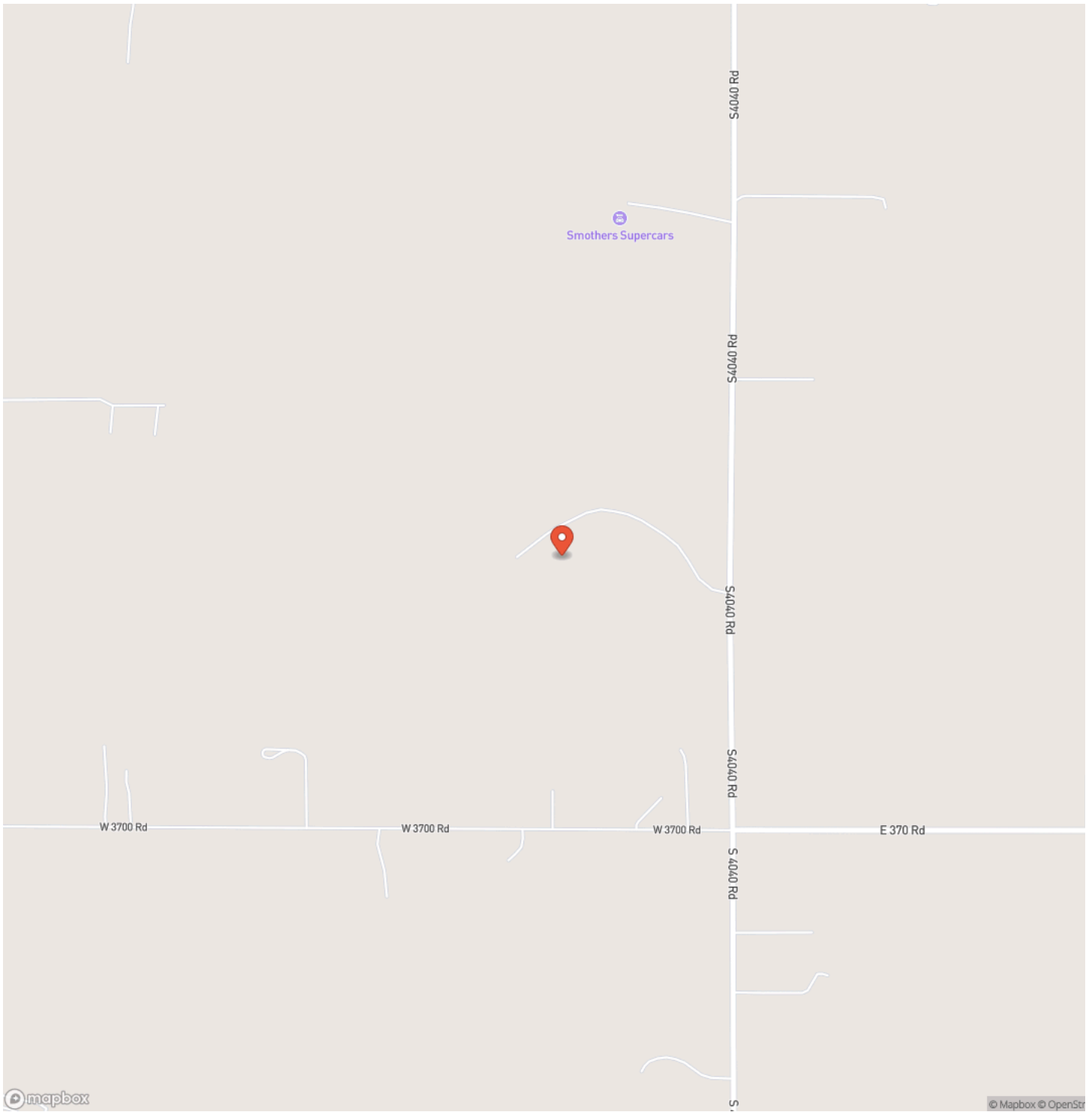
PROPERTY DESCRIPTION

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.

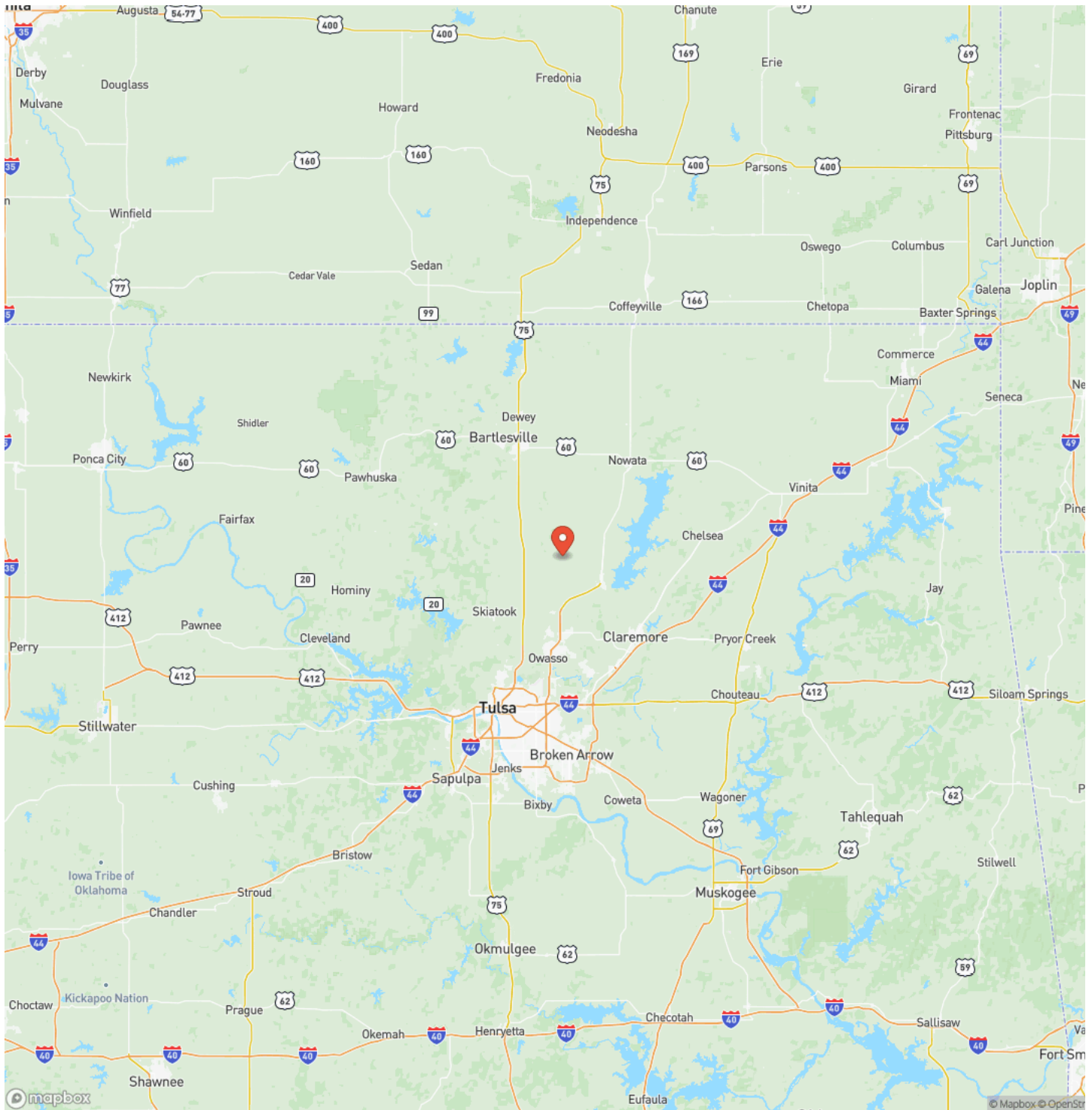
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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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