

Kellyville Countryside West 80
0001 maple Drive
Kellyville, OK 74039

\$480,000
80± Acres
Creek County



Kellyville Countryside West 80
Kellyville, OK / Creek County

SUMMARY

Address

0001 maple Drive

City, State Zip

Kellyville, OK 74039

County

Creek County

Type

Farms, Ranches, Recreational Land, Hunting Land, Undeveloped Land

Latitude / Longitude

35.926482 / -96.201868

Acreage

80

Price

\$480,000

Property Website

<https://whiteoakrealestate.com/property/kellyville-countryside-west-80/creek/oklahoma/106875/>



Kellyville Countryside West 80 Kellyville, OK / Creek County

PROPERTY DESCRIPTION

Kellyville Countryside Ranch | West 80 Acres

Discover the West Tract of Kellyville Countryside Ranch, an exceptional 80 acre property offering privacy, natural beauty, and versatility just 5 minutes from Kellyville and less than 20 minutes from Tulsa.

Accessed by a shared private drive from the west side, this tract features a beautiful mix of open pasture, rolling terrain, mature oak timber, and scenic views. One of the property's standout features is its expansive open field, providing an outstanding homesite location with ample space for a custom home, horse property, livestock operation, or recreational retreat.

A large wet weather creek and a well positioned pond enhance the landscape while providing excellent water sources for livestock and wildlife, along with recreational opportunities.

Rural water and electric are available at the road, making future development straightforward and convenient. Despite its close proximity to town, the property offers a peaceful, secluded setting that feels far removed from the hustle of everyday life.

Adding further value, the seller is willing to convey their portion of owned mineral rights with an acceptable offer, providing buyers the opportunity 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.

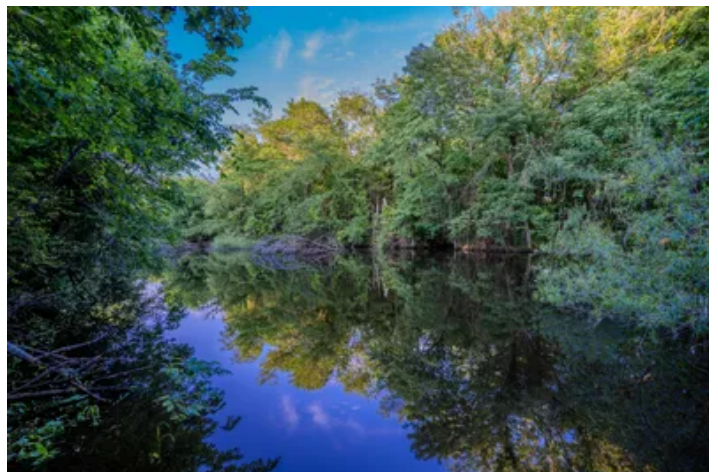
If you've been searching for a versatile acreage tract with water features, homesite potential, utilities, and convenient access to Tulsa, this property deserves a closer look.

Property Features

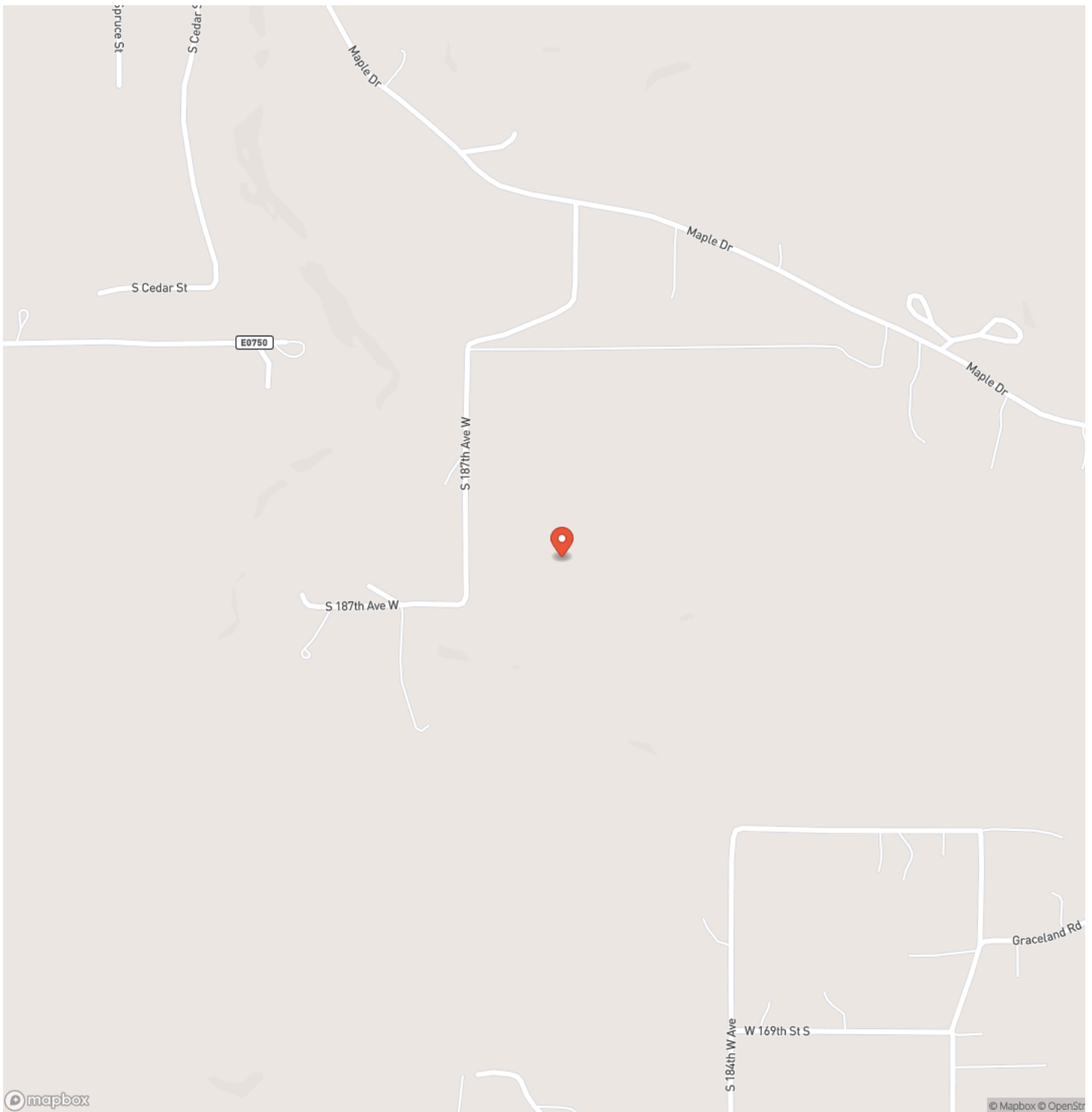
- 80 Acres ±
- Private Drive Access
- Rural Water Available at Road
- Electric Available at Road
- Expansive Open Field with Excellent Homesite Potential
- Pond for Livestock, Wildlife, and Recreation
- Wet Weather Creek
- Mature Oak Timber
- Rolling Terrain with Scenic Views
- Fully Fenced
- Excellent 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



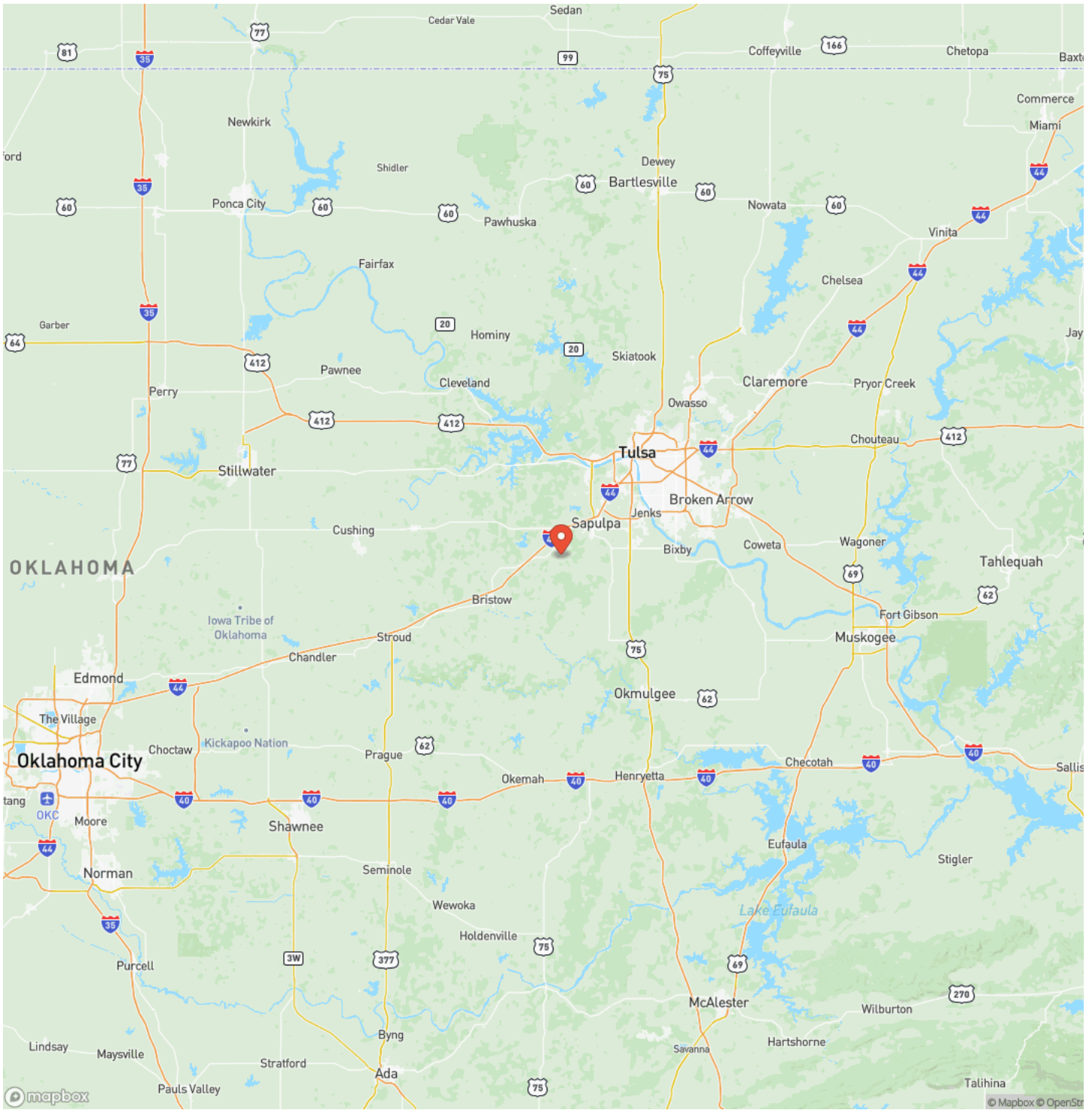
Kellyville Countryside West 80
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Locator Map



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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