

The Reagan Ranch
12785 N 280 Rd
Okmulgee, OK 74447

\$2,650,000
226± Acres
Okmulgee County



The Reagan Ranch
Okmulgee, OK / Okmulgee County

SUMMARY

Address

12785 N 280 Rd

City, State Zip

Okmulgee, OK 74447

County

Okmulgee County

Type

Ranches, Horse Property, Residential Property, Hunting Land, Recreational Land

Latitude / Longitude

35.671036 / -95.874977

Taxes (Annually)

2106

Dwelling Square Feet

3741

Bedrooms / Bathrooms

5 / 4.5

Acreage

226

Price

\$2,650,000

Property Website

<https://g7ranches.com/property/the-reagan-ranch-okmulgee-oklahoma/80604/>

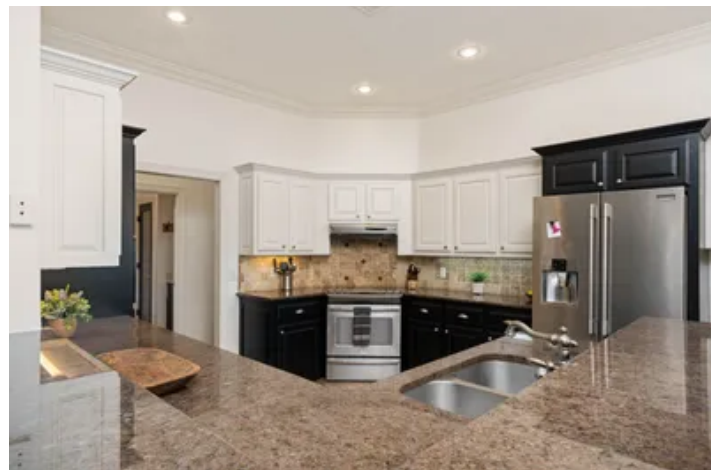


PROPERTY DESCRIPTION

Welcome to a true Oklahoma masterpiece - The Reagan Ranch! This TURN KEY property is a 226 Acre +/- working cattle ranch that perfectly balances natural beauty, ranching functionality, and luxury living. The ranch features multiple fenced and cross-fenced pastures, nutrient-rich soils, and an abundance of water with creeks, ponds, and an impressive private 11-acre lake with a new dam ideal for livestock, abundant wildlife, and serene waterfront enjoyment. Working pens, a squeeze chute, a hay barn, and two 30x60 insulated metal buildings with HVAC making ranch management efficient and straightforward. Entering the ranch you'll notice the new pipe gate and fencing. Showcasing a beautifully remodeled home both interior and exterior. A thoughtfully designed split-bedroom floor plan, spacious living and dining areas, and an open eat-in kitchen. A brand-new, luxurious master bathroom adds a spa-like retreat to the already impressive primary suite. Includes a bonus office space with a peaceful view of the front-yard pond, a large utility room with sink access to the oversized garage, and a backyard oasis featuring an inground pool perfect for relaxing after a long day's work. The detached guest house offers complete independent living with a full kitchen, cozy living room with fireplace, two bedrooms, a laundry room and a safe room. Two new AC units, and a new 50 year roof. This property offers a rare combination of excellent grazing land, productive hay pastures, extensive water features, and upgraded ranching infrastructure, The Reagan Ranch offers a rare opportunity. Whether you envision a fully operational cattle ranch, a recreational haven, or a multigenerational estate, this ranch checks all the boxes.



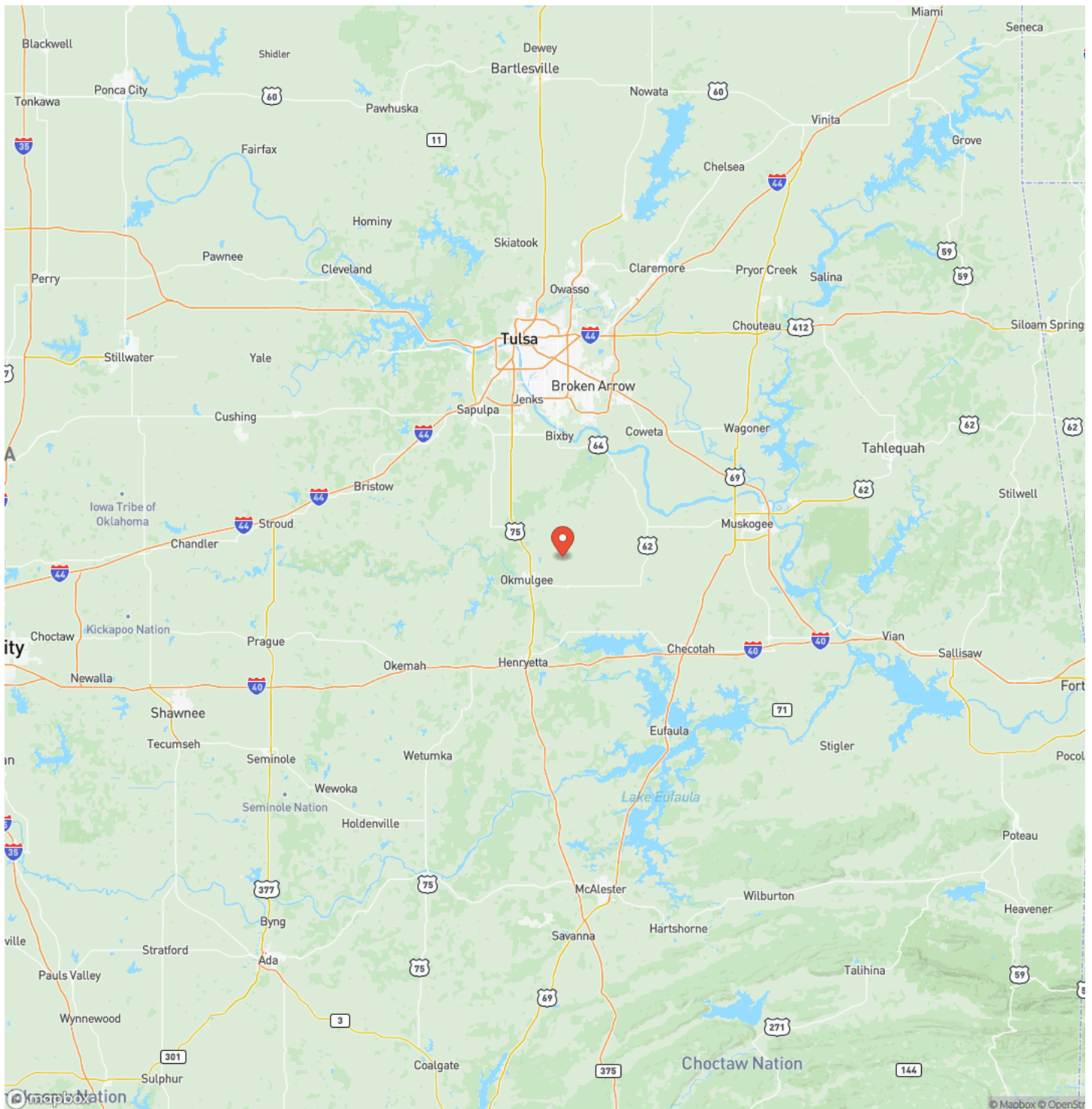
The Reagan Ranch
Okmulgee, OK / Okmulgee County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Hunter Gorton

Mobile

(918) 402-1136

Email

hunter@g7ranches.com

Address

City / State / Zip

NOTES

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g7ranches.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



G7 Ranches
8909 S Yale Ave
Tulsa, OK 74137
(918) 381-5656
g7ranches.com

