

394850 W Road
Skiatook, OK 4000

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MLS# 2617329



\$1,550,000

3 Bedrooms | 2.5 Bathrooms | 1,950 Sqft

INCREDIBLE 188 +/- ACRE WORKING CATTLE RANCH offering the ultimate blend of functionality, recreation, and modern country living. This updated 3-bedroom, 2-bath farmhouse combines rustic Oklahoma charm with extensive recent improvements throughout. The beautifully remodeled 2023 kitchen features custom cabinetry, updated granite countertops, new vinyl flooring, modern lighting, and new kitchen appliances designed for both everyday living and entertaining. Additional updates include new interior and exterior paint (2023), Pella double-hung vinyl triple-pane windows (2023), a new 50-gallon water heater (2021), septic pumped in 2025, and a new HVAC system installed in 2025 for peace of mind and efficiency. Enjoy the outdoors from the covered front patio, covered back porch, and additional back patio overlooking the scenic ranch land. Property includes both a 2-car carport and a separate single-car carport. Fully equipped for livestock and ranch operations with barbed cross fencing, pipe fencing, barn, tack room, feed room, hay shed with concrete floor, two storage sheds, and 6 stalls with potential for 8 stalls. The land features rolling pasture, creek, pond, and abundant opportunities for cattle, horses, hunting, recreation, or expansion. Conveniently located just 20 minutes from Skiatook Lake, this rare Oklahoma



Sarah Selling Oklahoma

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