

Wetland Project With Home
400335 W 2578 WAY
Bartlesville, OK 74006

\$1,025,000
210± Acres
Washington County



Wetland Project With Home Bartlesville, OK / Washington County

SUMMARY

Address

400335 W 2578 WAY

City, State Zip

Bartlesville, OK 74006

County

Washington County

Type

Hunting Land, Recreational Land, Timberland,
Undeveloped Land

Latitude / Longitude

36.6446 / -95.8714

Dwelling Square Feet

3500

Bedrooms / Bathrooms

3 / 2

Acreage

210

Price

\$1,025,000

Property Website

<https://arrowheadlandcompany.com/property/wetland-project-with-home-washington-oklahoma/37482/>



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PROPERTY DESCRIPTION

If you have been dreaming of owning a property with amazing waterfowl hunting potential and a large home, this Washington County farm may just make that dream come true. Located just 10 +/- miles south of Bartlesville it sits in a great flyway between 3 of Oklahoma's major lakes and is just 40+/- minutes from Tulsa. This incredible property features 50+/- acres of natural wetlands that could be turned into a waterfowl hunting paradise with minimal dozer work. Whether you are looking for a home to live in or a hunting lodge, the 3,500 square foot home sits on top of a hill overlooking the Caney River bottoms providing an amazing place to raise a family or entertain guests. Not only does this farm have the potential for phenomenal waterfowl hunting, the acres of large hardwood timber along with the steep ridges and deep draws could prove to be a great deer, turkey, and hog hunting as well. There is also a large pond within walking distance of the home that will provide a beautiful place to relax and fish on those nice Oklahoma days.

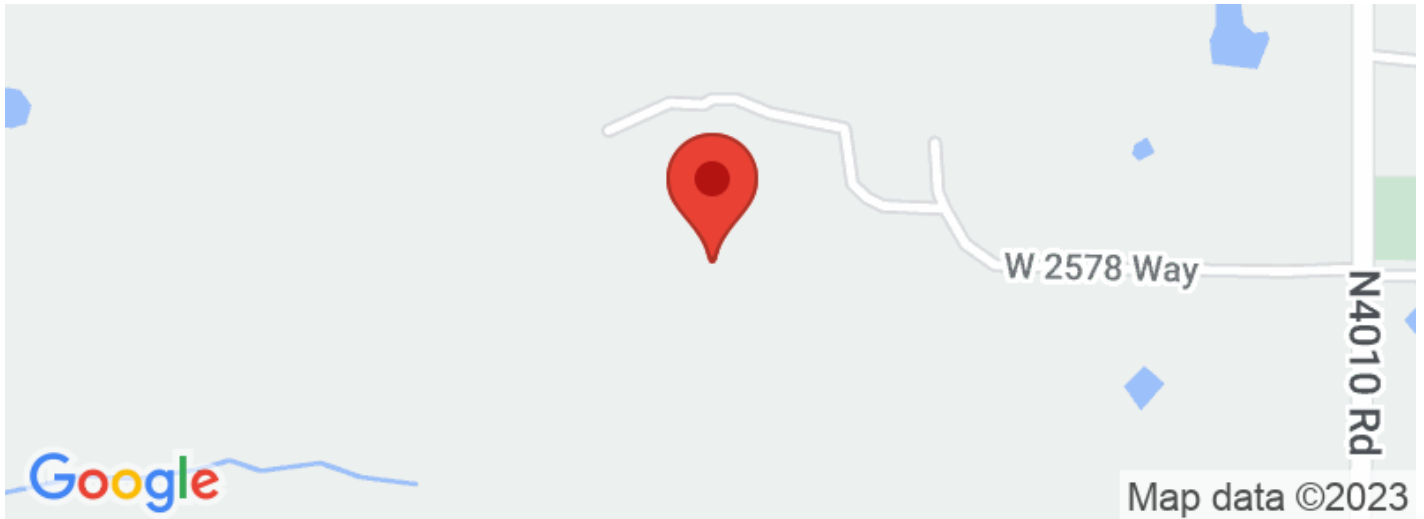
Whether you are looking for the ultimate recreational property or a beautiful country home on acreage this is a farm you aren't going to want to miss out on. All showings are by appointment only. For more information or to schedule a private viewing please contact Chuck Bellati at [\(918\) 859-2412](tel:9188592412).



Wetland Project With Home Bartlesville, OK / Washington County



Locator Maps



Aerial Maps



**Wetland Project With Home
Bartlesville, OK / Washington County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Chuck Bellatti

Mobile

(918) 859-2412

Email

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Address

City / State / Zip

Ramona, OK 74061

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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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