

The Creek County Ranchette
34712 W 171st Street
Bristow, OK 74010

\$249,000
9.7± Acres
Creek County



**The Creek County Ranchette
Bristow, OK / Creek County**

SUMMARY

Address

34712 W 171st Street

City, State Zip

Bristow, OK 74010

County

Creek County

Type

Residential Property

Latitude / Longitude

35.913874 / -96.380846

Dwelling Square Feet

1,064

Bedrooms / Bathrooms

2 / 2

Acreage

9.7

Price

\$249,000

Property Website

<https://whiteoakrealestate.com/property/the-creek-county-ranchette/creek/oklahoma/100848/>



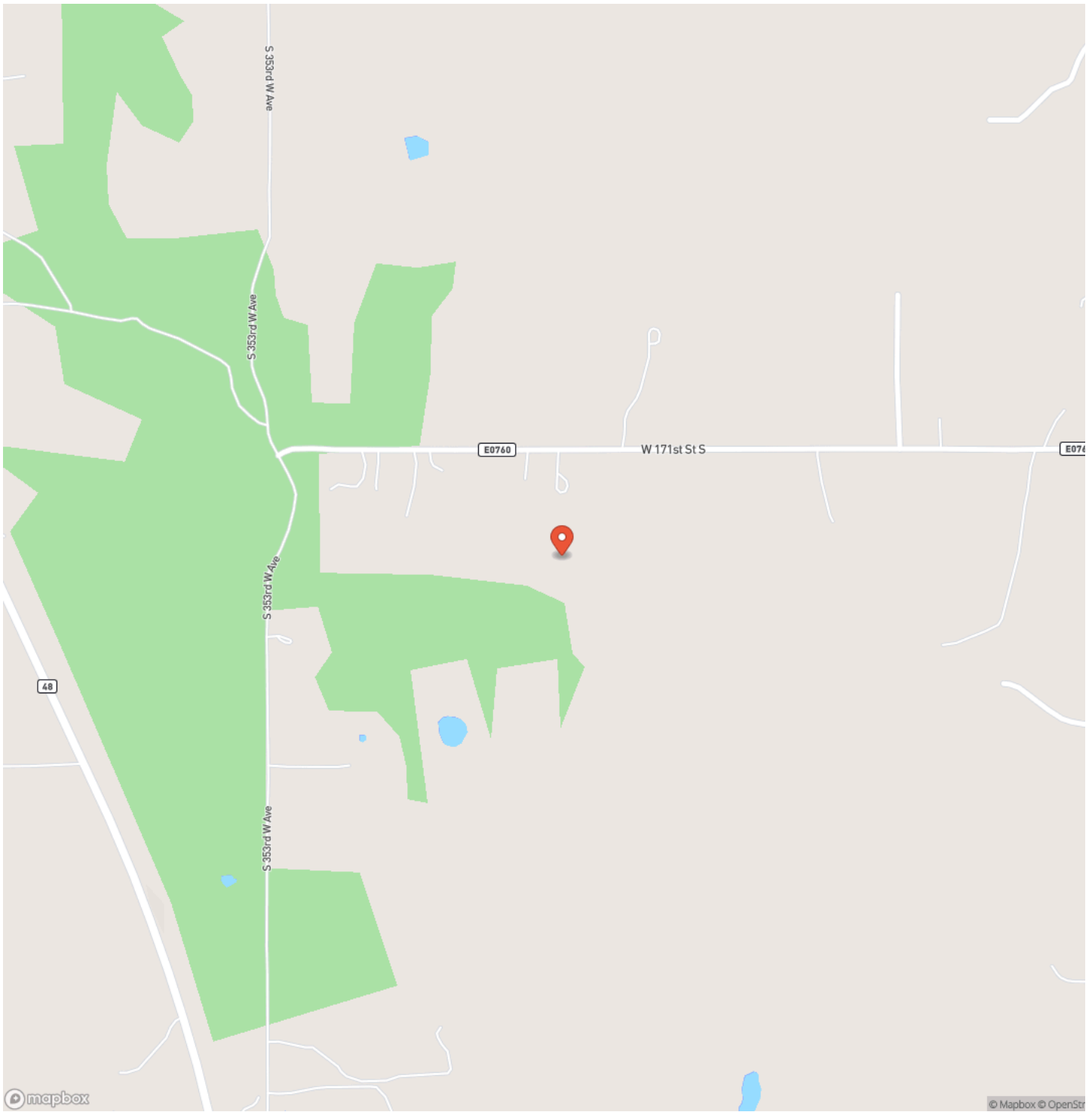
PROPERTY DESCRIPTION

This well equipped 9.7 acre working farm offers an excellent setup for cattle, livestock, or equine use with quality improvements already in place. The property is designed for functionality and livestock handling while still providing a comfortable country home. A standout feature is the 60 x 240 arena complete with a Priefert chute and return lane, creating an ideal setup for working cattle, training horses, or hosting practice events. The farm also includes a 24 x 96 barn featuring a 12 x 12 tack room, 12 x 12 feed room, five 12 x 30 covered runs, and one additional open bonus pen, providing flexibility for livestock housing and management. Additional improvements include multiple loafing sheds and cross fencing throughout the property, allowing for efficient calf or livestock rotation. A strong water well supports both household and livestock needs. The residence is a 14 x 76 Brigadier manufactured home offering 1,064 square feet with 2 bedrooms and 2 bathrooms. An oversized front deck provides a great space to enjoy the quiet rural setting. Near the home is a detached garage with a loft that has been converted into an office, creating a useful space for work, storage, or ranch operations. With functional livestock infrastructure, quality fencing, and room to operate, this property offers a turnkey setup for a small farm or ranch operation on just under 10 acres while still being conveniently located near Bristow.

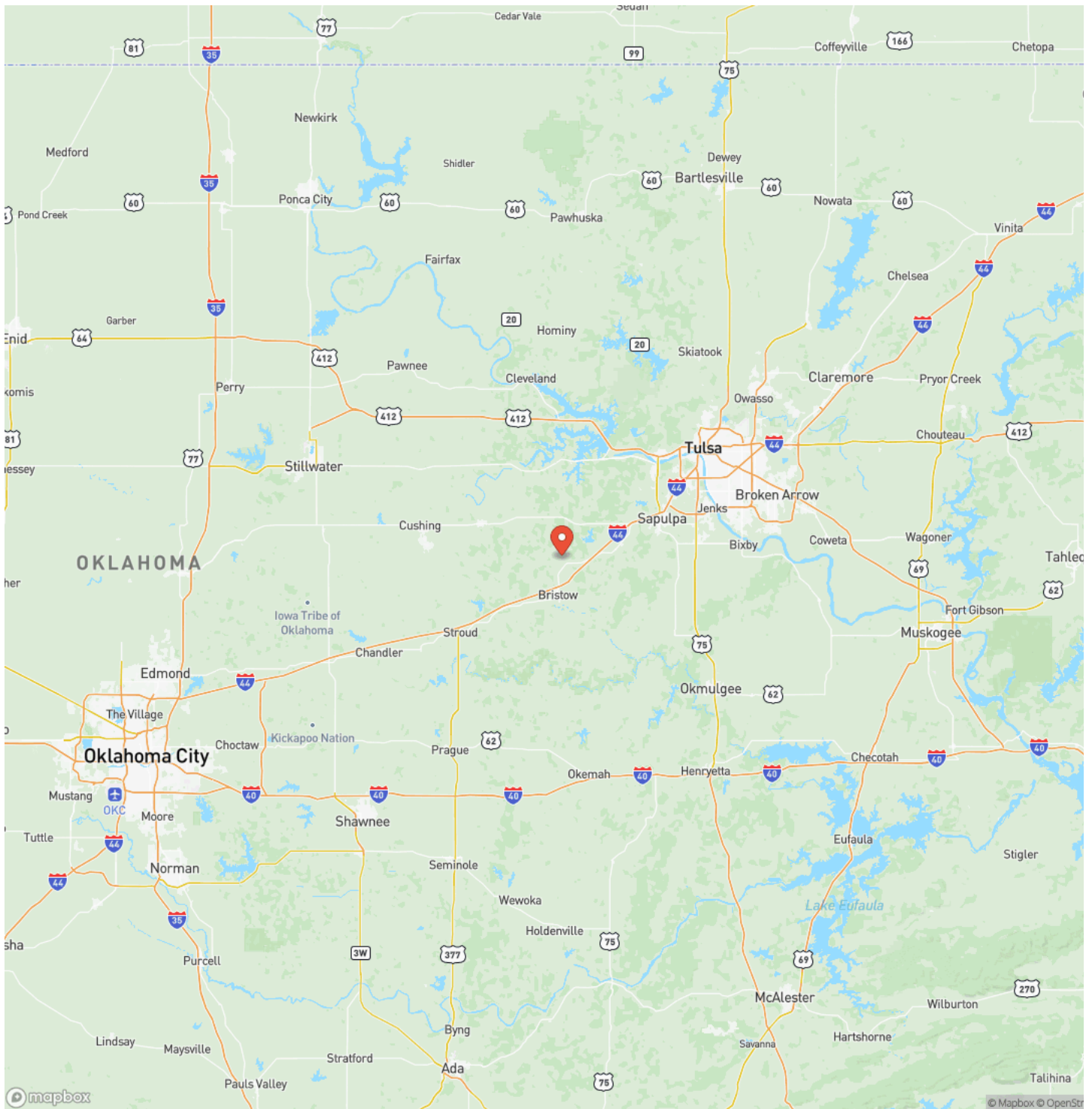
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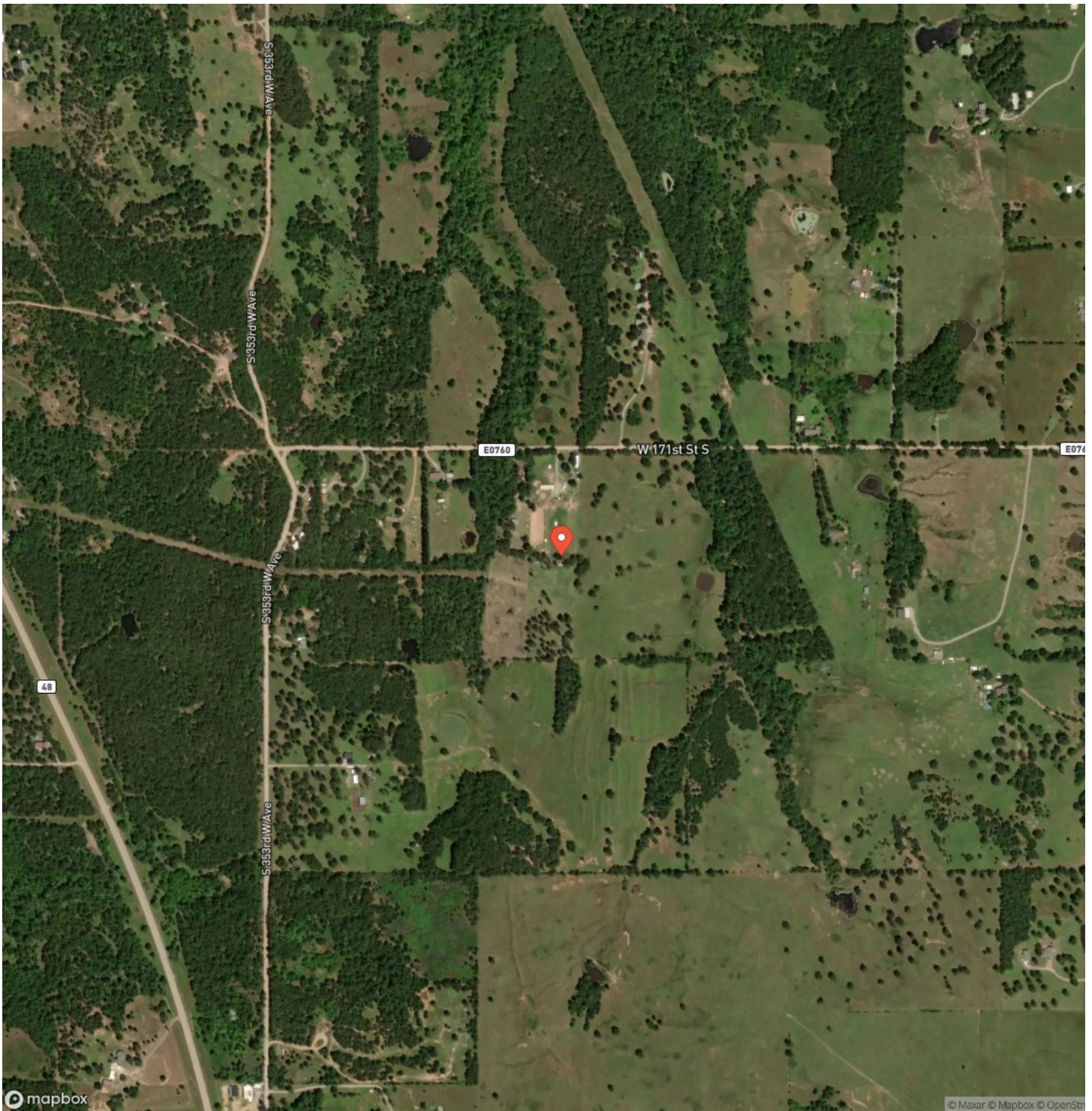
Locator Map



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
List of Included and excluded items available upon request.



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