



Barnsdall Homesite with a View

30.08 +/- Acres | Osage County, OK | \$250,000



ADDRESS

0 CR 2230
Barnsdall, OK 74002

LOCATION

From the Post office in Avant, head west on Old Hwy 11 for 0.75 miles and turn south on McCoy Ln, go 0.25 miles and turn west on Birch Lake Rd (CR 2230), go 4.6 miles and property will on west side of road.

PROPERTY SUMMARY

Located just 10 minutes from Barnsdall and only 40 minutes from downtown Tulsa, this scenic property offers a great blend of privacy, functionality, and versatility. With paved road frontage and two rural water taps, each with 1,000 feet of line already in place, plus electricity at the road, the groundwork is set for your next venture. A quarter-mile-long driveway leads you to the top of a hill where a prime build site overlooks the rolling countryside, offering views that are hard to beat. A half-acre pond adds value and appeal, perfect for fishing or relaxing by the water.

The land has seen many improvements, including two sets of three conex boxes welded together, each positioned on a 20x20 pad with an additional nearby 20x20 pad for expanded use. Whether you're looking for a getaway, hunting retreat, or a foundation for a future home, this property delivers. With ample space for hunting, fishing, and recreational activities, this tract is a rare find in a great location with infrastr

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