65 acres in Muskogee County

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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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-WEEDDED 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
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
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.