

Shady Grove Ranch
5501 Shady Grove Rd
Wardville, OK 74576

\$3,876,000
880± Acres
Atoka County



Shady Grove Ranch
Wardville, OK / Atoka County

SUMMARY

Address

5501 Shady Grove Rd

City, State Zip

Wardville, OK 74576

County

Atoka County

Type

Hunting Land, Ranches, Recreational Land, Residential Property,
Timberland, Single Family

Latitude / Longitude

34.5968 / -96.07035

Dwelling Square Feet

1,600

Bedrooms / Bathrooms

2 / 1

Acreage

880

Price

\$3,876,000

Property Website

<https://arrowheadlandcompany.com/property/shady-grove-ranch-atoka-oklahoma/100419/>



PROPERTY DESCRIPTION

Welcome to Shady Grove Ranch, an premier 880+/- acre recreational and hunting ranch located in Atoka County, Oklahoma! This large, diverse property offers the rare combination of excellent wildlife habitat, established hunting infrastructure, multiple water sources, and comfortable lodging, making it a true turn-key ranch in the heart of Southeastern Oklahoma. The ranch is made up of rolling timbered ridges, creek bottoms, open native grass areas, and multiple ponds, creating outstanding habitat for wildlife. The area is well known for phenomenal whitetail deer hunting, and the property has a strong history of producing great deer. The ranch is already set up with numerous blinds and feeders throughout, allowing the next owner to step in and enjoy hunting immediately. In addition to deer, the ranch supports a healthy population of Eastern wild turkeys, providing even more hunting opportunities. The ranch is primarily covered in mature timber, offering excellent bedding cover and travel corridors for deer. Scattered throughout the ranch are open pockets of native grasses and clearings that are ideal food plot locations, allowing the property to be further enhanced for wildlife management. A creek system runs through the ranch that holds water, and there are multiple ponds across the property, providing dependable water sources that help attract and hold wildlife year-round. A well-developed trail system runs throughout the ranch, making it easy to access different areas of the property by side-by-side or ATV. The diverse terrain and topography create natural funnels and hunting setups while also providing beautiful views and varied landscapes. In addition to the excellent habitat and hunting setup, the ranch includes great improvements that make it a true hunting retreat. The main lodge (40x40) features a beautiful kitchen with a large island, spacious living room, two bedrooms, and a luxurious bathroom, along with covered front and back porches that create the perfect place to relax after a day outdoors. A second living quarters building (40x60) provides additional space for guests with a kitchen, large open gathering area, three bedrooms, and a bathroom, along with a large covered outdoor hangout area and front porch. The property also includes a shop with a loft apartment featuring a kitchen, bedroom, and bathroom, along with two additional shops that provide plenty of storage for equipment and ranch tools. The ranch also offers several additional recreational features including a great camping area located near one of the ponds, a shooting range for practicing and sighting in rifles, and a storage container for equipment and supplies. There are a couple elevated lookout areas providing breathtaking views of the ranch! Ranches of this size with substantial improvements don't come to the market very often! Come check this one out while you have the chance! The property is located 30+/- minutes from Atoka, 2 hours and 5+/- from Tulsa, and 2 hours and 25+/- minutes from Dallas. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Owen Bellis at [\(918\) 367-7050](tel:9183677050) . 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.

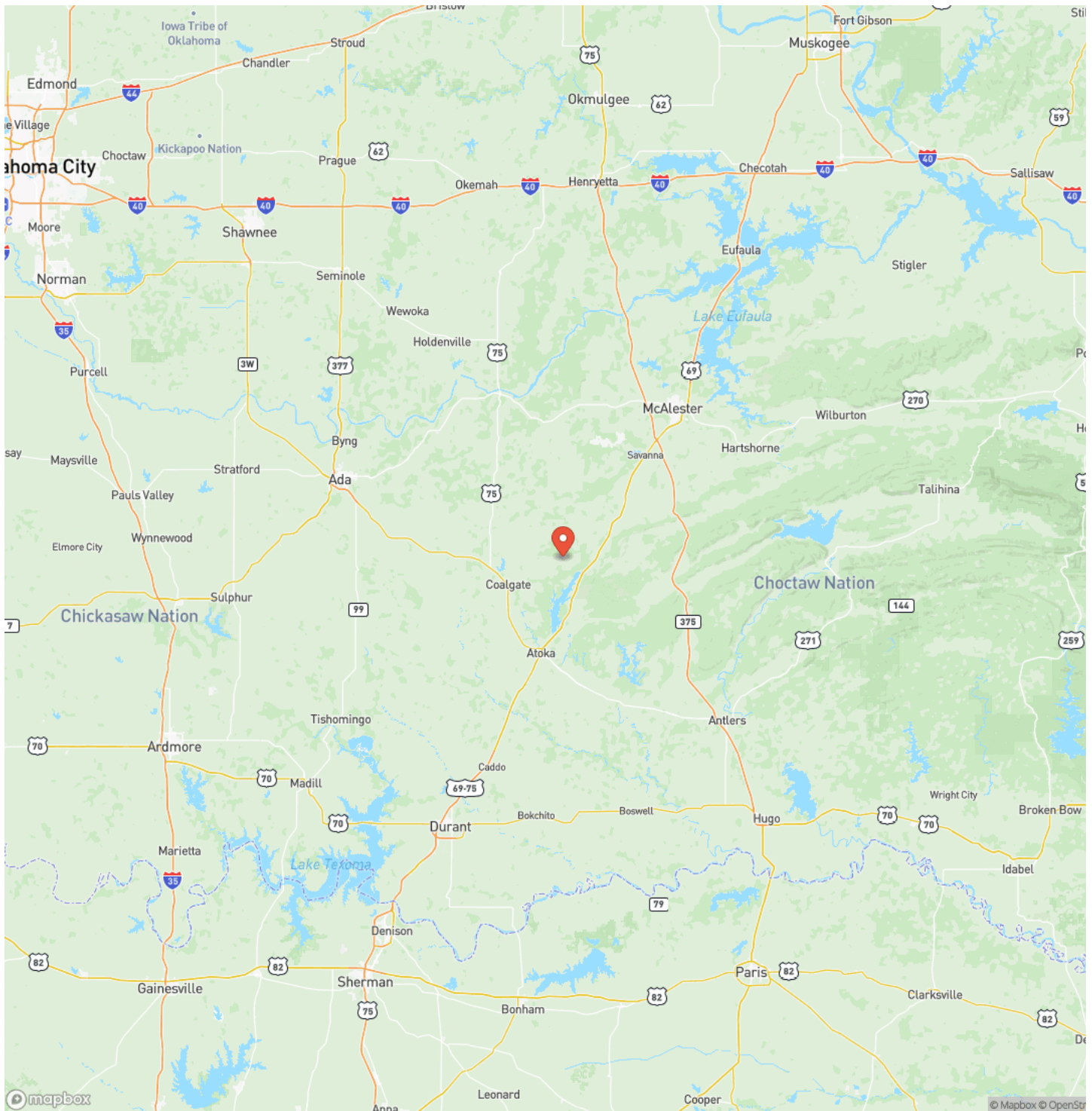
Shady Grove Ranch
Wardville, OK / Atoka County



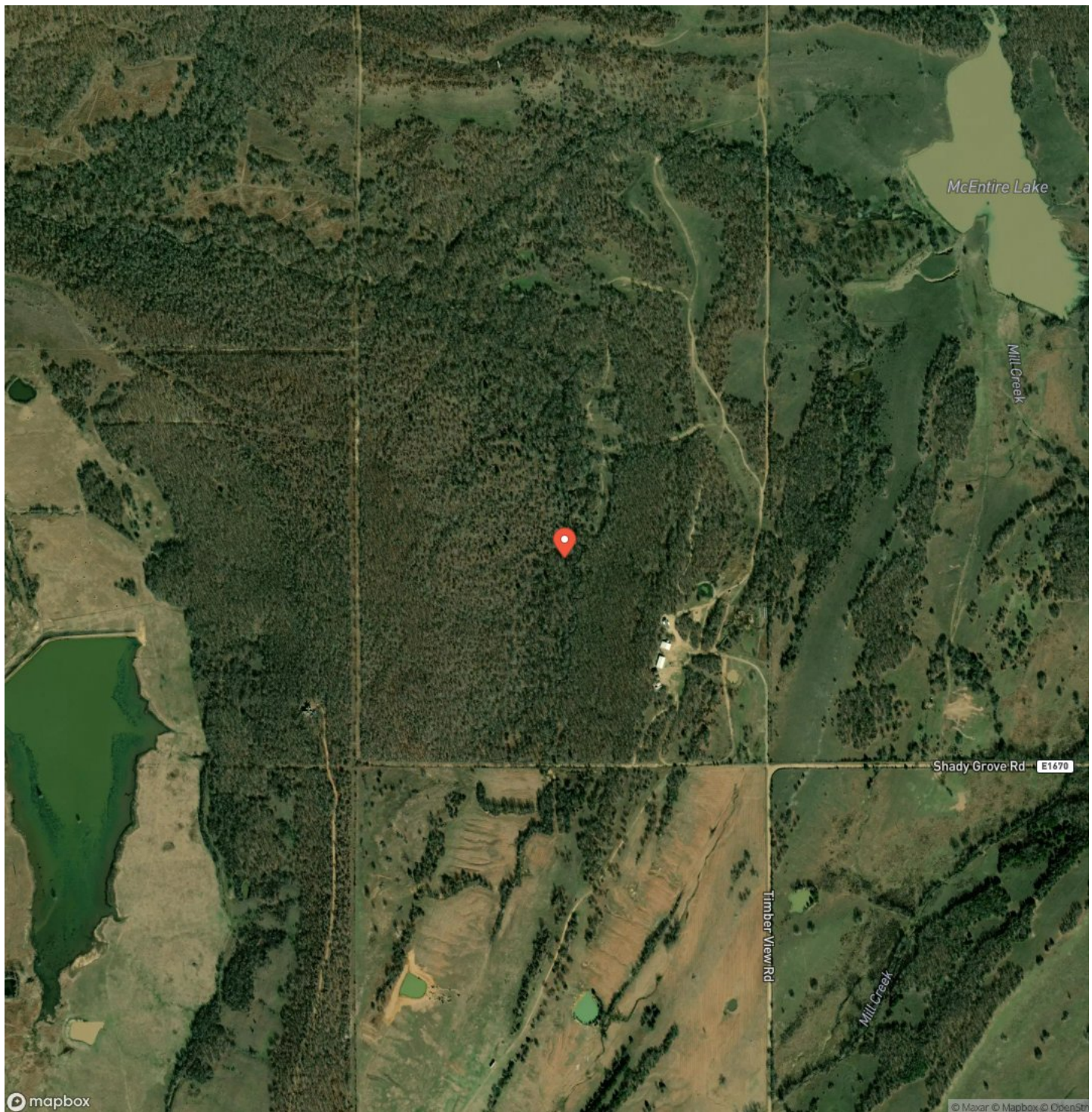
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Owen Bellis

Mobile

(918) 367-7050

Email

owen.bellis@arrowheadlandcompany.com

Address

City / State / Zip

Kellyville, OK 74039

NOTES

[illegible]

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

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
<https://arrowheadlandcompany.com/>

