

Nine Waters Ranch
106046 N 3740 Rd
Okemah, OK 74859

\$550,000
80± Acres
Okfuskee County



**Nine Waters Ranch
Okemah, OK / Okfuskee County**

SUMMARY

Address

106046 N 3740 Rd

City, State Zip

Okemah, OK 74859

County

Okfuskee County

Type

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

Latitude / Longitude

35.475285 / -96.350773

Dwelling Square Feet

1,500

Bedrooms / Bathrooms

3 / 2

Acreage

80

Price

\$550,000

Property Website

<https://arrowheadlandcompany.com/property/nine-waters-ranch/okfuskee/oklahoma/94967/>



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PROPERTY DESCRIPTION

Located in Okfuskee County, this 80 ± acre ranch offers a well-designed setup for running cattle, horses, or a combination of livestock. The land is fully fenced and cross-fenced, creating multiple grazing sections that make rotation efficient and management simple. With nine ponds scattered across the property, water is never in short supply, providing excellent support for livestock throughout the year. The terrain is predominantly flat, with expansive open pastureland ideal for grazing and easy to maintain. A comfortable 3-bedroom, 2-bath brick home sits on the property, offering approximately 1,500 ± sq ft of living space, including a convenient washroom/mudroom for ranch use. Additional improvements include a 40' × 30' metal shop building, perfect for vehicles, equipment, or workshop needs. For horse and cattle operations, the ranch is equipped with a barn featuring horse stalls, a tack room, livestock handling areas, and multiple pens and corrals. A large metal loafing shed provides further shelter for animals, enhancing the functionality of the ranch. Located just 27 ± minutes from Henryetta, 1 hour and 5 ± minutes from Tulsa, and 1 hour and 13 ± minutes from Oklahoma City, the property combines rural living with convenient access to major cities. As an added bonus, the ranch comes with valuable equipment that will convey with the sale, including a Spartan zero-turn mower, a Realtree 4×4 UTV, and a Kubota LA844 tractor with attachments. Whether you're expanding an existing operation or starting fresh, this ranch offers the space, infrastructure, and reliability needed for a successful livestock operation! 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:539-238-7693). 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.

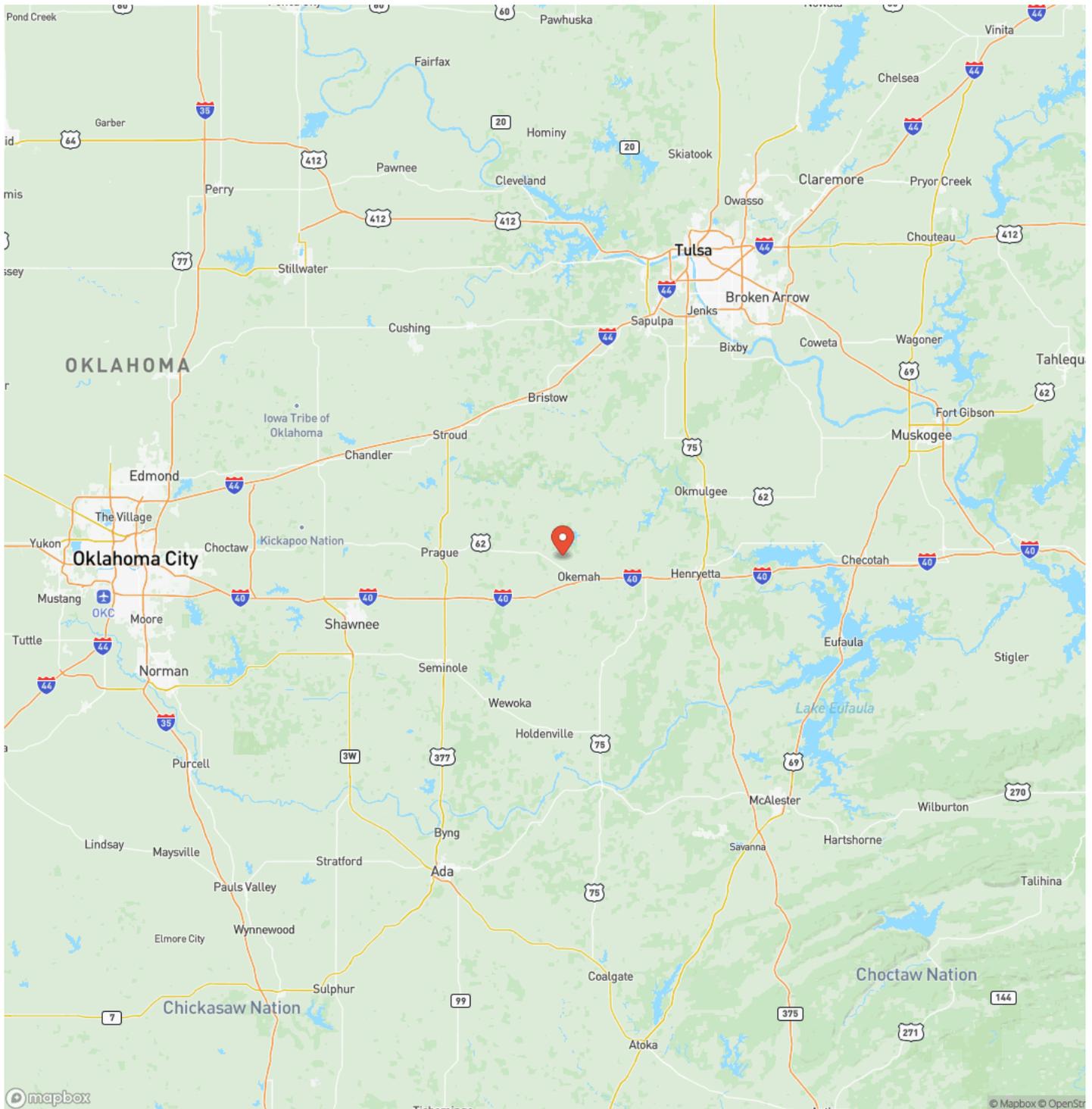
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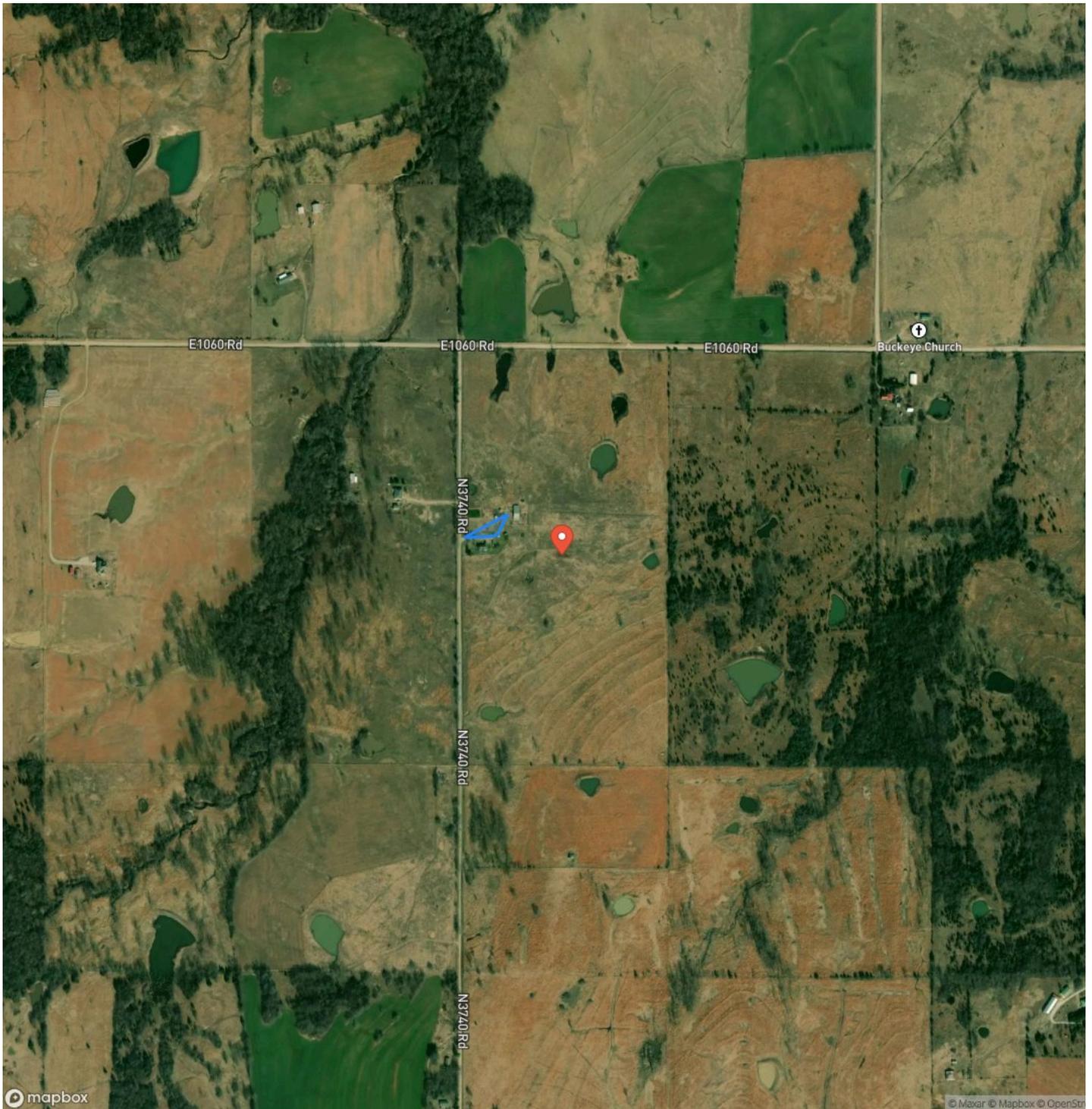
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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