

**Keystone Trails Corner Acreage**  
002 W 41st Street  
Sand Springs, OK 74063

**\$189,000**  
12.05± Acres  
Tulsa County



**Keystone Trails Corner Acreage  
Sand Springs, OK / Tulsa County**

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**SUMMARY**

**Address**

002 W 41st Street

**City, State Zip**

Sand Springs, OK 74063

**County**

Tulsa County

**Type**

Recreational Land, Ranches, Farms

**Latitude / Longitude**

36.104694 / -96.276004

**Acreage**

12.05

**Price**

\$189,000

**Property Website**

<https://whiteoakrealestate.com/property/keystone-trails-corner-acreage/tulsa/oklahoma/103933/>



## Keystone Trails Corner Acreage Sand Springs, OK / Tulsa County

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### **PROPERTY DESCRIPTION**

Finding a property that offers both usable land and a peaceful setting isn't always easy, but this Keystone Trails tract delivers on both. Spanning approximately 12 acres +/- and situated between Sand Springs and Mannford, it puts you in a convenient location without sacrificing the quiet, rural atmosphere most buyers are looking for. Keystone Lake is just a short drive away, with a nearby boat ramp less than 4 miles from the property, making lake days simple and accessible.

The land itself is well-suited for a variety of building plans, featuring a gentle layout and several strong options for placing a home, shop, or additional improvements. Whether you're planning a traditional build or something more flexible like a barndominium, there's plenty of space to make it your own. Scattered mature trees provide natural screening and shade, while trails cut through the property make it easy to walk and envision future plans.

Access is already in place with a gravel drive off paved 41st Street, saving time and effort as you move forward. A pond is also located on the property, adding both visual appeal and practical use for recreation or livestock.

Utilities-including water from the City of Sand Springs, natural gas, electricity, and fiber internet-are available at the road, giving you the ability to build without major hurdles. Downtown Tulsa is within about a 30-minute drive, keeping work, dining, and entertainment within reach.

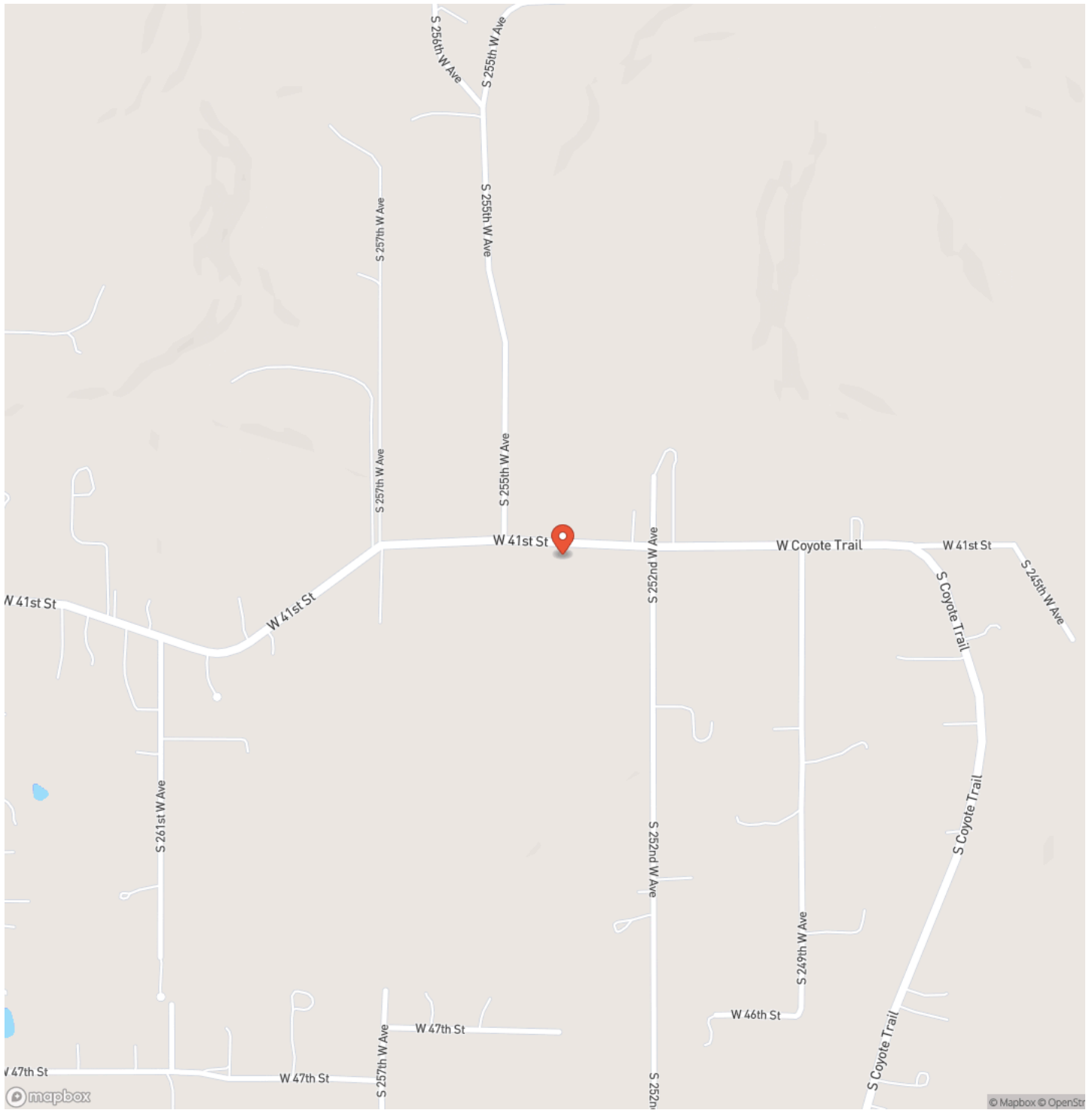
An added advantage is the availability of an adjoining tracts, offering the opportunity to expand your acreage if desired. Properties in this area that combine location, usable ground, existing features, and expansion potential are increasingly hard to come by.

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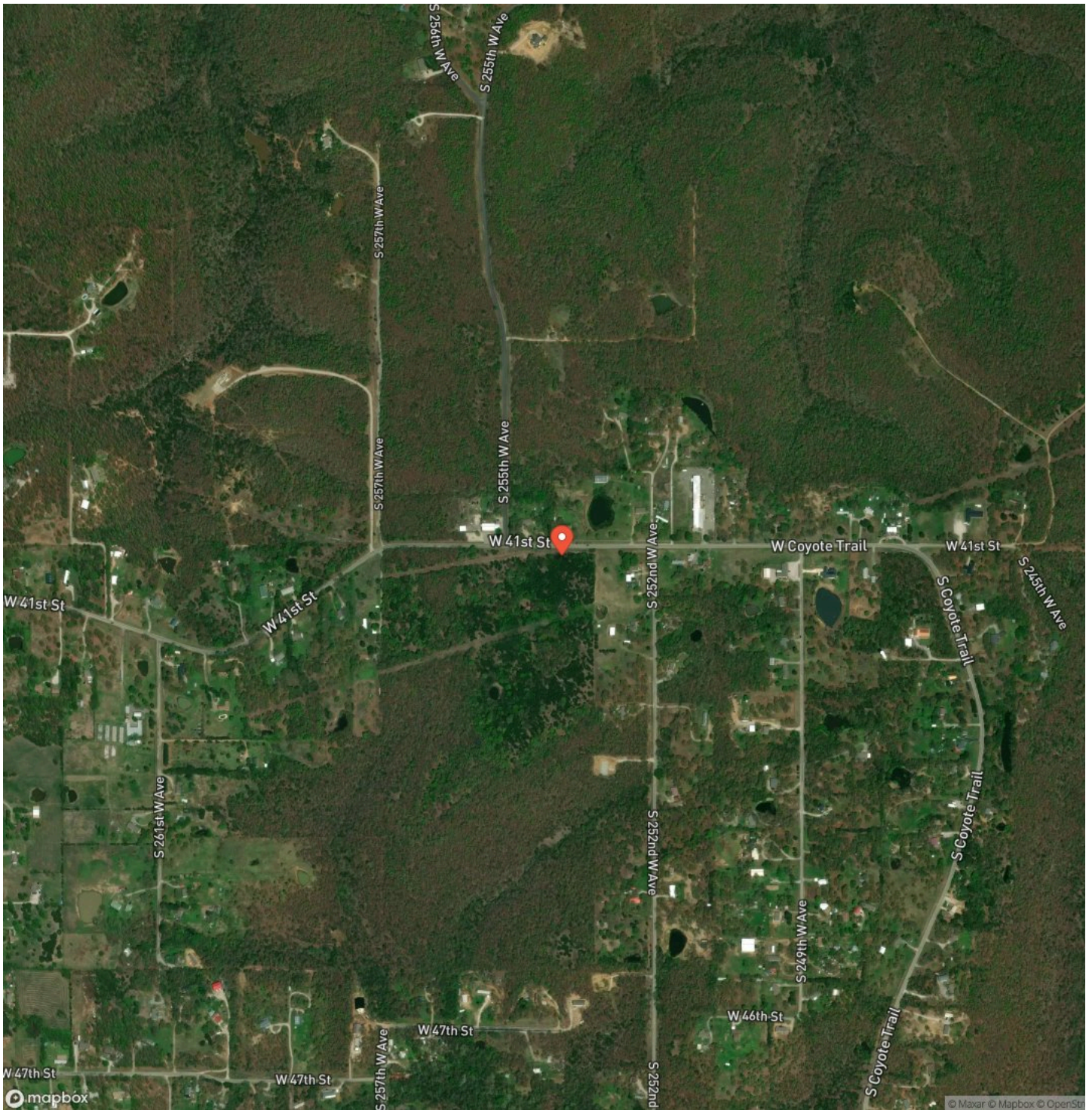


## Locator Map





## 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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