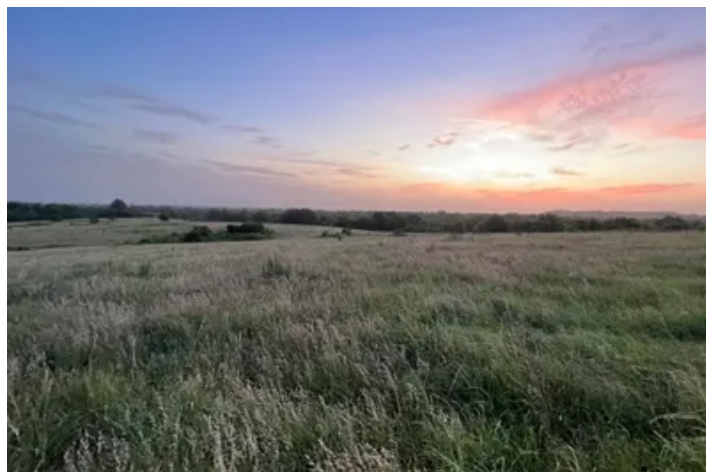
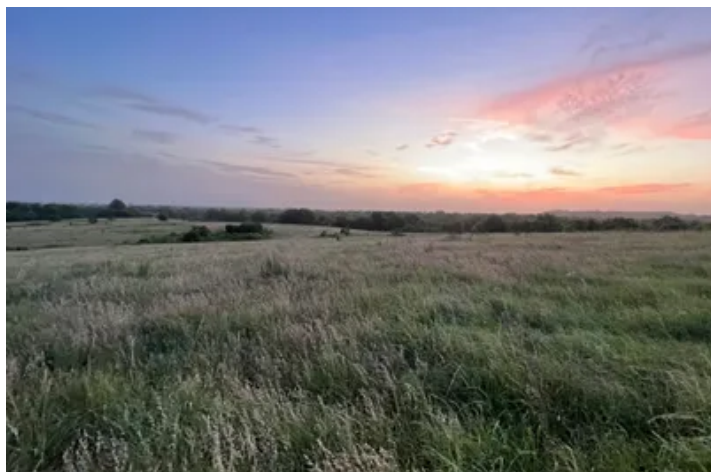


**289+/- Ranch Overlooking Lake Garland**  
397790 W 2700th Road  
Ochelata, OK 74051

**\$2,167,500**  
289± Acres  
Washington County



**289+/- Ranch Overlooking Lake Garland  
Ochelata, OK / Washington County**

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**SUMMARY**

**Address**

397790 W 2700th Road

**City, State Zip**

Ochelata, OK 74051

**County**

Washington County

**Type**

Ranches, Recreational Land, Undeveloped Land

**Latitude / Longitude**

36.626486 / -95.917651

**Acreage**

289

**Price**

\$2,167,500

**Property Website**

<https://g7ranches.com/property/289-ranch-overlooking-lake-garland-washington-oklahoma/54682/>



**289+/- Ranch Overlooking Lake Garland**  
**Ochelata, OK / Washington County**

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**PROPERTY DESCRIPTION**

289 Acre +/- Ranch overlooking Lake Garland. Land offers rolling terrain and beautiful views! This property has roughly 1.25 miles of road frontage on 3 sides. This ranch consists of a blend of improved and native grasses, multiple ponds, mixed timber including pecan, oak, dogwoods, sycamore trees and more. Multiple access points allow for you to sub divide or build your own home with several building locations to choose from. Located just 6 miles from Bartlesville & 30 minutes to Tulsa.



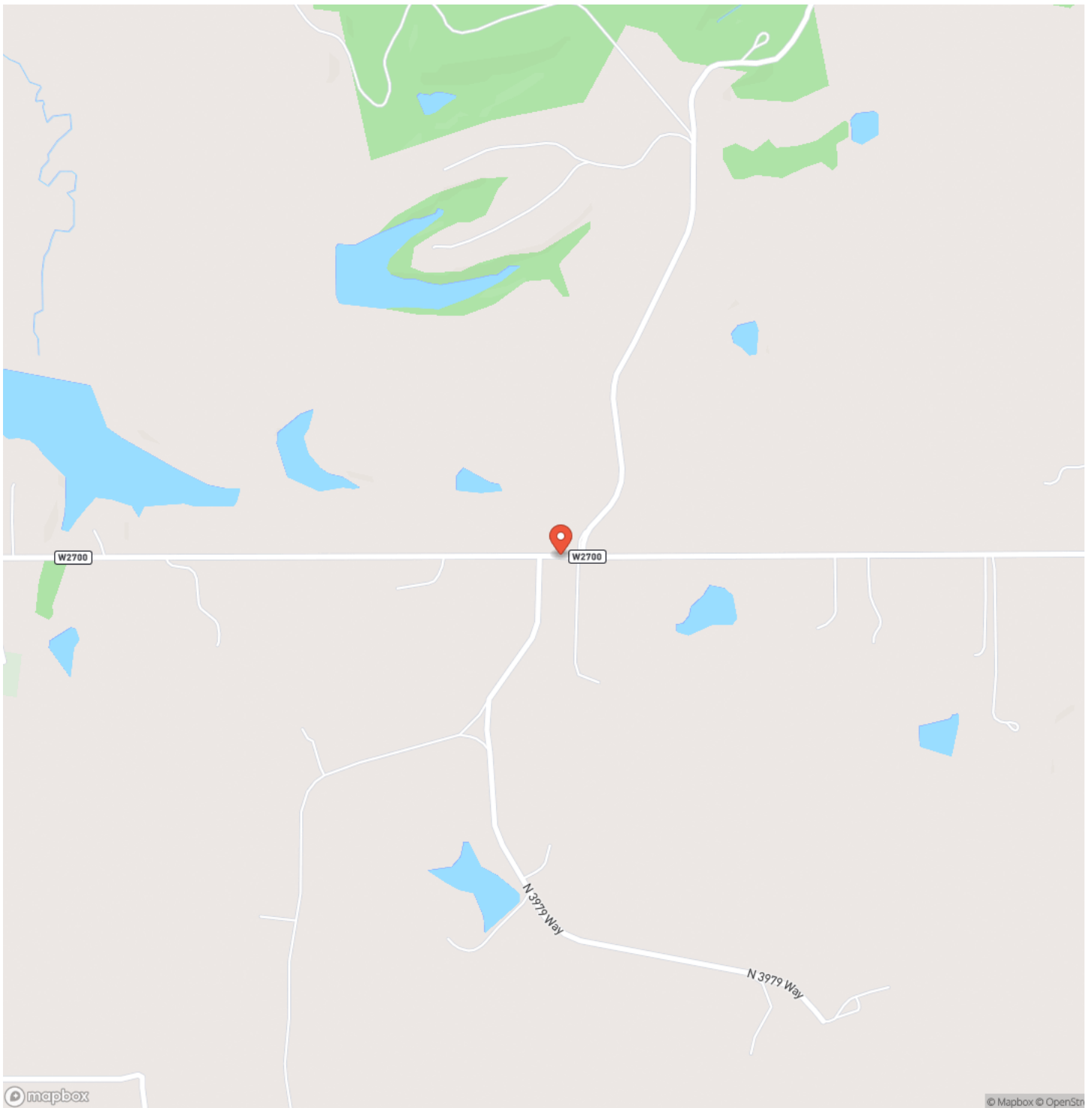


289+/- Ranch Overlooking Lake Garland  
Ochelata, OK / Washington County

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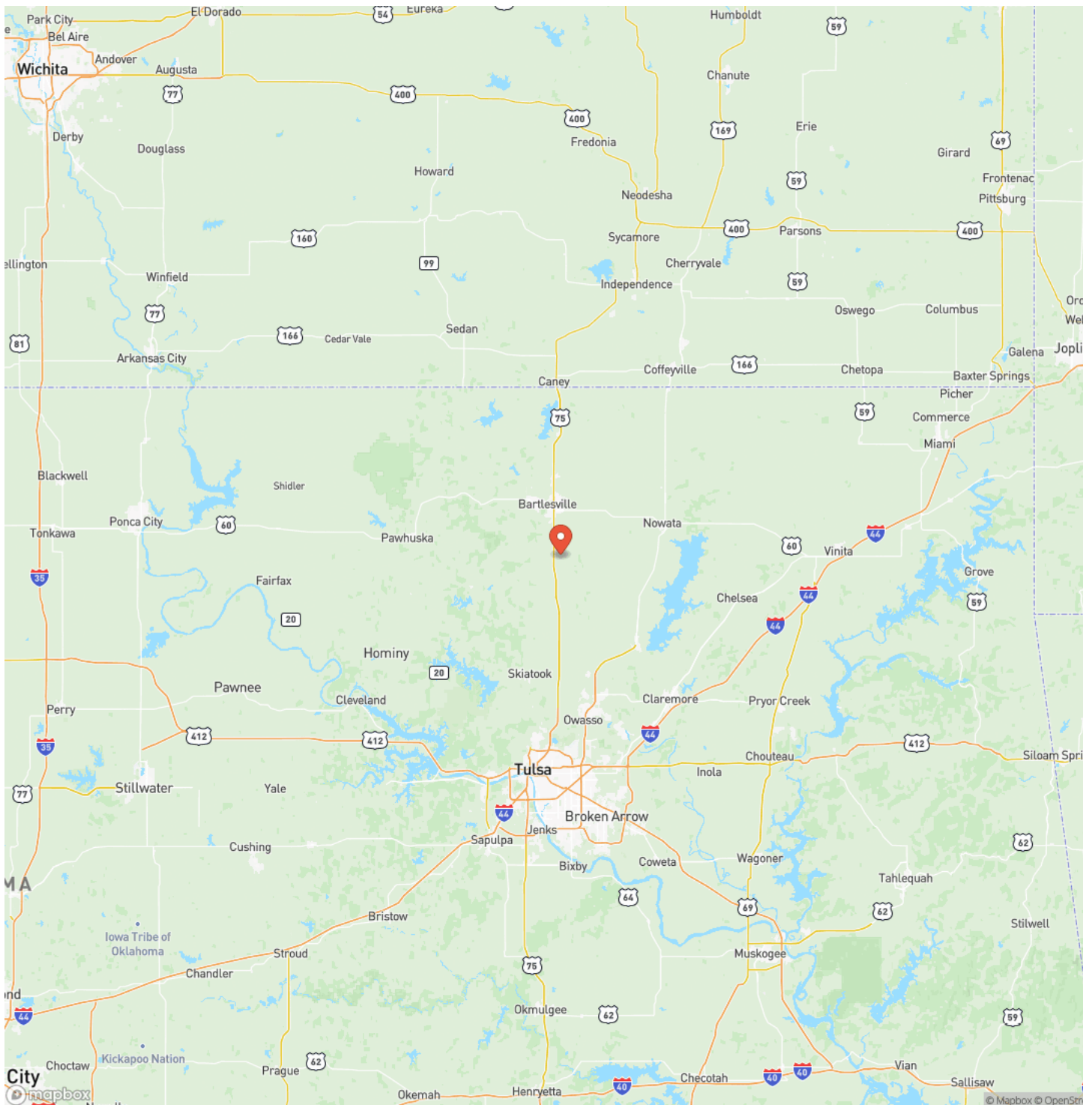


## Locator Map





## Locator Map



## Satellite Map



**289+/- Ranch Overlooking Lake Garland  
Ochelata, OK / Washington County**

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Greg Ganzkow

## Mobile

(918) 381-5656

## Office

(918) 381-5656

## Email

G7@g7ranches.com

**Address**

8909 S Yale Ave

## City / State / Zip

Tulsa, OK 74137

## NOTES



**MORE INFO ONLINE:**

**g7ranches.com**



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## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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Tulsa, OK 74137  
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