

Custom Barndominium with Additional Buildsite
13478 Dusty Trail
Sapulpa, OK 74066

\$399,000
5± Acres
Creek County



Custom Barndominium with Additional Buildsite Sapulpa, OK / Creek County

SUMMARY

Address

13478 Dusty Trail

City, State Zip

Sapulpa, OK 74066

County

Creek County

Type

Recreational Land

Latitude / Longitude

35.968024 / -96.180284

Acreage

5

Price

\$399,000

Property Website

<https://arrowheadlandcompany.com/property/custom-barndominium-with-additional-buildsite-creek-oklahoma/117843/>



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PROPERTY DESCRIPTION

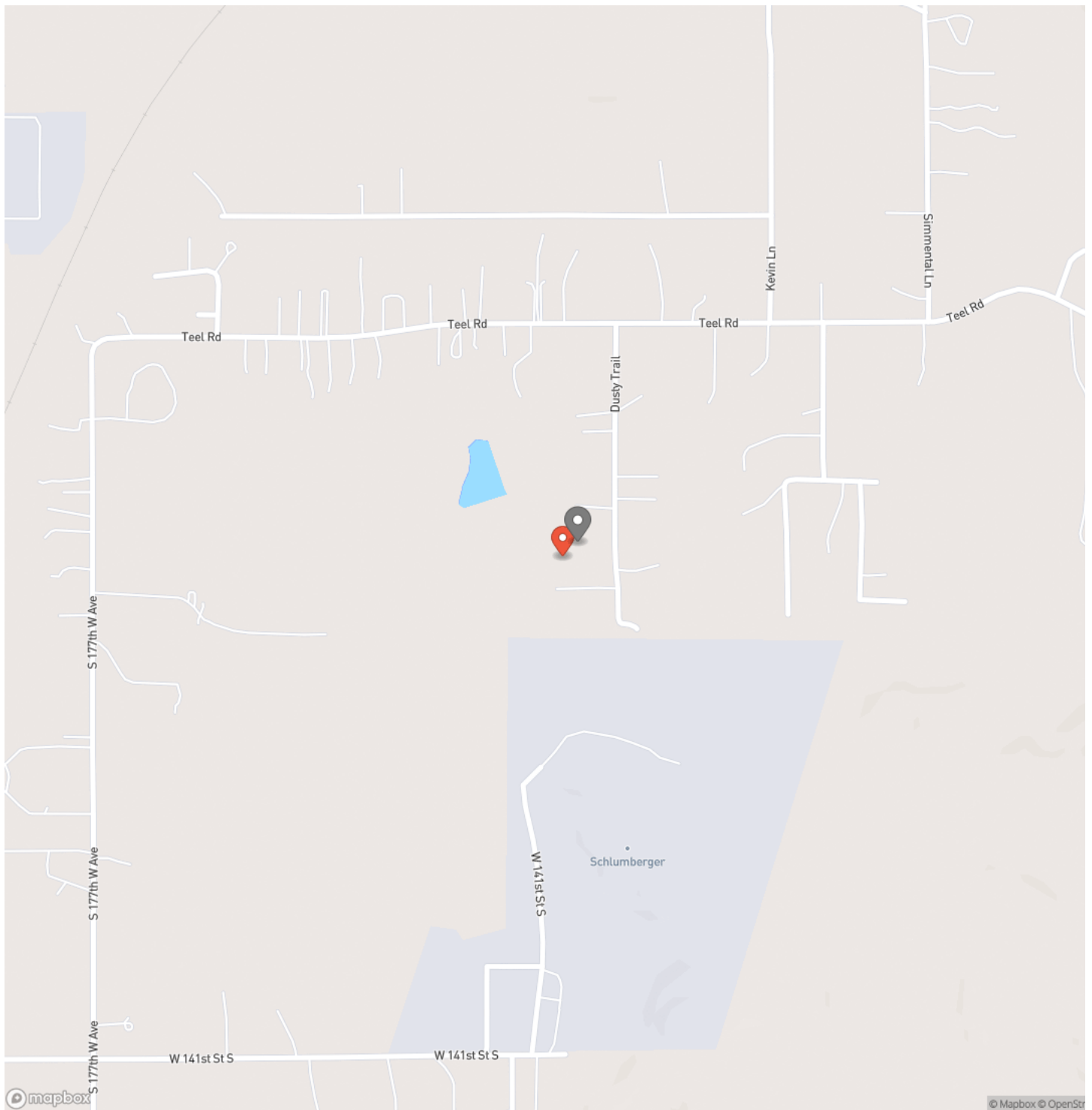
Located in Creek County, Oklahoma, this 5+/- acre property offers a well-maintained country setting centered around a quality 40' x 60' barndominium with plenty of room for future plans. A gravel drive leads into the property, where the yard has been well kept and maintained, creating a clean setting around the improvements. The barndominium was built with 2" x 6" x 12' exterior walls, a plywood exterior with the ZIP System, and open-cell insulation throughout the walls and roof. The 1,600 +/- square-foot shop area features 3/4-inch plywood covering the walls up to 8 feet, plenty of shop lighting, and a 16' x 8' garage door with a track that runs toward the ceiling. The remaining 800 +/- square-foot room is fully encapsulated with insulation and finished with smooth Sheetrock. A high-end Mitsubishi mini-split services the room, providing heating and cooling. A 20' x 16' back porch features car siding along with stamped and stained concrete, creating a nice place to sit and enjoy the country setting. Next to the barndominium is a prepared pad already in place for a future home, giving the next owner a head start on building. There is also a nice location for a future pool nearby. Behind the improvements are several additional acres that provide more room for country living, recreation, or simply enjoying the extra space that comes with the property. The property is conveniently located just 13+/- minutes from downtown Sapulpa, 23+/- minutes from Jenks, and 34+/- minutes from Tulsa International Airport. If you're looking for a well-kept country property with a quality barndominium, finished space, and room to build a future home, this 5+/- acre property is worth a look! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Hunter Bellis at [\(539\) 238-7693](tel:5392387693) or 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.

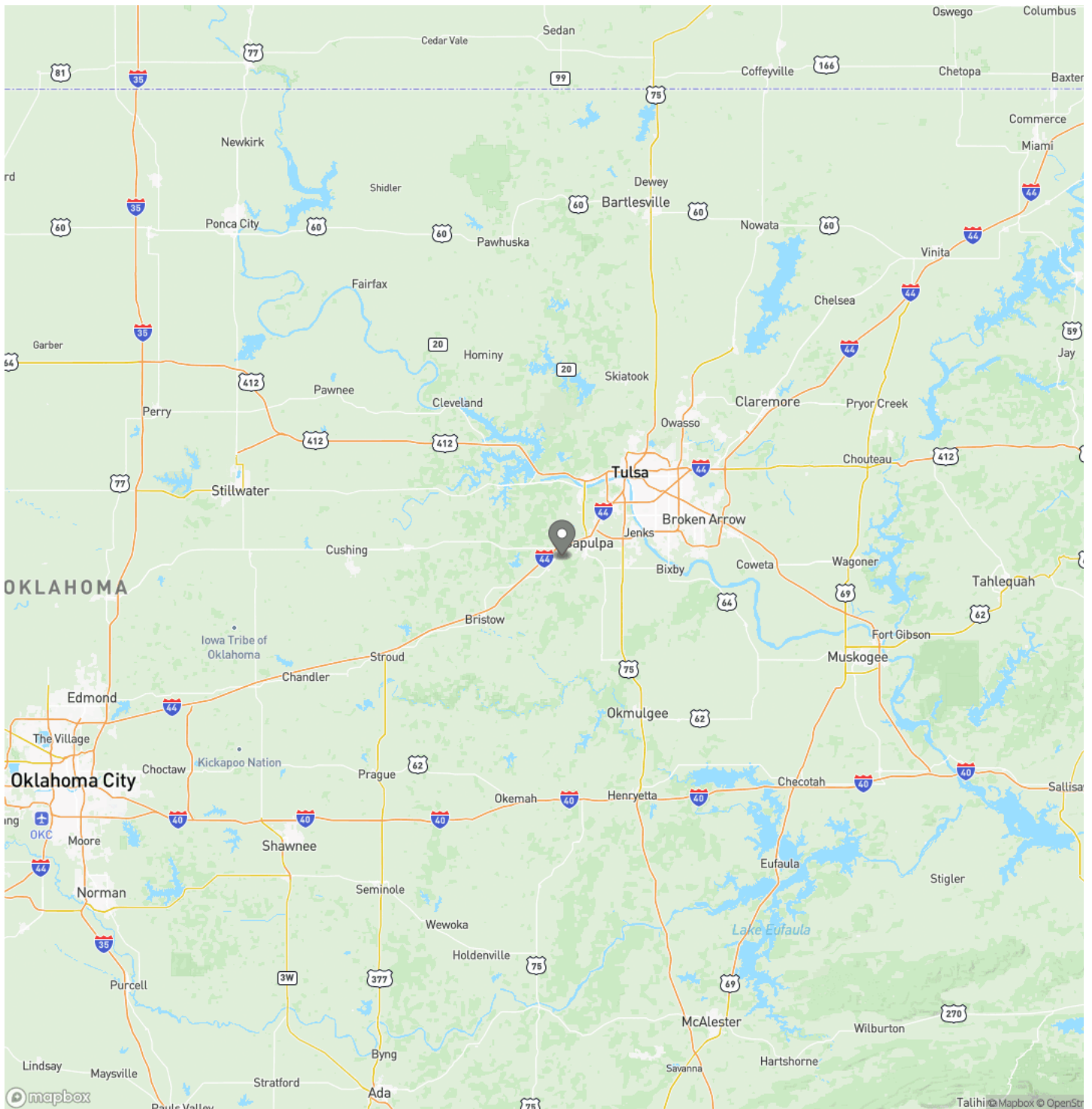
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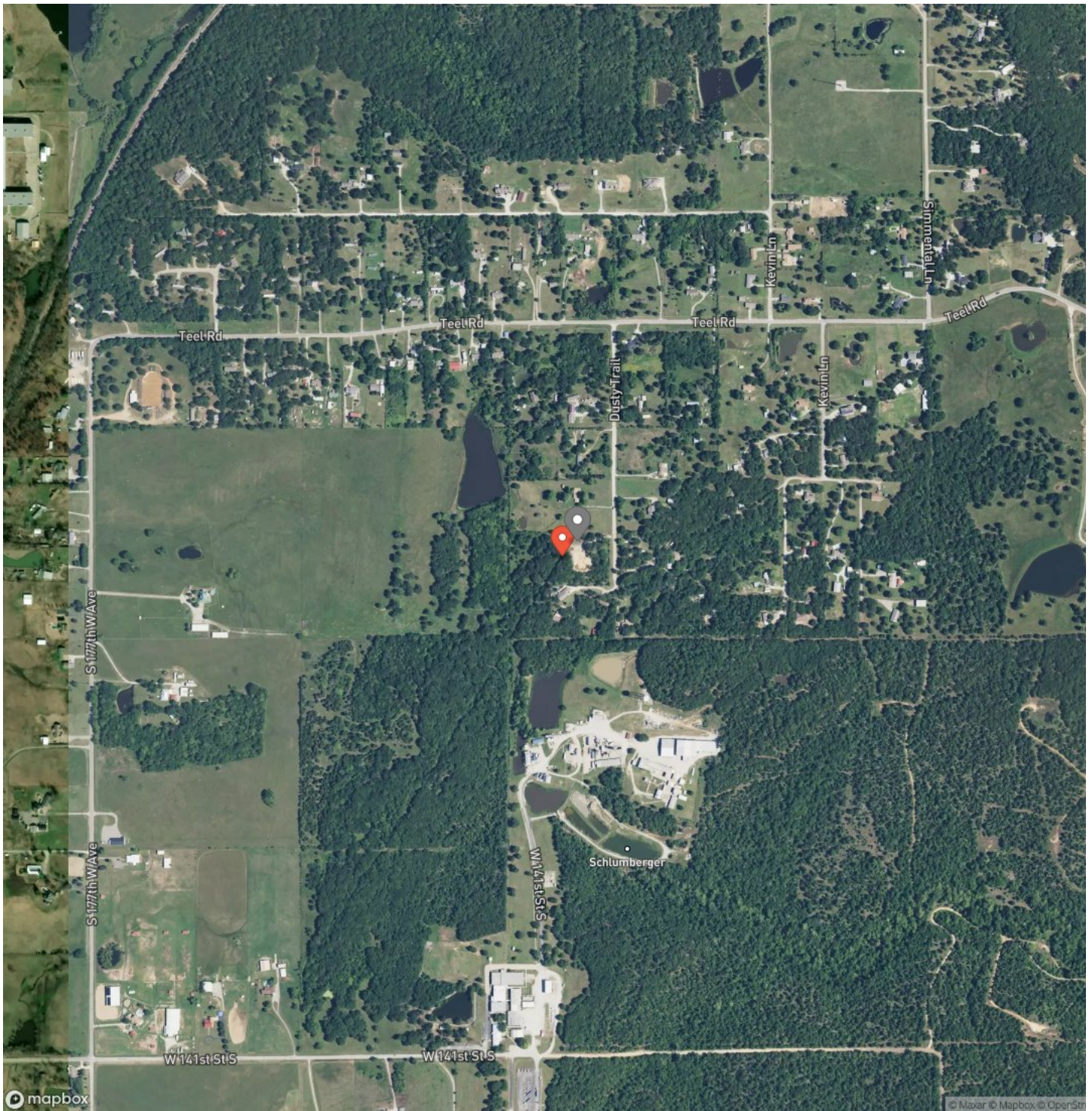
Locator Map



Locator Map



Satellite Map



Custom Barndominium with Additional Buildsite

Sapulpa, OK / Creek County

LISTING REPRESENTATIVE

For more information contact:



Representative

Hunter Bellis

Mobile

(539) 238-7693

Email

hunter.bellis@arrowheadlandcompany.com

Address

City / State / Zip

Sapulpa, OK 74066

NOTES

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.

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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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