

Move in ready Wagoner Ranch
24767 State Hwy 51
Wagoner, OK 74467

\$974,500
48.500± Acres
Wagoner County



Move in ready Wagoner Ranch Wagoner, OK / Wagoner County

SUMMARY

Address

24767 State Hwy 51

City, State Zip

Wagoner, OK 74467

County

Wagoner County

Type

Ranches

Latitude / Longitude

35.95946 / -95.444123

Dwelling Square Feet

2800

Bedrooms / Bathrooms

4 / 3

Acreage

48.500

Price

\$974,500

Property Website

<https://g7ranches.com/property/move-in-ready-wagoner-ranch-wagoner-oklahoma/57737/>



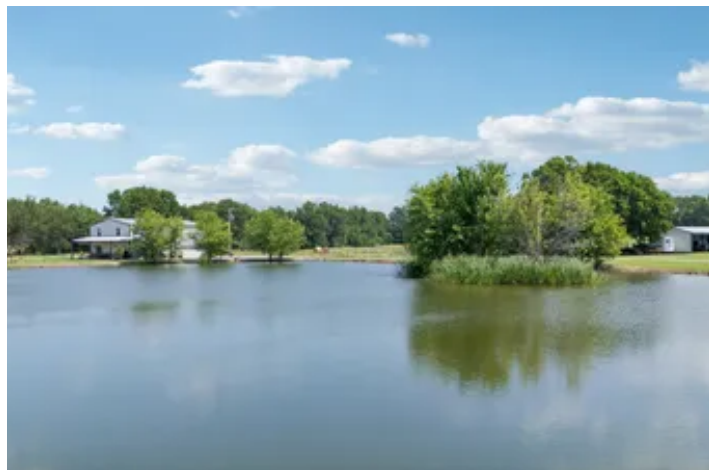
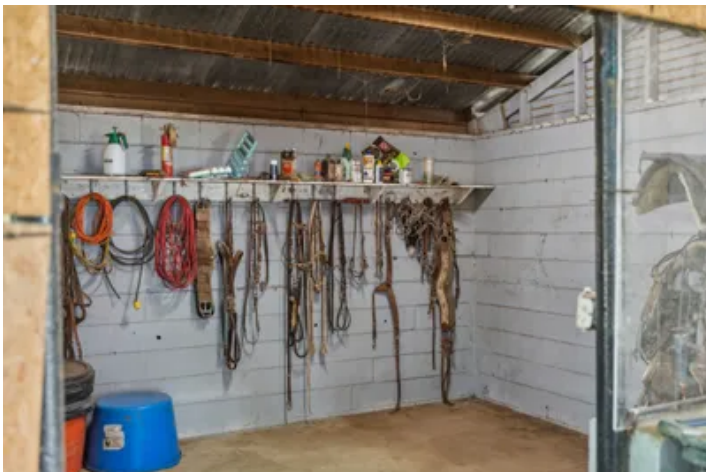
Move in ready Wagoner Ranch Wagoner, OK / Wagoner County

PROPERTY DESCRIPTION

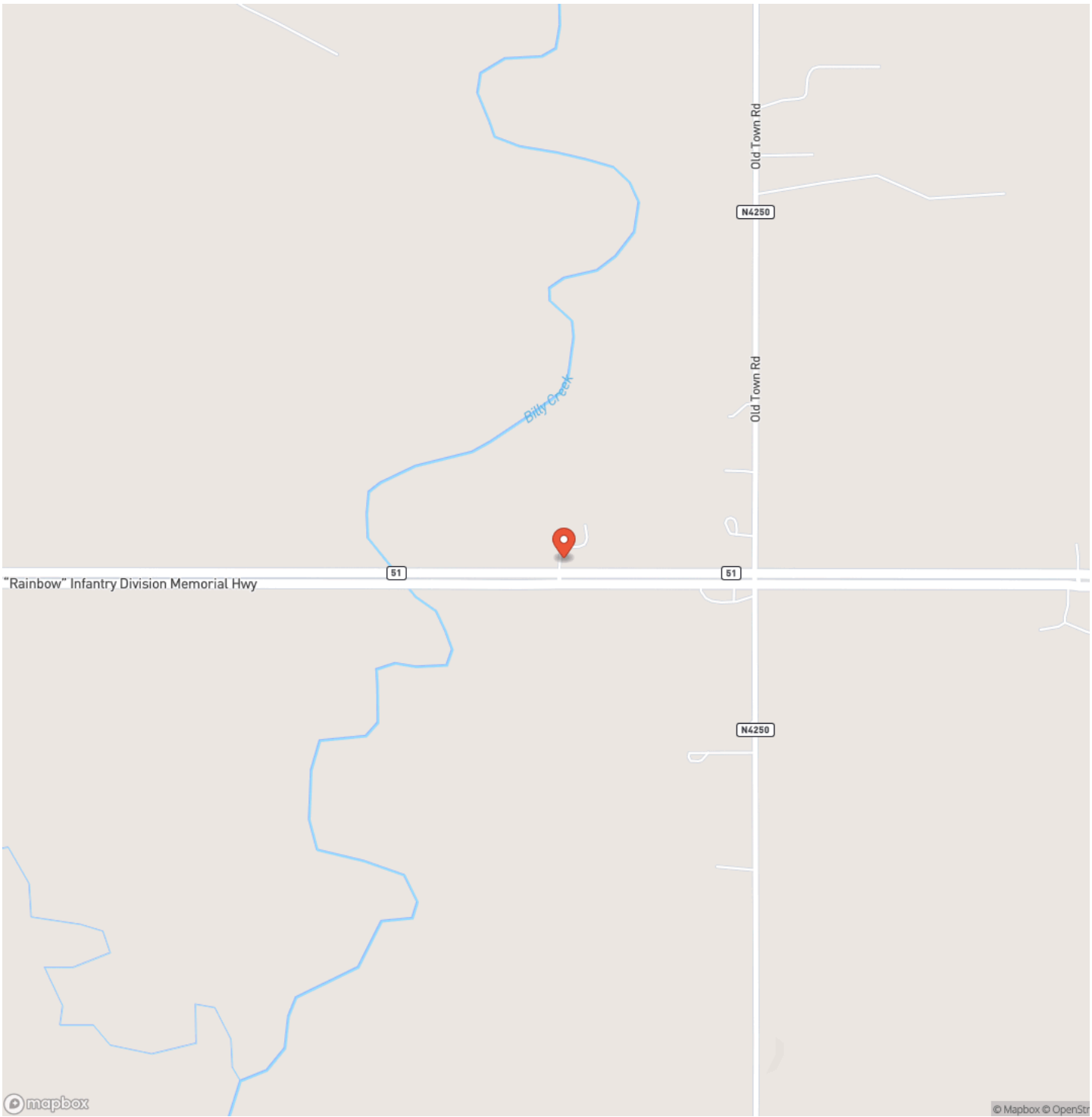
Discover 48.5+/- acres of prime Real Estate located on HWY 51 in Wagoner, OK. This move-in ready family ranch compound features everything you need for your own slice of rural paradise. Home #1: Built in 2021, this 2,800+/- sqft, 4 bed, 3 bath, two-story home features an open concept ideal for entertaining. It boasts multiple access points, a double-sided garage, all-steel construction with spray foam insulation, and a wood-burning fireplace with a blower. Home #2: A newly updated 2 bed, 2 bath ranch-style home. Recent improvements include new floors, windows, doors, countertops, kitchen upgrades, fixtures, appliances, paint, hot water heater, stucco/rock exterior, plumbing, and more. Additional Improvements: Pipe Arena - 200' x 150', Barn- 100' x 60' structure with 14+ stalls/runs, a tack room, water, and power, Shop- 50' x 30' building with concrete floors and power, Open face Loafing/Storage Shed: 50' x 20', Two grain silos, working pens, and 4+ holding areas. The property is fully fenced with three cross-fenced sections. There is plenty of water available for livestock and wildlife with a 1.5-acre pond and Billy Creek running through. A mix of mature timber and improved pastures make this an ideal setup for various uses. Conveniently located on HWY 51, just 2.5 miles from Wagoner and 10 miles from Coweta, this property offers both seclusion and accessibility. This is a rare opportunity to own a well-equipped ranch in a great location. Contact us today for more information.



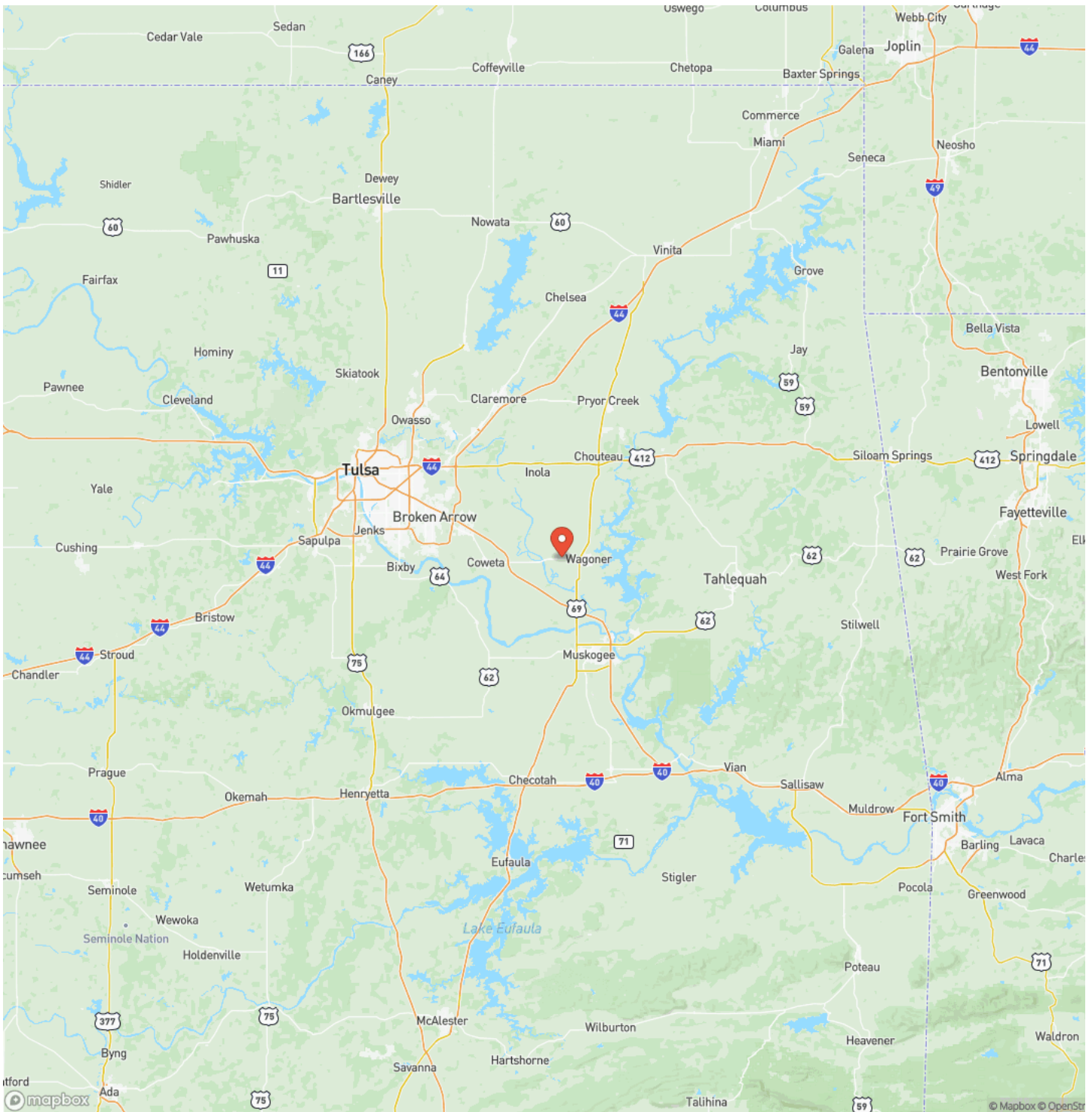
**Move in ready Wagoner Ranch
Wagoner, OK / Wagoner County**



Locator Map



Locator Map



Move in ready Wagoner Ranch Wagoner, OK / Wagoner County

Satellite Map



MORE INFO ONLINE:

g7ranches.com

Move in ready Wagoner Ranch Wagoner, OK / Wagoner County

LISTING REPRESENTATIVE

For more information contact:



Representative

James Steed

Mobile

(918) 284-5094

Email

James@g7ranches.com

Address

City / State / Zip

Tulsa, OK 74137

NOTES



This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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

