

Kellyville Countryside East 80  
0002 Maple Drive  
Kellyville, OK 74039

**\$480,000**  
80± Acres  
Creek County



**Kellyville Countryside East 80**  
**Kellyville, OK / Creek County**

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**SUMMARY**

**Address**

0002 Maple Drive

**City, State Zip**

Kellyville, OK 74039

**County**

Creek County

**Type**

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land, Horse Property

**Latitude / Longitude**

35.92734 / -96.196799

**Acreage**

80

**Price**

\$480,000

**Property Website**

<https://whiteoakrealestate.com/property/kellyville-countryside-east-80/creek/oklahoma/106879/>



## Kellyville Countryside East 80 Kellyville, OK / Creek County

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### **PROPERTY DESCRIPTION**

#### **Kellyville Countryside Ranch | East 80 Acres**

Welcome to the East Tract of Kellyville Countryside Ranch, an exceptional 80 acre offering that combines accessibility, natural beauty, and development potential just 5 minutes from Kellyville and less than 20 minutes from Tulsa.

With direct frontage and access from paved Maple Drive, this tract offers the convenience of paved road access while maintaining the privacy and peaceful setting buyers seek in a rural property. The land features a beautiful mix of open pasture, mature timber, rolling terrain, and scenic views that create a setting well suited for a variety of uses.

Several open pastures are strategically positioned throughout the property, providing excellent opportunities for future homesites, additional development, livestock grazing, or recreational use. The rolling topography creates attractive elevation changes and long range views across the surrounding countryside.

Water features add both beauty and functionality to the property. A well positioned pond provides a reliable water source for livestock and wildlife while also offering recreational enjoyment. A wet weather creek winds through portions of the tract, further enhancing the landscape and supporting abundant wildlife habitat.

The combination of open ground and mature timber creates an ideal balance of usability and natural cover, making the property attractive for cattle, horses, hunting, recreation, or a private country estate. Despite being just minutes from town, the property offers a quiet and secluded atmosphere that feels far removed from the demands of everyday life.

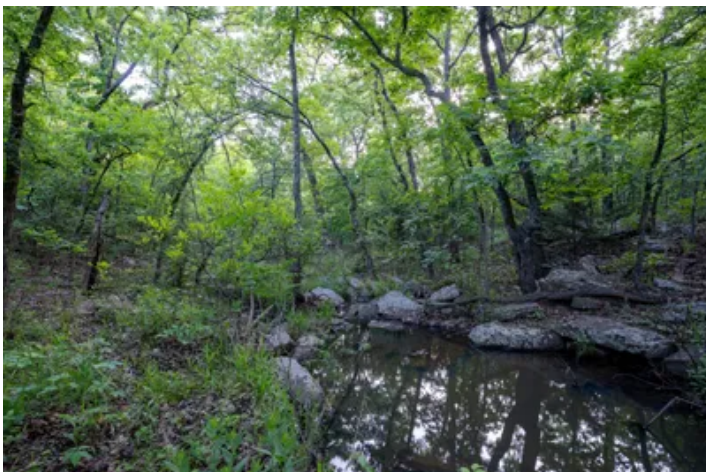
Adding further value to the property, the seller is willing to convey their portion of owned mineral rights with an acceptable offer, providing a rare opportunity for buyers to acquire both surface ownership and a portion of the associated mineral estate. Seller financing may also be available for qualified buyers under approved terms and conditions, creating additional flexibility for those seeking to secure a premier acreage tract in a highly desirable location.

If you've been searching for a versatile acreage property with paved road access, multiple homesite opportunities, water features, and convenient access to Tulsa and Kellyville, the East Tract of Kellyville Countryside Ranch deserves a closer look.

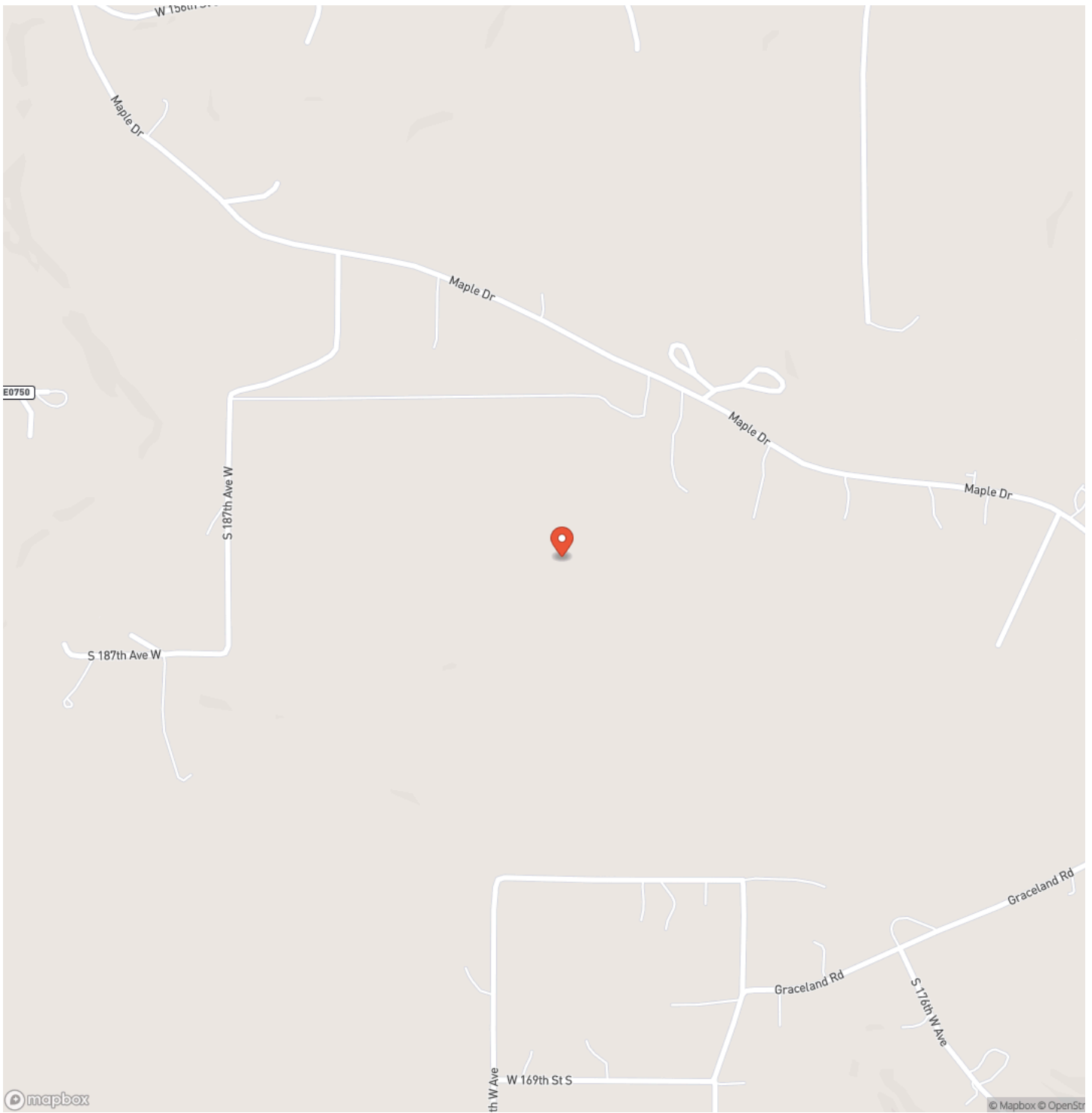
#### **Property Features**

- 80 Acres ±
- Paved Road Frontage on Maple Drive
- Multiple Open Pastures with Excellent Homesite Potential
- Pond for Livestock, Wildlife, and Recreation
- Wet Weather Creek
- Mature Oak Timber
- Rolling Terrain with Scenic Views
- Excellent Wildlife Habitat
- Suitable for Livestock, Recreation, Horses, or Residential Use
- Seller Willing to Convey Their Portion of Owned Mineral Rights
- Seller Financing Available with Approved Terms and Conditions
- 5 Minutes to Kellyville
- Less than 20 Minutes to Tulsa

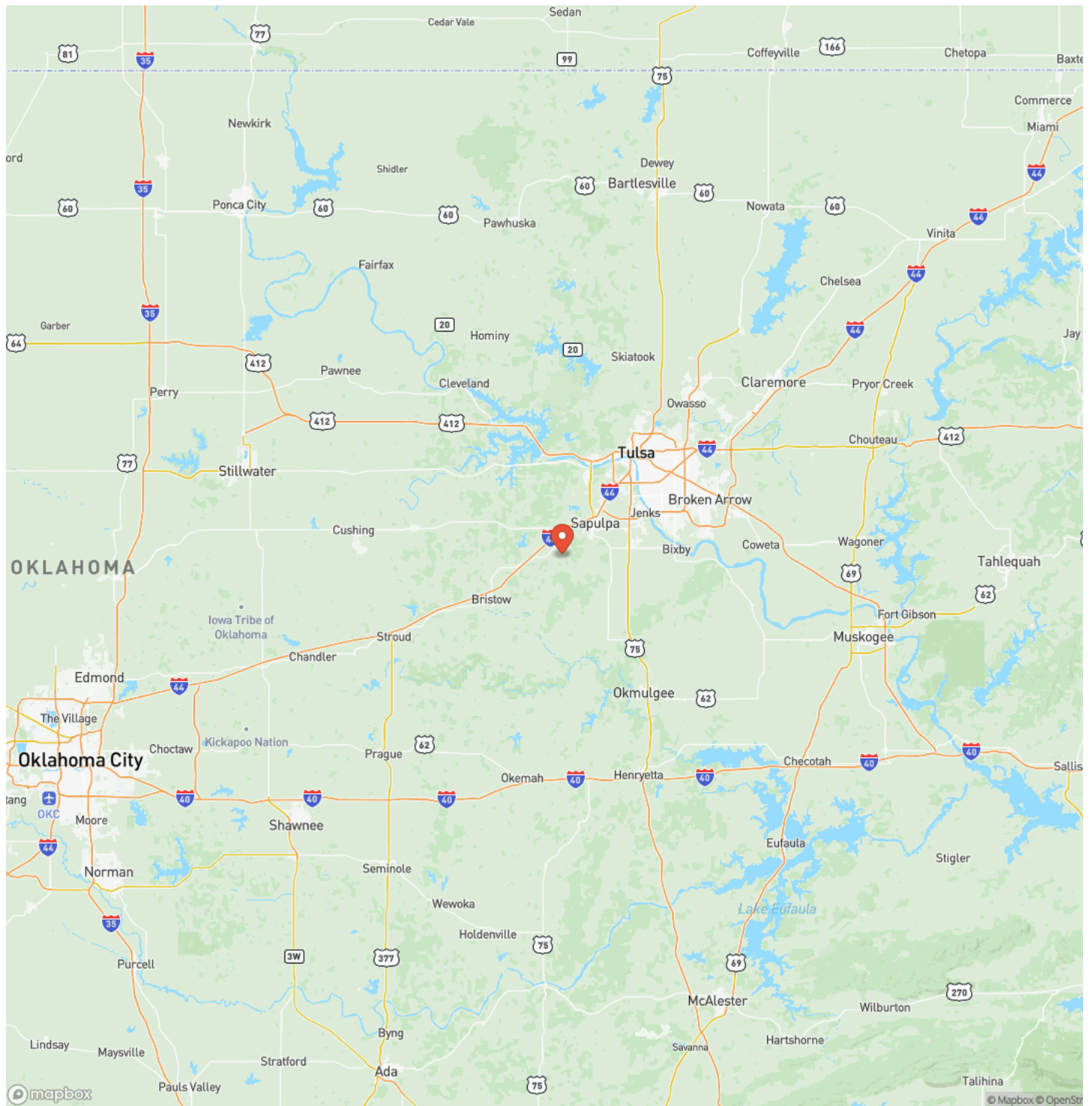
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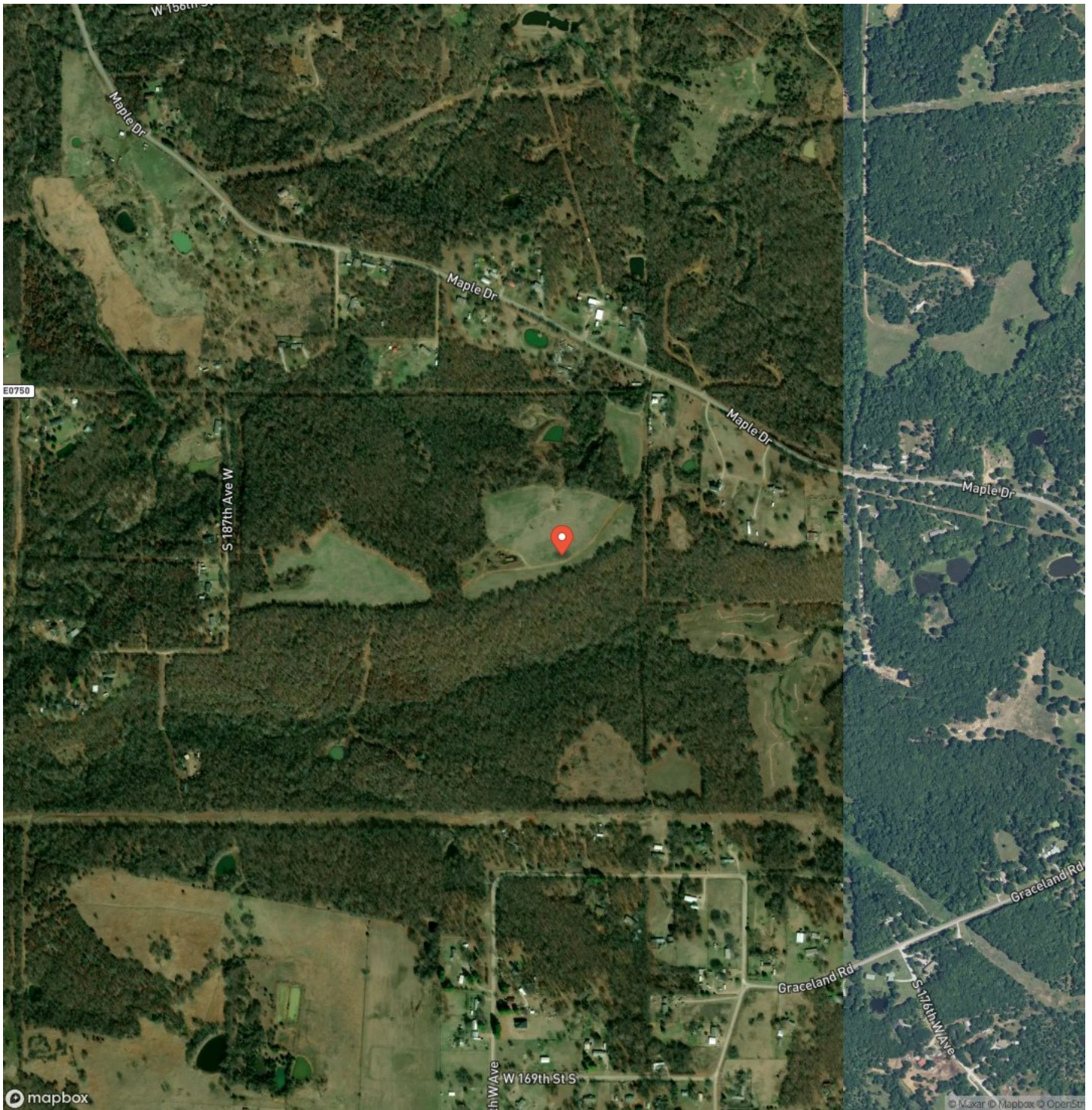
## Locator Map



# Locator Map



## Satellite Map







**DISCLAIMERS**

Boundary lines are approximate and for illustrative purposes only. No representation or warranty is made as to accuracy. Buyer to verify all boundaries by independent survey



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