The S Dobbs Ranch
12901 S Dobbs Road
Mcloud, OK 74851

$1,249,000
56± Acres
Cleveland County

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

SUMMARY

Address
12901 S Dobbs Road

City, State Zip
Mcloud, OK 74851

County
Cleveland County

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

Latitude / Longitude
35.338892 / -97.181797

Dwelling Square Feet
2,072

Bedrooms / Bathrooms
3 / 2.5

Acreage
56

Price
$1,249,000

Property Website
https://arrowheadlandcompany.com/property/the-s-dobbs-ranch-cleveland-oklahoma/88955/

PROPERTY DESCRIPTION

PRICE REDUCED! Introducing The S Dobbs Ranch, 56 +/- acres located in Cleveland County, Oklahoma! This ranch offers the perfect balance of ranch functionality and country living! The ranch features a 2,072 +/- sq ft, 3-bedroom, 2.5-bath country home with wood flooring, a spacious living room highlighted by a beautiful brick fireplace, and an additional open living area for extra flexibility. The kitchen is equipped with new cabinets and plenty of space, while a covered back porch with a built-in bar and seating overlooks the fenced backyard and in-ground pool—ideal for entertaining or relaxing. The property is well-equipped for livestock, featuring three barns: a 40' x 80' barn with stalls, an office, and a half bath; a stud barn with three stalls; and a riding barn with dirt floors. Additional improvements include an equipment shed, pens, and corrals, providing excellent infrastructure for horses, cattle, or other livestock. A long driveway with an electric gate offers privacy and a welcoming entrance to the property. Natural features include a pond and a creek running through the land, along with multiple fenced pastures for rotational grazing. Wildlife such as deer, turkey, and small game are also present, adding to the property's recreational appeal. Conveniently located 30 +/- minutes from Shawnee, 34 +/- minutes from Oklahoma City, and 38 +/- minutes from Norman, this ranch combines accessibility with seclusion. With its well-maintained improvements, water sources, and versatile acreage, this property is ready to serve as a productive ranch and a comfortable homestead for years to come! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Zac Williams at (918) 261-6094 .

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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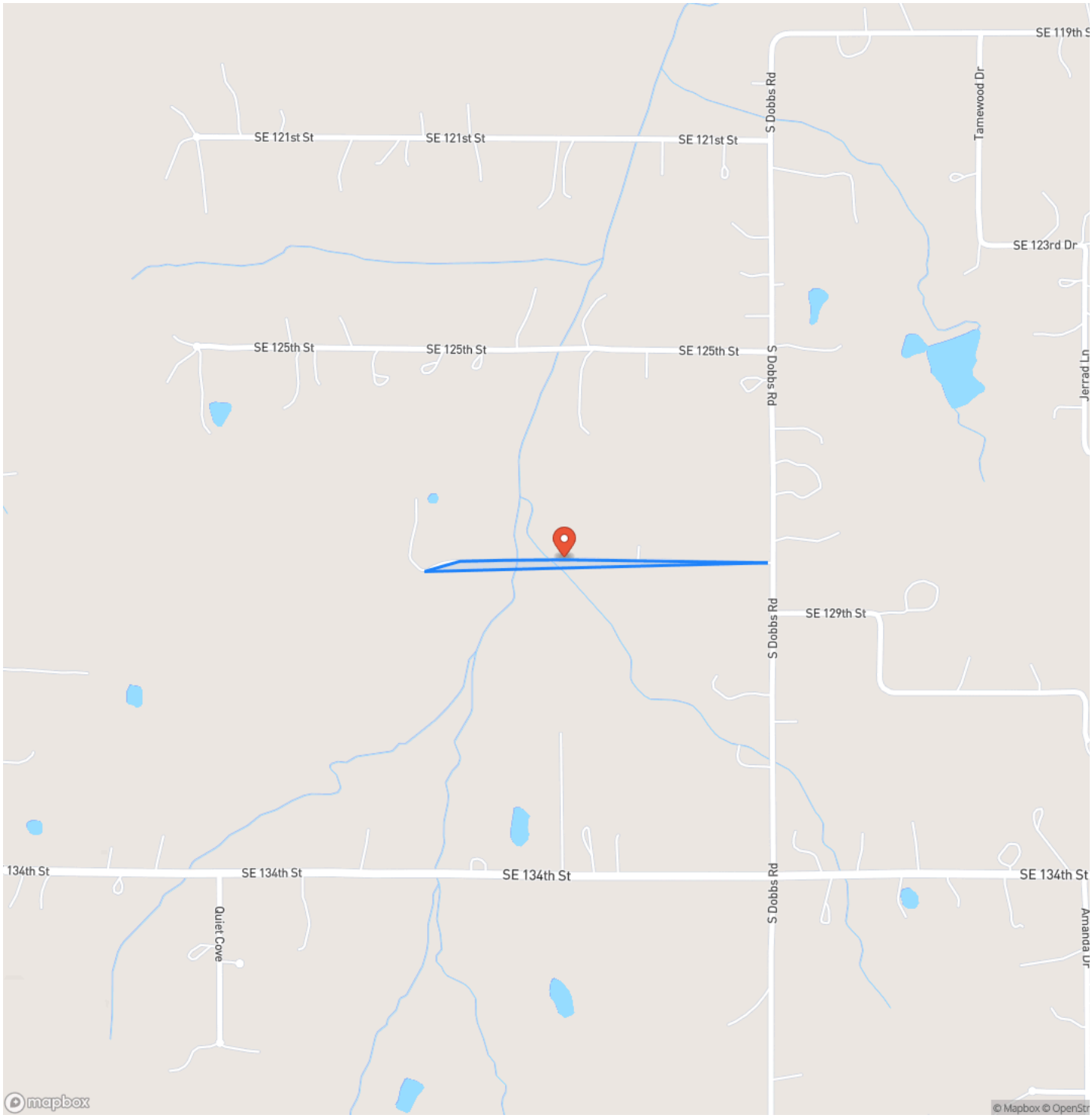
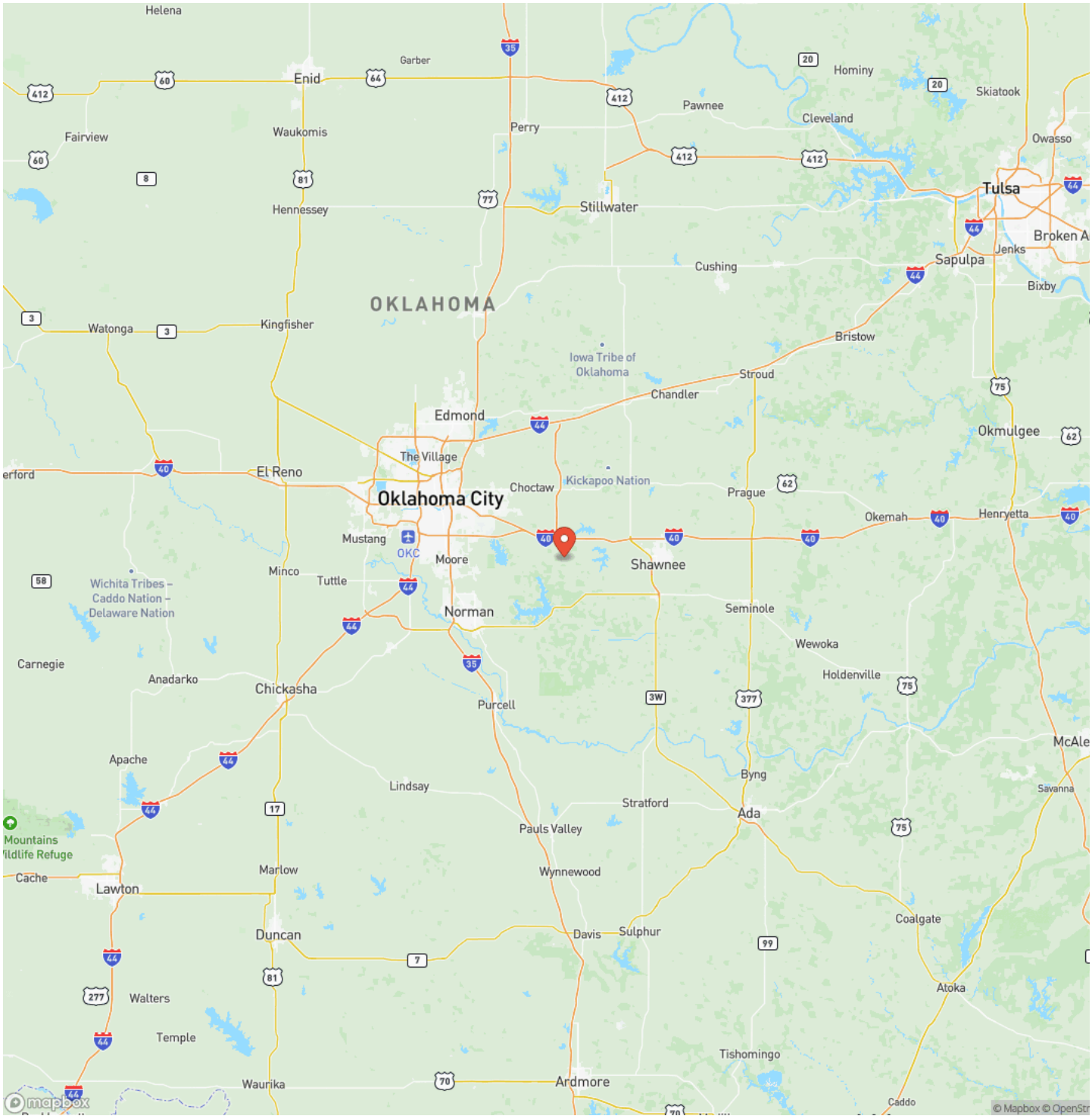
Locator Map


SE 119th S
SE 121st St
SE 121st St
SE 121st St
S Dobbs Rd
Tamewood Dr
SE 123rd Dr
SE 125th St
SE 125th St
SE 125th St
S Dobbs Rd
Jerrad Ln
SE 129th St
S Dobbs Rd
134th St
SE 134th St
SE 134th St
SE 134th St
S Dobbs Rd
Quiet Cove
Amanda Dr
mapbox
© Mapbox © OpenStr

Locator Map


Helena
Garber
Enid
Hominy
Skiatook
Pawnee
Cleveland
Fairview
Waukomis
Perry
Owasso
Tulsa
Hennessey
Stillwater
Broken A
Jenks
Sapulpa
Cushing
Bixby
OKLAHOMA
Watonga
Kingfisher
Bristow
Iowa Tribe of Oklahoma
Stroud
Chandler
Edmond
Okmulgee
The Village
El Reno
Choctaw
Kickapoo Nation
Oklahoma City
Prague
Okemah
Henryetta
Mustang
OKC
Moore
Shawnee
Minco
Tuttle
Wichita Tribes – Caddo Nation – Delaware Nation
Norman
Seminole
Wewoka
Carnegie
Anadarko
Chickasha
Holdenville
Purcell
McAle
Apache
Byng
Lindsay
Savanna
Stratford
Ada
Pauls Valley
Mountains
Cache
Marlow
Wynnewood
Lawton
Coalgate
Duncan
Davis
Sulphur
Walters
Atoka
Temple
Tishomingo
Waurika
Ardmore
Caddo
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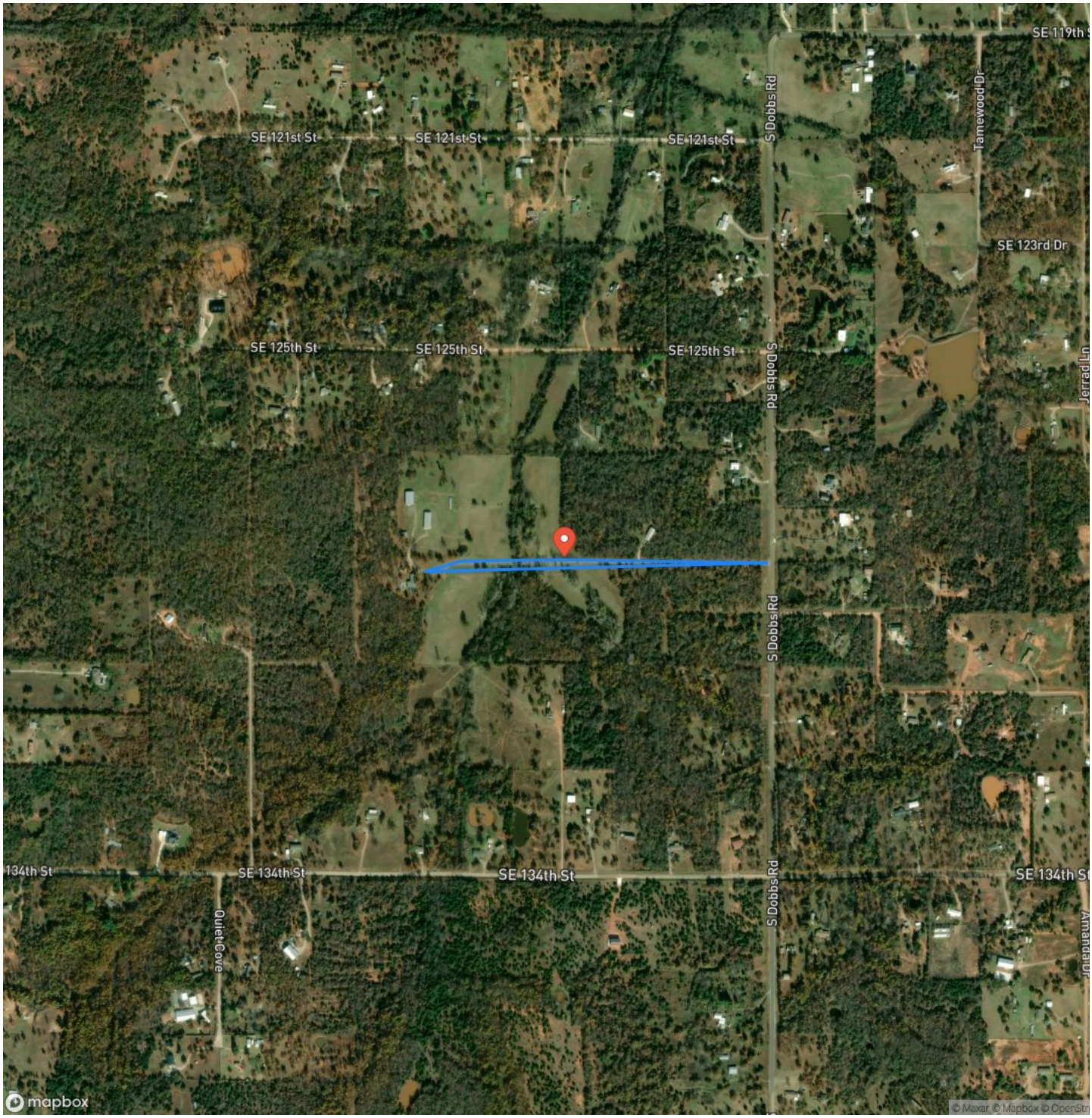
Satellite Map



LISTING REPRESENTATIVE

For more information contact:

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Address

City / State / Zip
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NOTES

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