

# 65 acres in Muskogee County

Roads Less Traveled Properties | 918-647-6335 | [tonyalaney599@gmail.com](mailto:tonyalaney599@gmail.com)

## Property Address

13501 S 94th St W  
Oktaha, Oklahoma 74450

## Property Highlights

- Price: \$995,000.00
- Acres: 65.00
- County: Muskogee
- State: Oklahoma
- Closest City: Oktaha
- Property Type: Horse Property, Ranches, Residential Property



## Property Description

ALL NEWLY BUILT CUSTOM QUALITY ESTATE THAT IS ABSOLUTELY AMAZING!!!

IT'S NOT VERY OFTEN TO COME ACROSS A PRODUCTIVE WORKING CATTLE RANCH WITH ALL THE AMENITIES THAT ARE PART OF THIS BEAUTIFUL ESTATE!

65 + - ACRES OF TOP NOTCH PROPERTY WITH A NEW BUILT HOME, AND SHOP BUILDING, AS WELL AS A LOAFING SHED AND HAY BARN AND WORKING PENS. CROSS FENCED INTO 4 PASTURES WITH A POND IN



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More details at [landsofoklahoma.com/listing/4471796](https://landsofoklahoma.com/listing/4471796)

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EVERY PASTURE!

THE HOME IS CUSTOM BUILT IN 2016. LOCATED IN A GROWING UPSCALE COMMUNITY WITH HIGHWAY FRONTAGE, AND LESS THAN A MILE OFF OF HWY 69 NORTH OF INTERSTATE 40. LESS THAN 15 MINUTES TO MUSKOGEE, AND A LITTLE OVER AN HOUR TO TULSA. RIGHT IN THE HEART OF BEAUTIFUL GREEN COUNTRY!

THE LANDSCAPING IS BREATHTAKING, AND THE PASTURES ARE THE MOST WELL KEPT AROUND! THE CURRENT OWNER HAS FERTILIZED AND DE-WEEDED THE ENTIRE PROPERTY...THE GRASSES ARE SOME OF THE BEST I HAVE EVER SEEN. THIS PLACE IS CURRENTLY RUNNING 35 AU'S AND CUTTING 250+ BIG BALES OF HAY WITH A SECOND CUTTING COMING! TO RUN CATTLE ALONE, THE CARRY CAPACITY IS DETERMINED ON THE UPKEEP. IN IT'S CURRENT CONDITION, 75 AU'S WILL EASILY WORK. THERE ARE AROUND 65+ MATURE WELL GROOMED PECAN TREES THAT PRODUCE QUITE A CROP OF PECANS. THE FENCES ARE OUTSTANDING! MORE THAN A MILE OF PIPE FENCE WRAPS AROUND THE PROPERTY, WITH 5 STRAND

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BARBED WIRE IN NEW  
CONDITION. THERE IS A  
SMALL SEASONAL STREAM  
ON THE EAST PROPERTY  
LINE.

THE NEW HOME IS  
BEAUTIFUL....4 BEDROOMS,  
TWO FULL BATHS, WITH  
PLUMBING IN PLACE  
UPSTAIRS FOR THE THIRD  
BATH. TEN FOOT CEILINGS,  
PORCELAIN FLOORS  
THROUGHOUT, WITH  
CARPETED FLOORS  
UPSTAIRS. BEAUTIFULLY  
FINISHED PORCHES ALL  
AROUND THE HOME.  
GRANITE COUNTER-TOPS  
THROUGHOUT THE HOME,  
ACCENT LIGHTING  
EVERYWHERE, AND A  
FIREPLACE WITH BUILT IN  
SHELVES ACCENTING THE  
FIREPLACE. THE AMENITIES  
GO ON AND ON....

NEW BUILT 30 X 40  
INSULATED SHOP WITH A  
LOFT & ONE CARPORT AND  
ATTACHED 3 CAR COVERED  
PARKING, WITH A CUTE  
LITTLE DUCK "HOTEL"  
BUILT ON THE SIDE OF THE  
SHOP. OUT FRONT OF THE  
SHOP IS A BRICK PATIO  
THAT IS PERFECT FOR  
THOSE RELAXING  
EVENINGS... THERE IS ALSO  
A 45 X 100 HAY BARN, THAT  
ALSO SERVES AS A SHELTER  
FOR LIVESTOCK. A NEW  
BUILT LOAFING SHED THAT  
IS 20 X 60 IS LOCATED IN  
ONE OF THE PASTURES FOR

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CREATURE COMFORT! THE  
WORKING PENS ARE  
LOCATED NEXT TO THE  
BARN, WITH RURAL WATER  
FOR THE HOME AND PENS.

OWNERS WILL NEGOTIATE  
THE CATTLE, AND  
EQUIPMENT AND MORE....  
COME TAKE A LOOK... THIS  
PLACE SPEAKS FOR ITSELF!  
GIVE TONYA A CALL AT  
918-647-6335.

## Driving Directions

15 MINUTES SOUTH OF  
MUSKOGEE ON HWY 69,  
JUST A FEW MILES NORTH  
OF INTERSTATE 40..... TAKE  
THE OKTAHA EXIT, HEAD  
WEST, ONE MILE, THEN  
TURN LEFT ON THE DEAD  
END ROAD, AROUND THE  
CORNER, THERE IS A ROADS  
LESS TRAVELED  
PROPERTIES SIGN.

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