

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

\$1,249,000
56± Acres
Cleveland County



The S Dobbs Ranch
Mcloud, OK / Cleveland County

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/>



The S Dobbs Ranch

McCloud, OK / Cleveland County

PROPERTY DESCRIPTION

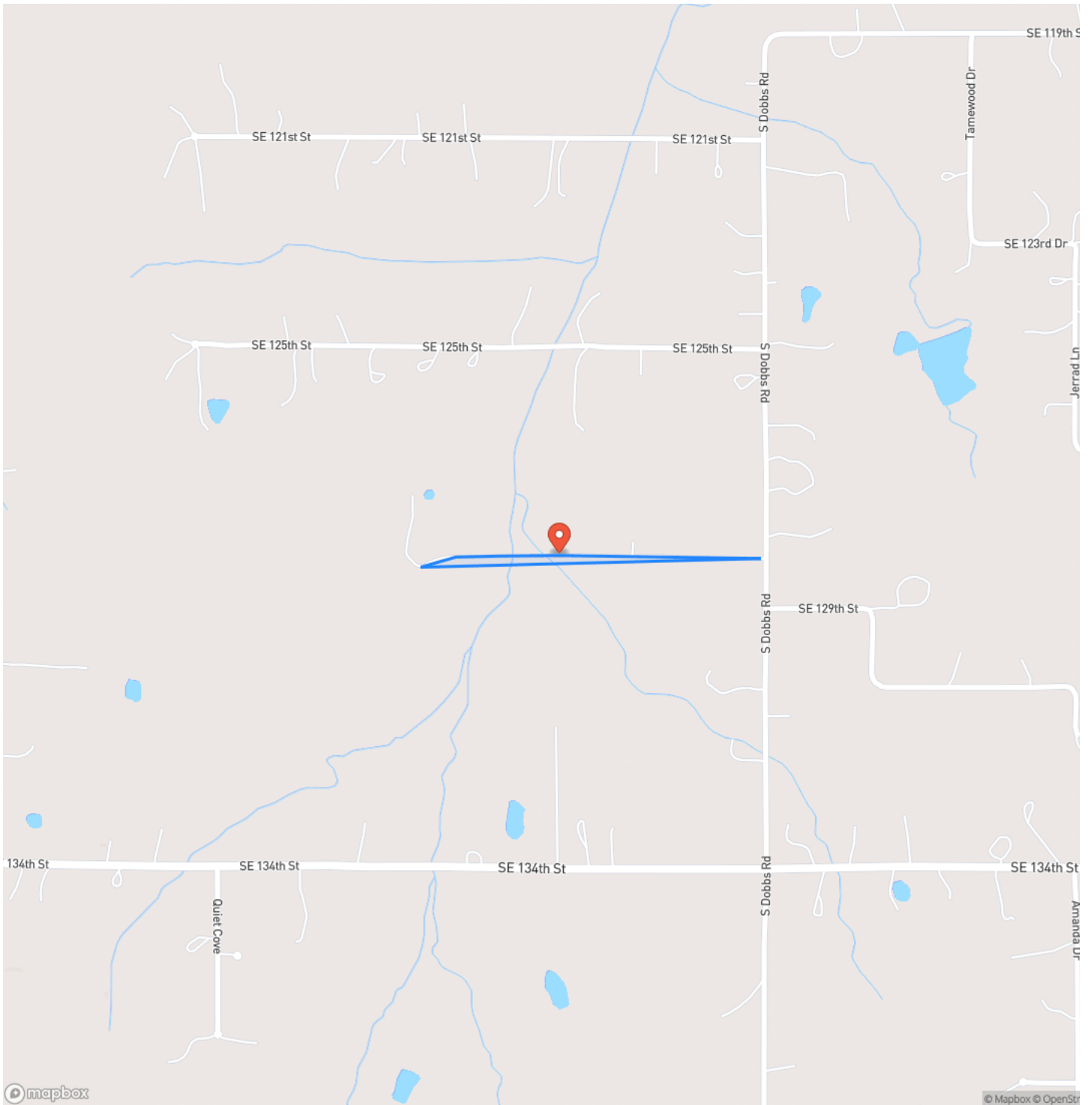
PRICE REDUCED! Introducing The S Dobbs Ranch, 56 +/- acres located in Cleveland County, Oklahoma! This ranch offers the perfect balance of ranch functionality and country living! The ranch features a 2,072 +/- sq ft, 3-bedroom, 2.5-bath country home with wood flooring, a spacious living room highlighted 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](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.

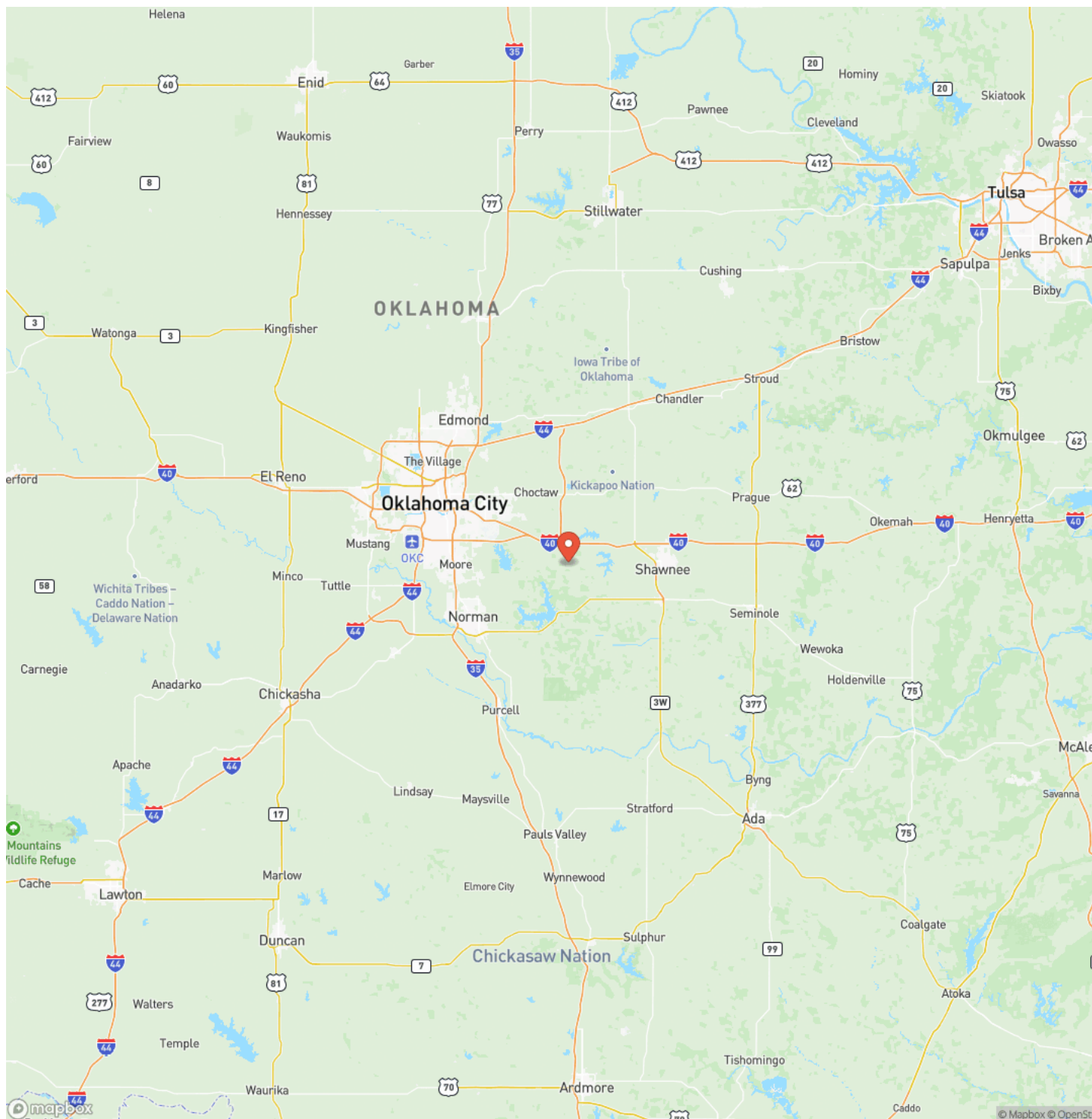
The S Dobbs Ranch
McCloud, OK / Cleveland County



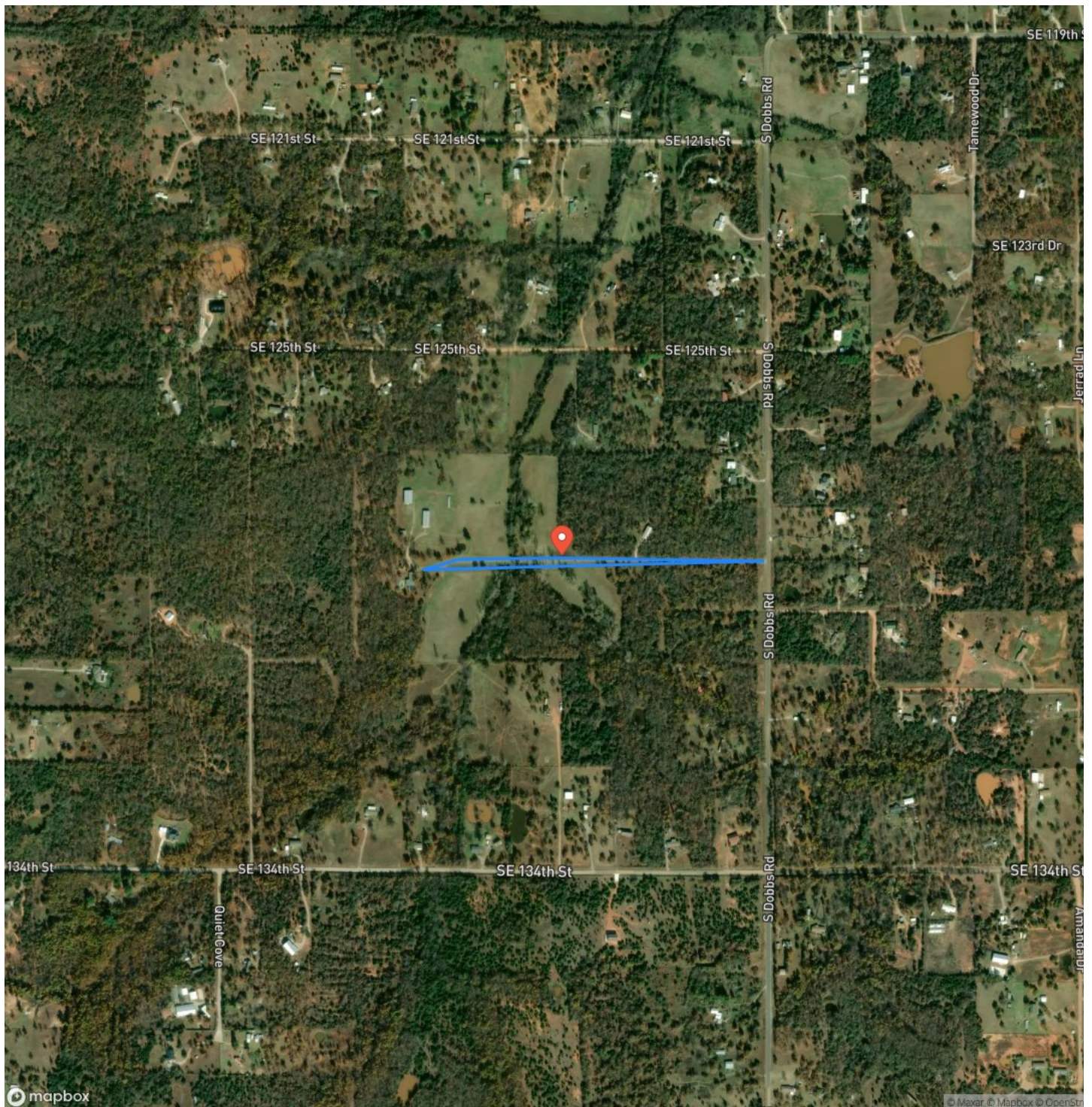
Locator Map



Locator Map



Satellite Map



The S Dobbs Ranch
Mcloud, OK / Cleveland 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

[illegible]

[illegible]

<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/>

