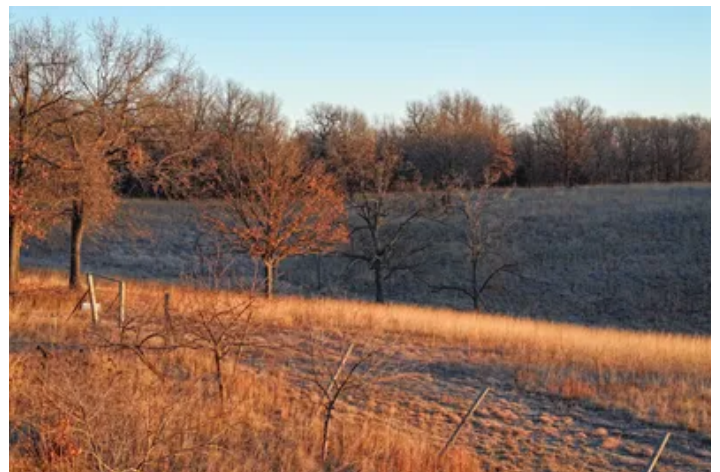
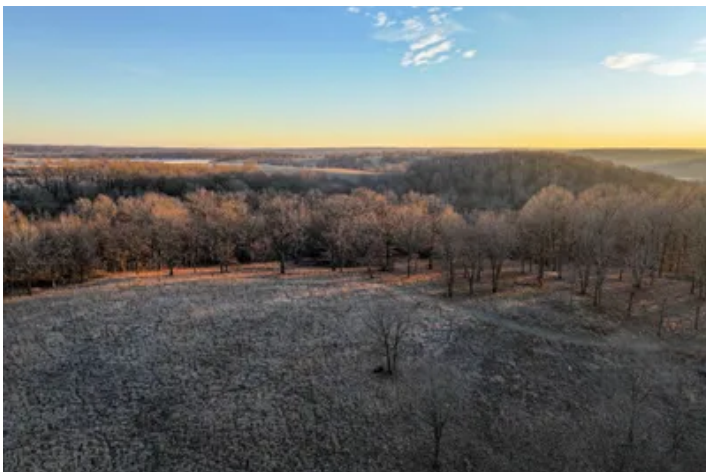


Grand Lake Homestead
70190 East 240 Road
Wyandotte, OK 74370

\$399,000
40± Acres
Ottawa County



Grand Lake Homestead
Wyandotte, OK / Ottawa County

SUMMARY

Address

70190 East 240 Road

City, State Zip

Wyandotte, OK 74370

County

Ottawa County

Type

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

Latitude / Longitude

36.669793 / -94.622721

Dwelling Square Feet

1,640

Bedrooms / Bathrooms

2 / 2

Acreage

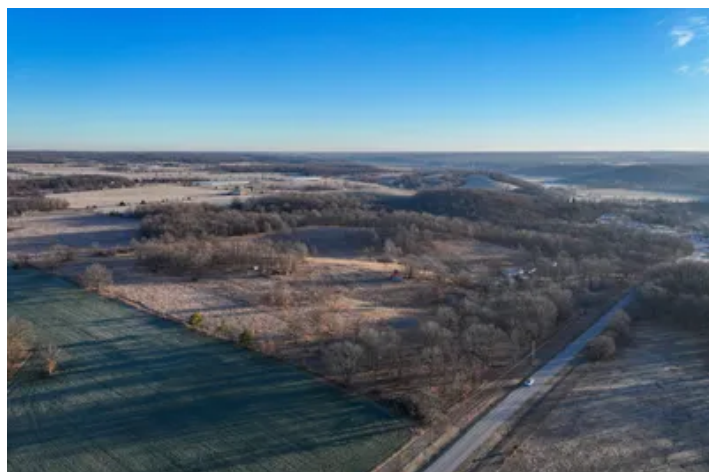
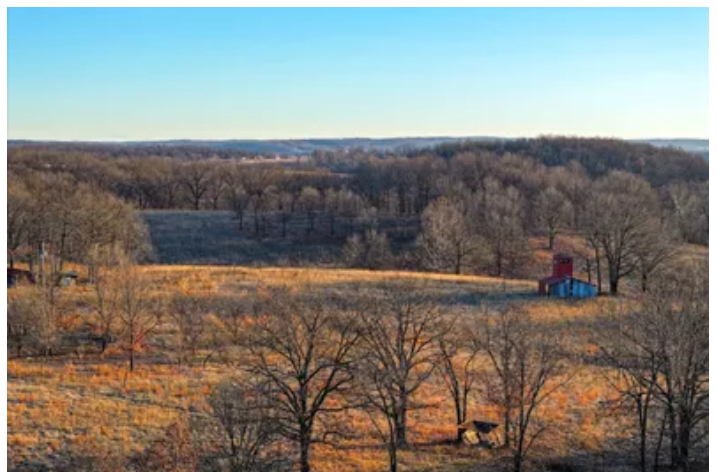
40

Price

\$399,000

Property Website

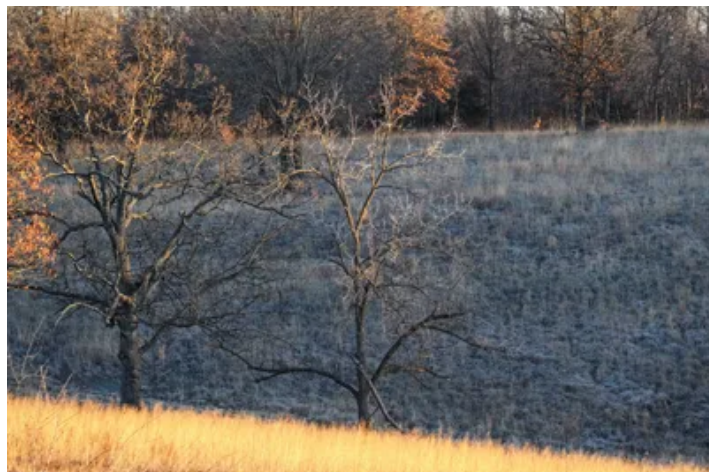
<https://arrowheadlandcompany.com/property/grand-lake-homestead/ottawa/oklahoma/81377/>



PROPERTY DESCRIPTION

PRICE REDUCED! Grand Lake Homestead is a ±40 acre countryside retreat located along the Elk River corridor near the Oklahoma/Missouri state line-an exceptional opportunity for those looking to create something truly special. Just ±4.5 miles east of the Number 10 Bridge and only ± 1/2 mile from Tiff City, Missouri, this property offers a rare blend of stunning land, existing infrastructure, and wide-open potential in a setting that's increasingly hard to find. The land is the true star here! Rolling topography, elevated ridgelines, and exceptional panoramic views create multiple prime build sites, ideal for constructing your dream home. With power already located on-site and multiple wells providing dependable water, this property presents a unique opportunity to build a custom residence overlooking the countryside on the Missouri-Oklahoma state line. For business owners, contractors, or anyone needing substantial workspace, the existing improvements add tremendous value. The agricultural structures make this property extremely well suited for equipment storage, workshops, or small business operations. A portable tiny home in livable condition provides immediate utility while planning long-term improvements. An existing residence is also located on the property and offers a functional footprint for interim use or future plans; however, the greatest value lies in the land itself and the freedom to design a new home that fully captures the elevated views and natural beauty this property offers. This property operated as a blueberry and peach farm in the past, and that heritage remains visible today. A full-sun orchard sits atop the property with well-established blueberry bushes, mature fruit-bearing peach trees, and additional apple and pear trees. Irrigation and deer fencing are already in place, making revival or expansion of fruit production very achievable. Two ponds located near the center of the property could be expanded, with potential to create a larger, centerpiece water feature. The landscape is rich with hardwoods, featuring abundant oak trees and four majestic mature pines. Neighboring contiguous tracts to the north and east are heavily wooded, while agricultural ground-currently planted in winter wheat-borders to the west creating outstanding wildlife habitat and transition zones. For hunters, this property is exceptional. Deer move through the property daily, bedding in the elevated grassy areas and traveling along the wooded edges. Mature hardwoods along the north and east sides provide ideal locations for tree stands and feeders, creating an archer's dream setup just steps from your door. An old barn located near the orchard includes an elevated shooting tower that offers 360 degree views over the entire property. Secluded yet highly accessible, Grand Lake Homestead is located just ±13 miles from Grove, Oklahoma and Grand Lake access, ±31 miles from Joplin, Missouri, and ±100 miles from Tulsa International Airport. Easy on-and-off access to the I-44 corridor allows for convenient travel while maintaining a private, rural lifestyle. With exceptional views, versatile improvements, abundant water, and unmatched build potential, Grand Lake Homestead offers a rare canvas-ready for a new owner to bring their vision to life. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Steve Horner at [\(918\) 859-0699](tel:9188590699) 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.

Grand Lake Homestead
Wyandotte, OK / Ottawa County



Locator Map



Locator Map



Satellite Map



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/>

