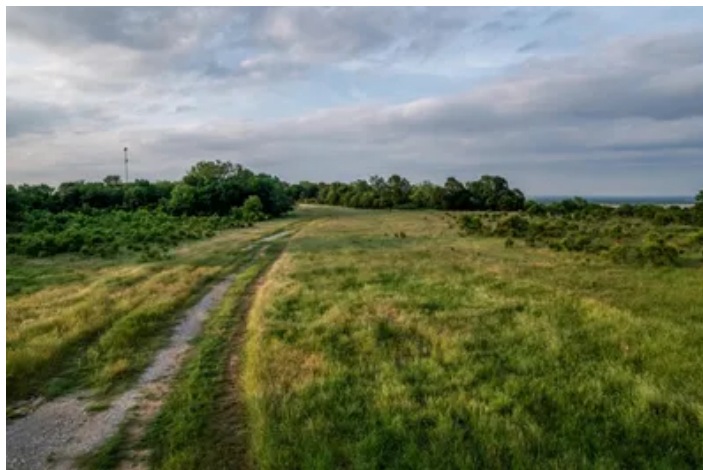


Picturesque Paradise
394591 W 3350 Road
Ramona, OK 74061

\$2,650,000
768.680± Acres
Washington County



Picturesque Paradise
Ramona, OK / Washington County

SUMMARY

Address

394591 W 3350 Road

City, State Zip

Ramona, OK 74061

County

Washington County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

36.531019 / -95.981504

Acreage

768.680

Price

\$2,650,000

Property Website

<https://g7ranches.com/property/picturesque-paradise-washington-oklahoma/46797/>



PROPERTY DESCRIPTION

Welcome to a picturesque paradise in the heart of Washington County, just 30 minutes from the vibrant city of Tulsa. Nestled on a sprawling 768 acres +/- of pristine land, this ranch is a true gem, boasting panoramic views and rolling terrain that will take your breath away.

As you approach the property, you'll be greeted by the convenience of paved road frontage, making access to this magnificent ranch effortless. The land itself offers a blend of native grasses and improved grasses, creating a lush and inviting landscape that showcases the natural beauty of the area.

There is roughly 2.5 miles of interior ranch trails that crisscross the property. These trails are perfect for exploring and navigating your way through the diverse terrain, providing endless opportunities for adventure and discovery.

The property offers a multitude of building sites that offer commanding views of the wild prairie and its breathtaking surroundings.

Whether you dream of a secluded getaway, a family gathering place or envision creating a community of ranchettes, the possibilities are limited only by your imagination.

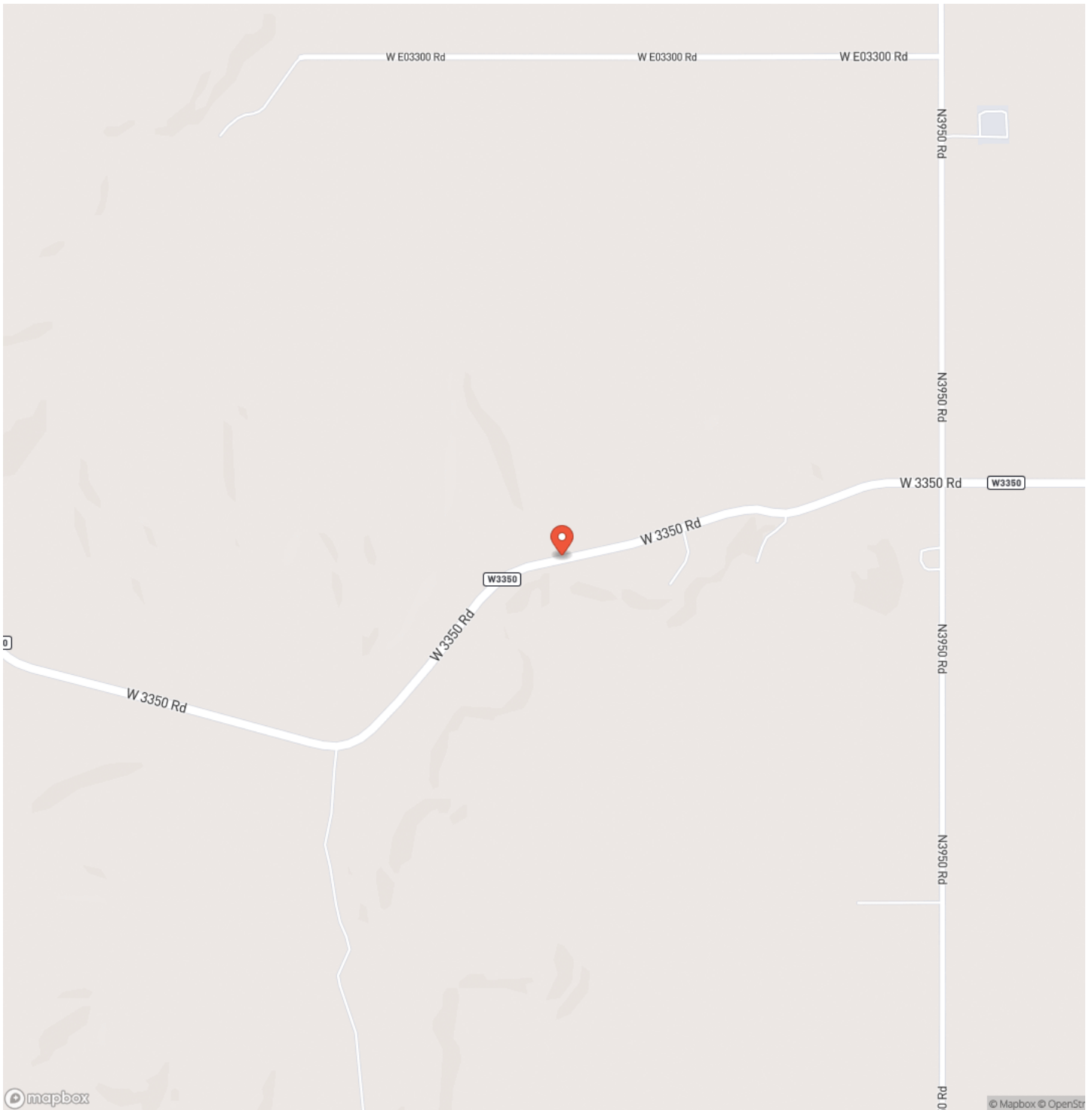
For outdoor enthusiasts, this ranch is a haven for hunting, recreation, camping, hiking, and horseback riding. The expansive land provides ample space for running cattle, allowing you to embrace the ranching lifestyle. The diverse landscape ensures that there is something for everyone to enjoy, from the avid hunter to the nature lover.

With its convenient location just a short drive from Tulsa, this 750-acre +/- ranch offers the best of both worlds – a tranquil retreat in the heart of nature with easy access to city amenities. Don't miss your chance to own this extraordinary piece of Washington County, where the possibilities for adventure, relaxation, and creating lasting memories are endless. Come and experience the magic of this remarkable property for yourself.

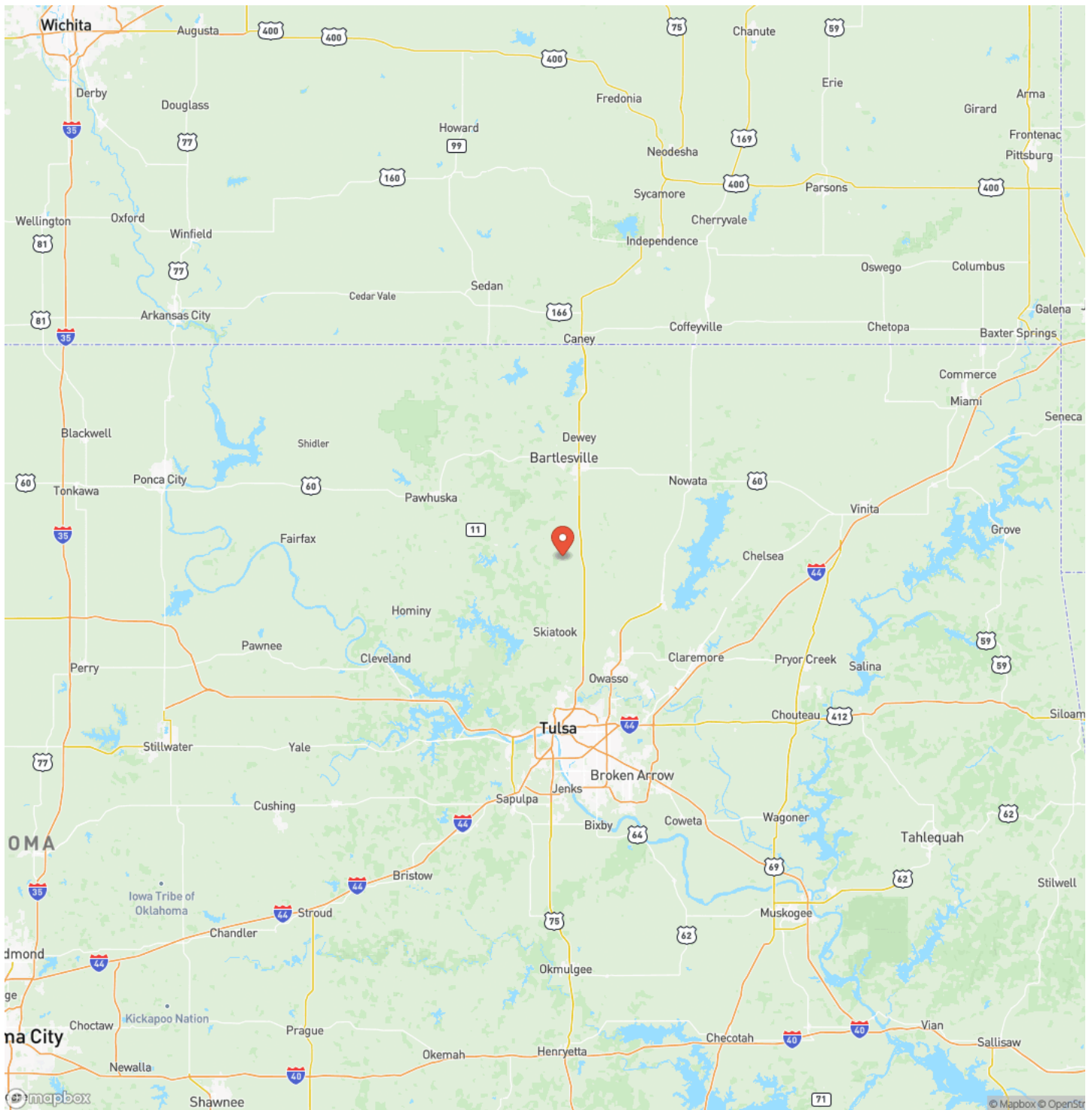




Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Greg Ganzkow

Mobile

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8909 S Yale Ave

City / State / Zip

NOTES

[illegible]

This image shows a full page of blank, lined paper. It features approximately 20 evenly spaced horizontal grey lines across its entire width, providing a template for writing or drawing. The margins are consistent on all sides.



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.



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