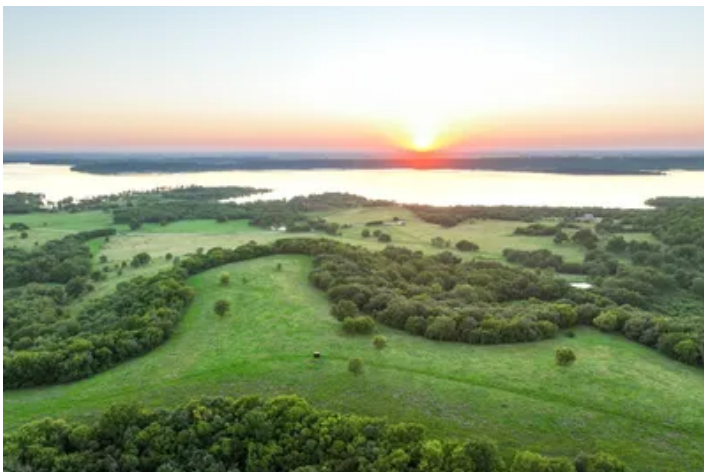


Heldermon Limousin Ranch
12321 E 380 Rd
Claremore, OK 74017

\$3,110,000
622± Acres
Rogers County



Heldermom Limousin Ranch
Claremore, OK / Rogers County

SUMMARY

Address

12321 E 380 Rd null

City, State Zip

Claremore, OK 74017

County

Rogers County

Type

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

Latitude / Longitude

36.463764 / -95.609747

Dwelling Square Feet

1,512

Bedrooms / Bathrooms

2 / 1

Acreage

622

Price

\$3,110,000

Property Website

<https://arrowheadlandcompany.com/property/heldermom-limousin-ranch/rogers/oklahoma/112299/>

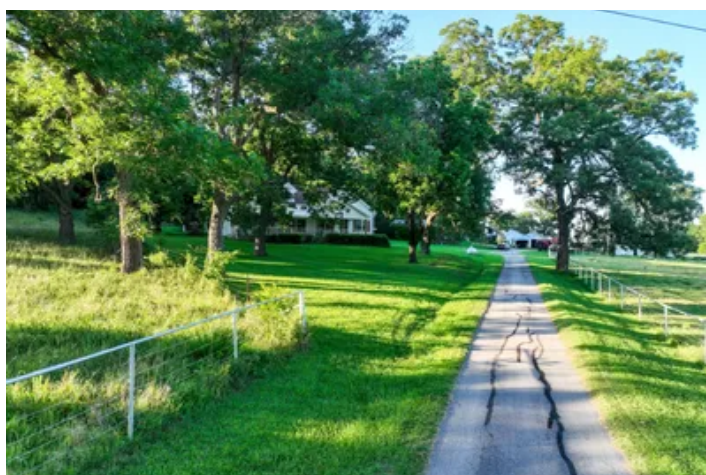
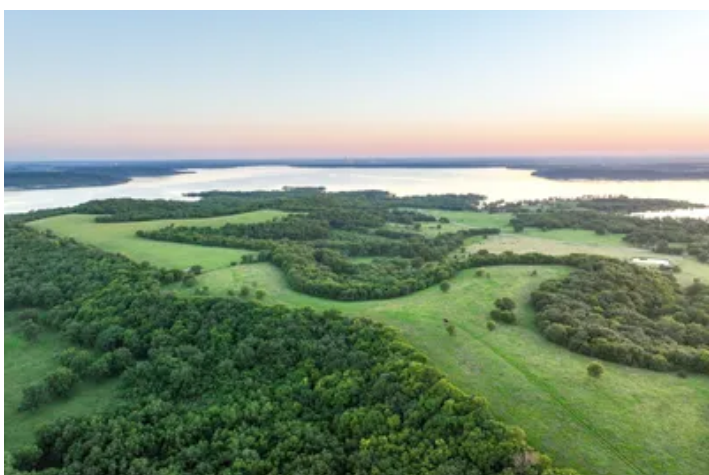
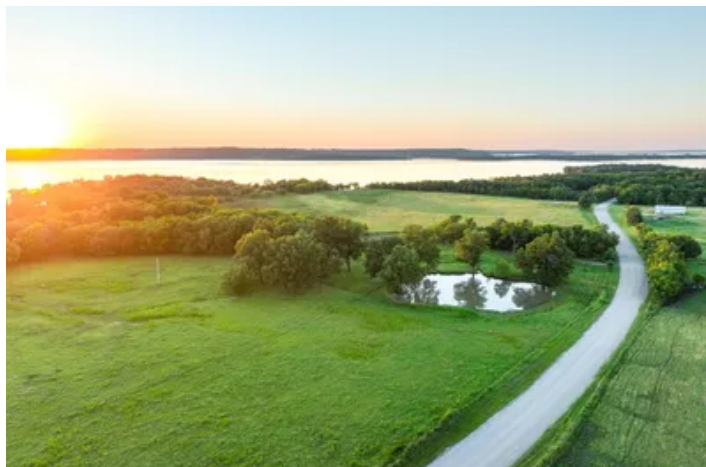
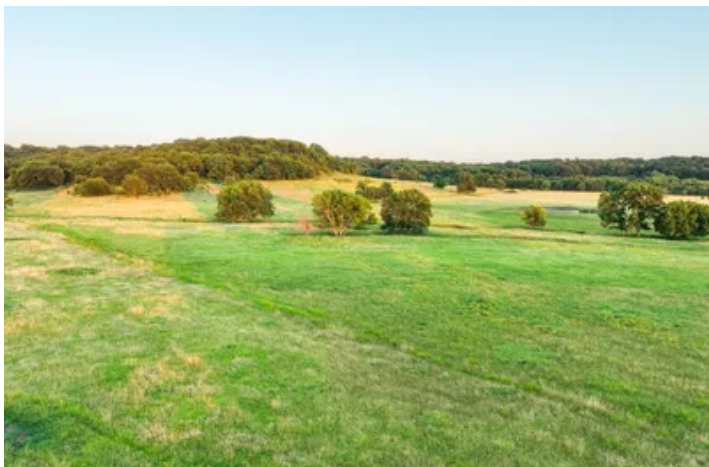


PROPERTY DESCRIPTION

Introducing one of the most premier, legacy ranches to hit the market in Rogers County, Oklahoma: the renowned Heldermon Limousin Ranch! For generations, the Heldermon Limousin Ranch has served as a premier cattle operation, housing a distinguished gentle herd of Limousin cattle while offering an exceptional grazing land, outstanding wildlife habitat, and unmatched recreational appeal. Spanning approximately 622+/- contiguous acres equipped with 10 different fenced pastures each set up with a water source along with 3 hay meadows, this property is truly turn-key! This ranch showcases an incredibly diverse landscape highlighted by Long Mound, a breathtaking ridgeline stretching nearly 1.5+/- miles across the heart of the ranch. Covered in clean switchgrass, bluestem and other native prairie grasses with scattered shade trees, this elevated meadow creates one of the most impressive views in northeast Oklahoma. The ranch has a carry capacity of 125 +/- pairs with rotational grazing and average rainfall. Multiple secluded fingers branch off the main meadow, natural windbreaks for livestock, hidden travel corridors for mature whitetails, and ideal locations for food plots or hunting stands. From the fence edge of the mound, the terrain transitions into timbered hillsides before opening into additional meadows and grazing pastures below. The property's rolling topography combines mature hardwood timber, native prairie, thick shrubby draws, and productive grasslands to create an exceptionally diverse ranch. Wildlife is abundant throughout the ranch. Trophy-class whitetail deer, wild turkey, and numerous small game species thrive thanks to the property's historically low hunting pressure, secluded bedding, hardwood timber, wet-weather creeks, and dependable water sources. Numerous ponds are scattered across the ranch, with two water wells capable of supplementing pond levels during dry conditions, helping provide reliable water for both livestock and wildlife. Improvements include a comfortable 1,512+/- square-foot, two-bedroom, one-bath home, multiple barns, working pens, lean-tos, and supporting ranch infrastructure that make this property well-equipped for a continued livestock operation. Accessibility is another standout feature! Multiple road entrances provide convenient access from different points, while a network of ranch roads allows travel throughout the property. Adding to its recreational value, the ranch borders the U.S. Army Corps of Engineers land, providing direct access to thousands of additional acres. Claremore Point Boat Ramp on Lake Oologah sits directly across the road, offering access to boating, fishing, and lake recreation just steps from the ranch headquarters. Whether your vision is a working cattle ranch, premier hunting property, recreational retreat, or long-term legacy investment, the Heldermon Limousin Ranch offers an extraordinary combination of production, beauty, wildlife, and location that is seldom found in one contiguous tract! The property is located just 15 +/- miles from Claremore and that is where you'll find healthcare, retail shopping and dining! The property is also located 13+/- miles from Chelsea and 43+/- miles to 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.

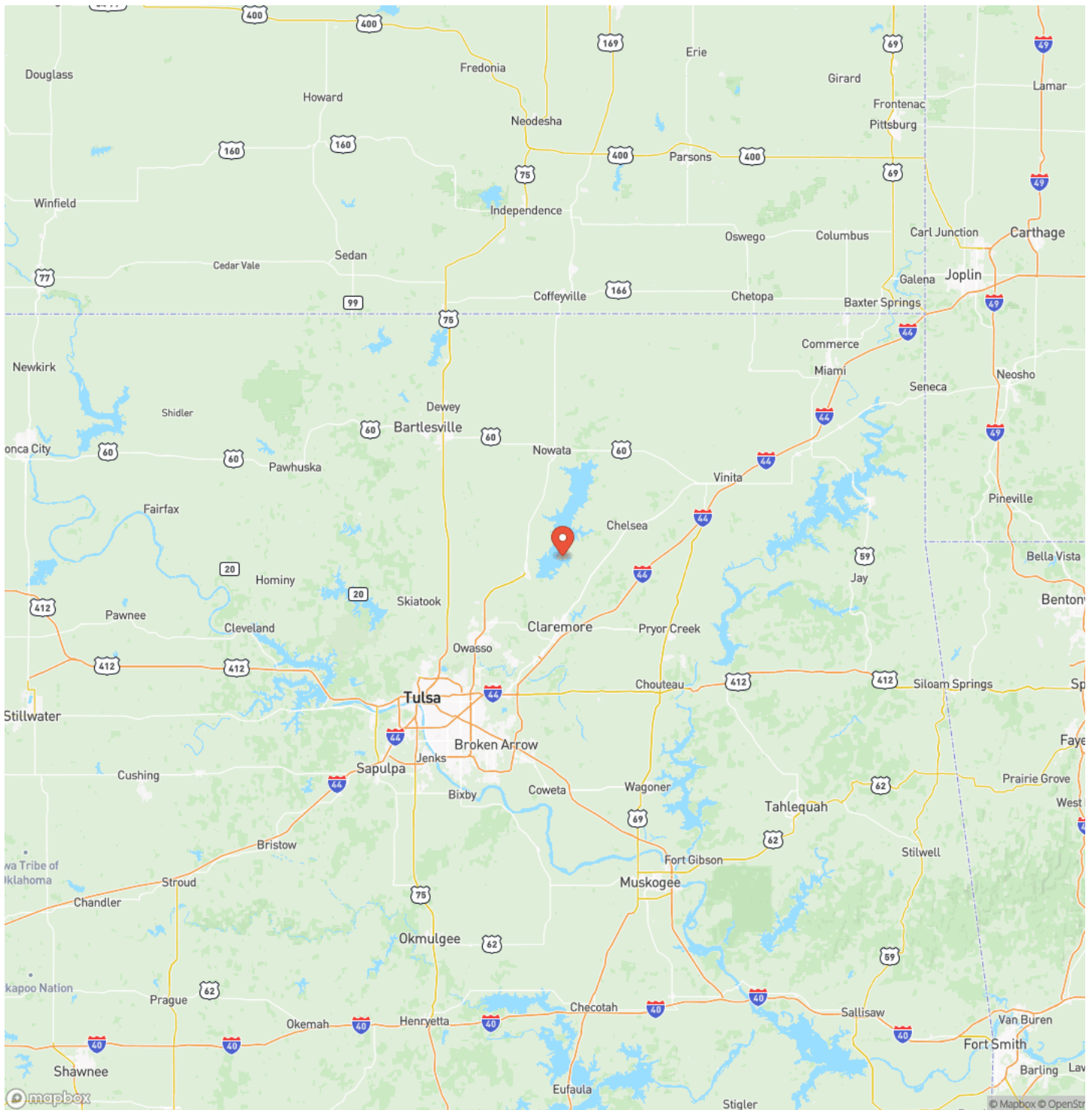
Heldermon Limousin Ranch
Claremore, OK / Rogers County



Locator Map



Locator Map



Satellite Map



Heldermon Limousin Ranch
Claremore, OK / Rogers County

LISTING REPRESENTATIVE
For more information contact:



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Chuck Bellatti

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(918) 859-2412

Email
chuck.bellatti@arrowheadlandcompany.com

Address

City / State / Zip
Ramona, OK 74061

NOTES

Notes section with multiple horizontal lines for text entry.

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend 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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