

KC Ranch- 155± turnkey acres
13067 Bristlecone Rd
Okmulgee, OK 74447

\$1,675,000
155± Acres
Okmulgee County



KC Ranch- 155± turnkey acres
Okmulgee, OK / Okmulgee County

SUMMARY

Address

13067 Bristlecone Rd

City, State Zip

Okmulgee, OK 74447

County

Okmulgee County

Type

Horse Property, Business Opportunity, Residential Property,
Ranches, Recreational Land, Timberland, Hunting Land, Farms

Latitude / Longitude

35.552409 / -95.958764

Taxes (Annually)

\$4,763

Dwelling Square Feet

4,303

Bedrooms / Bathrooms

6 / 3.5

Acreage

155

Price

\$1,675,000



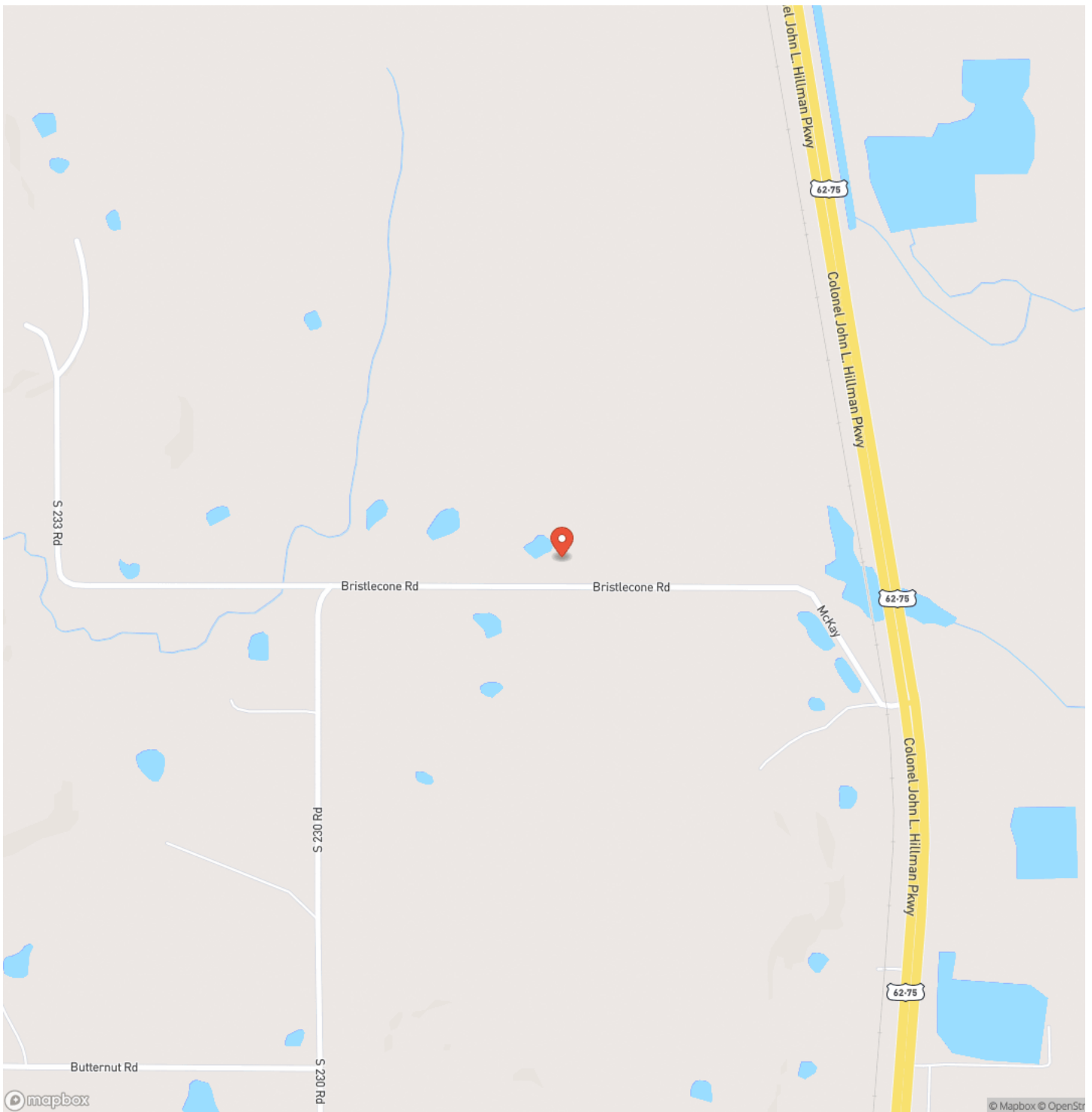
PROPERTY DESCRIPTION

KC Ranch is a 155± acre property offering a rare combination of modern luxury living and a remarkably turnkey agricultural operation, ideally situated just off Highway 75, south of Okmulgee. The 1.5-story residence features 6 bedrooms, 3.25 bathrooms, two spacious living areas, and an inviting open-concept kitchen designed for both everyday living and entertaining, complete with double ovens and quartz countertops. Outdoors, enjoy a beautiful in-ground pool and new pergola providing a shaded retreat for warm Oklahoma summers, while a full perimeter fence around the patio and whole-home generator offer added convenience, security, and peace of mind. The ranch is thoughtfully cross-fenced into five primary pastures, each providing lush habitat and dedicated water access for livestock and recreational use, with warm-water hookups in every pasture to help ensure dependable water during the winter months. The property has more than 500 producing pecan trees, adding both beauty and agricultural value, while the productive acreage has historically generated enough hay to support an efficient operation of approximately 40-50 head. Improvements are extensive and exceptionally well maintained, including a 40' x 60' steel hay barn with a 20' x 60' lean-to, a 30' x 50' insulated pole barn, a 30' x 50' storage shed, and an impressive 40' x 60' insulated shop with an additional approximately 800 square feet of space ideal for an apartment, office, guest quarters, or customized use. From the meticulously maintained home and recreational amenities to the established pastures, substantial improvements, and ready-to-go livestock infrastructure. Properties combining this level of comfortable living, agricultural productivity, and turnkey infrastructure are increasingly difficult to find. KC Ranch is a distinctive Oklahoma property ready for its next owner.

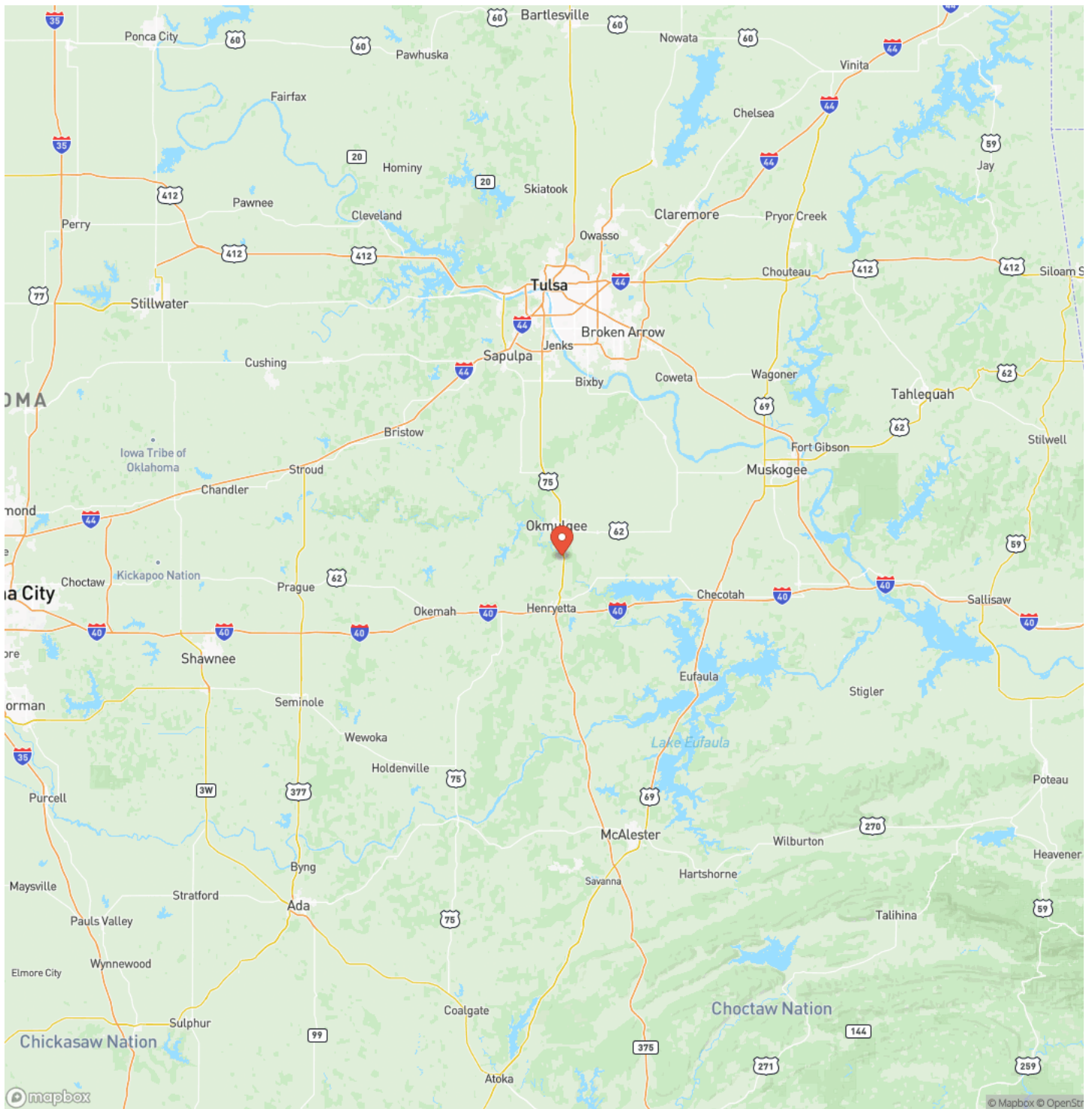
**KC Ranch- 155± turnkey acres
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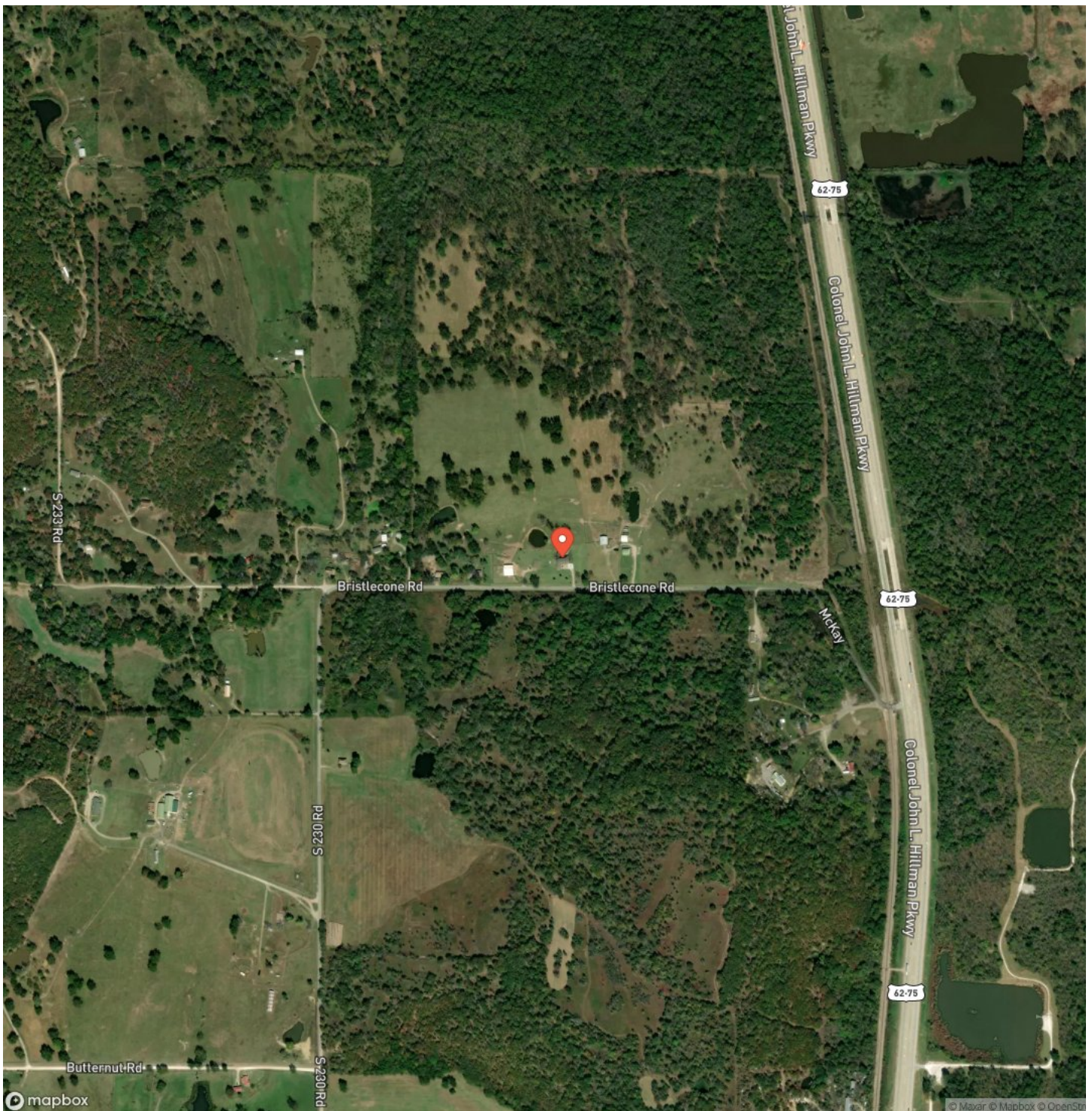
Locator Map



Locator Map



Satellite Map



KC Ranch- 155± turnkey acres
Okmulgee, OK / Okmulgee County

LISTING REPRESENTATIVE

For more information contact:



Representative

Peyton Elias

Mobile

(918) 760-3023

Email

peyton@oklahomalandmark.com

Address

6501 Avondale Dr

City / State / Zip

Nichols Hills, OK 73116

NOTES

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This image shows a single 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.

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.

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