

Custom Rock Home with Ranch Setup
6250 E. 153rd St S
Warner, OK 74469

\$749,000
70± Acres
Muskogee County



Custom Rock Home with Ranch Setup Warner, OK / Muskogee County

SUMMARY

Address

6250 E. 153rd St S

City, State Zip

Warner, OK 74469

County

Muskogee County

Type

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

Latitude / Longitude

35.54062 / -95.276211

Dwelling Square Feet

2,572

Bedrooms / Bathrooms

3 / 2

Acreage

70

Price

\$749,000

Property Website

<https://arrowheadlandcompany.com/property/custom-rock-home-with-ranch-setup-muskogee-oklahoma/112723/>



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PROPERTY DESCRIPTION

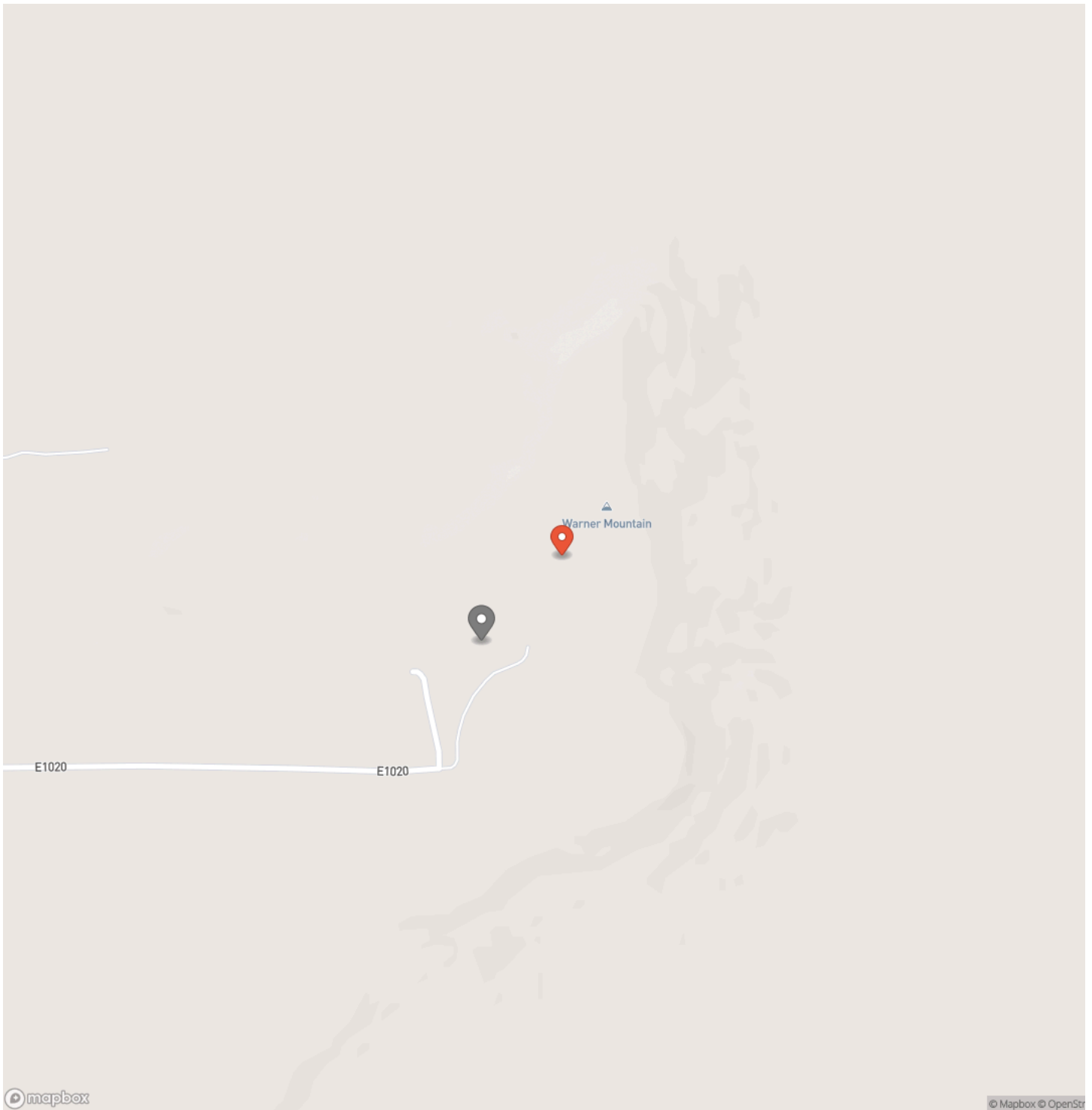
Located at the end of a dead-end road in Muskogee County, Oklahoma, this 70 +/- acre property offers the privacy and space that make country living so appealing. A long gated driveway welcomes you to the 2,572 +/- square foot custom-built rock home, built in 1980, featuring 3 bedrooms and 2 bathrooms. One of the home's standout features is the 700 +/- square foot playroom overlooking a beautiful spring-fed pond estimated to be nearly 30 feet deep, creating the perfect place to relax while taking in the view. The land offers a versatile mix of cleared pasture and mature timber, making it well suited for a variety of uses. Whether you're looking to run cattle or livestock, put up hay, or simply enjoy the outdoors, this property provides the space and infrastructure to do it. A second pond and three natural springs provide additional water sources throughout the property, while the surrounding timber creates excellent habitat for deer, turkey, and other wildlife. The property is fully fenced with a combination of pipe and barbed wire fencing and includes cross fencing, making livestock management easy. Additional improvements include a 30' x 30' steel workshop with a concrete floor and electricity, three covered stalls, a three-sided hay and animal shelter, and a corral, providing everything needed for a working operation or hobby farm. Utilities include city water, well water, and septic, giving the next owner dependable infrastructure already in place. With six gates located throughout the property, accessing pastures and different sections of the land is simple and convenient. Surrounded by timber with open grazing pasture and multiple water sources, this property offers a balance of functionality and recreation that is hard to find. This property offers the rare opportunity to enjoy country living while making the most of everything the acreage has to offer! This ranch is located within the highly regarded Warner Public School District, with both the elementary and high school receiving a 10/10 rating. The property is conveniently located 24 +/- minutes from downtown Muskogee, 37 +/- minutes from Lake Eufaula, and 1 hour 11 +/- minutes from Broken Arrow. 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](tel:9182616094).

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.

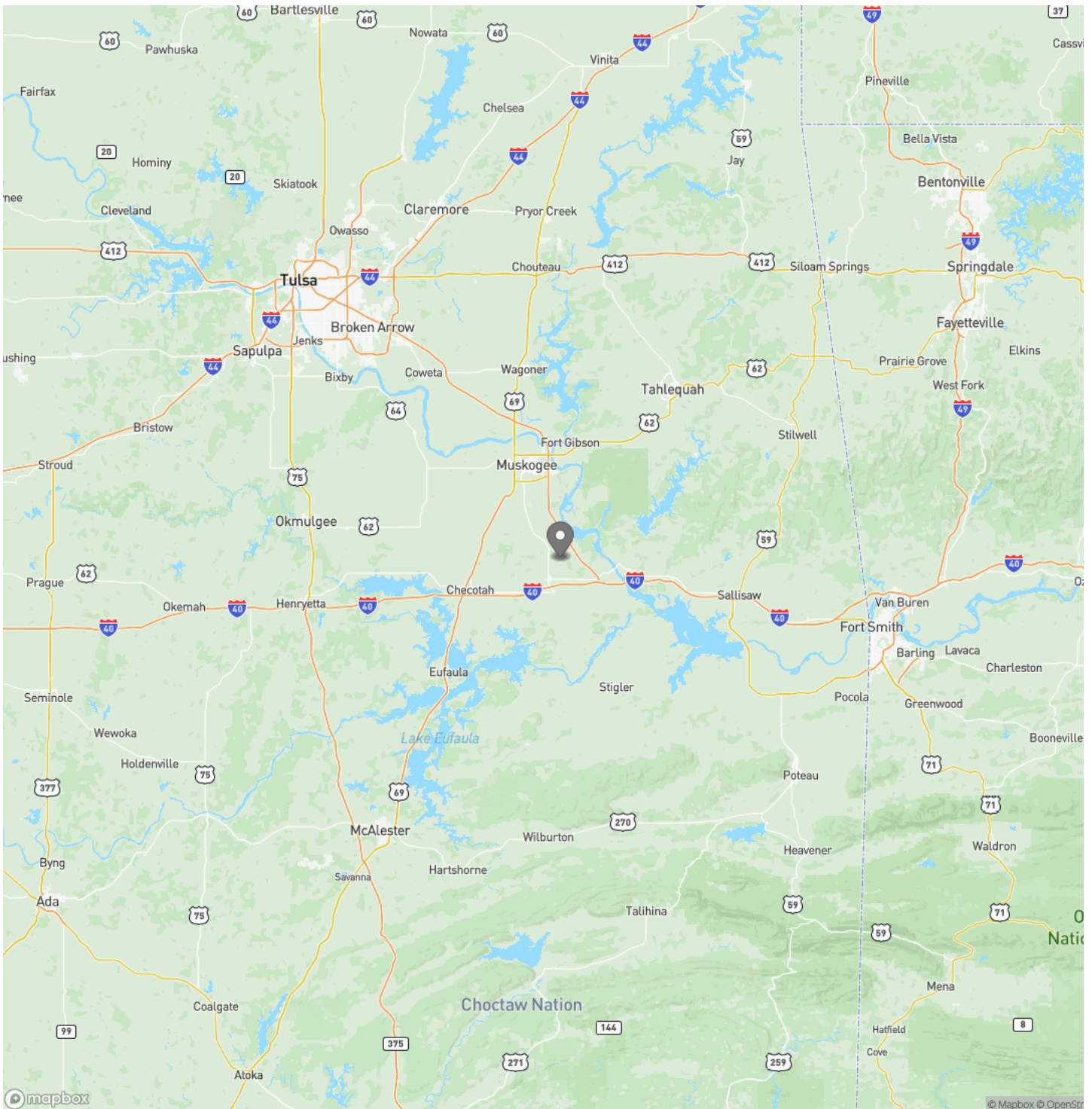
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Warner, OK / Muskogee County



Locator Map



Locator Map



Satellite Map



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Warner, OK / Muskogee County

LISTING REPRESENTATIVE

For more information contact:



Representative

Zac Williams

Mobile

(918) 261-6094

Email

zac.williams@arrowheadlandcompany.com

Address

City / State / Zip

Sapulpa, OK 74066

NOTES

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<https://arrowheadlandcompany.com/>

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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