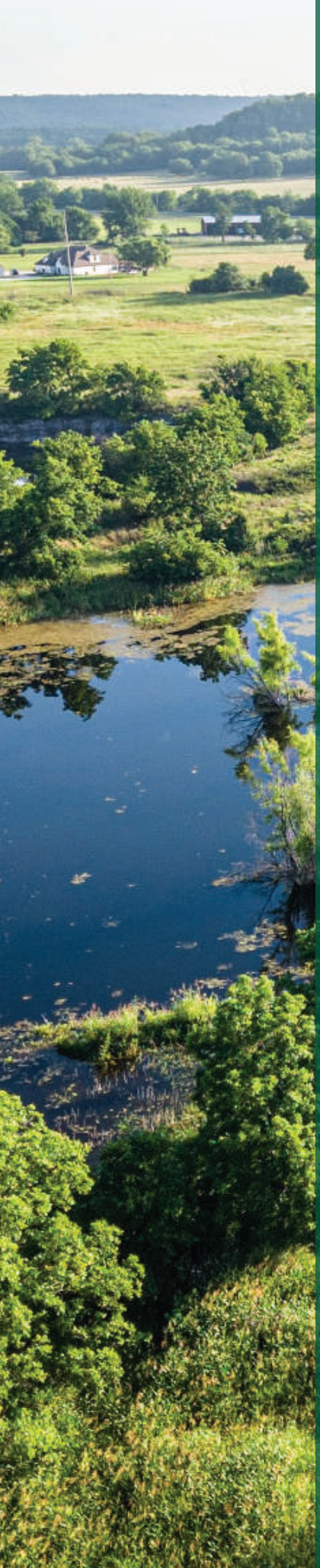
# Coyote Trail

72.23 Acres | Rogers County, OK | $715,000




HAYDEN H OUTDOORS



## Activities & Amenities

ATV/Off Road
Campground
Cattle/Ranch
Development Potential
Equestrian/Horse Property
Farm/Crops/Ag
Fishing
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds, Waterfowl
Outbuilding/Barn/Shed/Shop
Pond/Lake
Timber/Wooded
Water Rights

## Land Details

Address: 9372 E. Yorkshire Ave., Claremore, Oklahoma 74017, USA
Closest Town: Claremore
Total Acres: 72.23 | Deeded Acres: 72.23
Zoning: Rural Ag
Elevation: 620'
Topography: Gentle rolling
Vegetation: Nativer prairie
Timber Land Acres: 20 | Pasture Acres: 52
Water Rights: Yes
Income Type: Hay production
Estimated Taxes: $1,000 - 2025
Source of lot size: Assessor/Tax Data

## Building Details

Homes: 1
Style of Home(s): 2 story Barndominium
Finished Sq. Ft.: 1025
Stories: 2 | Bedrooms: 2 | Bathrooms: 2
Electricity Provider: Public
Gas Provider: Public - natural
Trash Provider: Private | Water Provider: Public
Parking Types: Attached Garage, Carport
Types of Outbuildings: Barndominium
Other Improvements: Storm cellar, lean for additional equipment storage or other uses, small livestock fencing and fenced lots.
Fence Type: Barbed wire
Cooling Systems: Forced Air Cooling
Heating Systems: Electric Heaters, Wood Stove
Foundations: Slab
Appliances: Dishwasher, Garbage Disposal, Oven
Roofing: Metal
View: Lake, Pond, Private, Scenic, Water, Wooded






## Property Summary

Coyote Trail is a great combination of native pastures and dense timber, conveniently situated near Claremore and Owasso, with just a short drive to Oologah Lake. This property provides a private retreat with all the amenities desired for a recreational lifestyle, while still offering easy access to city living.









## Land

Coyote Trail is a private 72± acre recreational and rural lifestyle property offering an exceptional combination of native pasture, mature timber, wildlife habitat, livestock potential, and comfortable improvements. Featuring a 2-bedroom, 2-bath barndominium, workshop, nearly one-half mile of graveled access, surface water, productive hay ground, and excellent hunting habitat, the property is well suited as a full-time residence, weekend retreat, hunting property, or small livestock operation.

Located near the Verdigris River Valley, Coyote Trail provides the privacy of the country while offering a diverse landscape designed for recreation, wildlife, and year-round enjoyment. The 72± acres feature gently rolling terrain with a diverse mixture of native-grass pasture, mature pecan trees, scattered walnut trees, wooded draws, limestone outcroppings, and heavier timber. The open portions of the property provide excellent grazing and hay production while the timbered areas create natural wildlife habitat, privacy, and recreational opportunities. Historical hay production has been approximately 110 bales annually.

Interior trails provide convenient access throughout the property for ATVs, UTVs, horseback riding, hunting, hiking, livestock management, and general property maintenance. The property is perimeter fenced with sturdy five-strand fencing and gated access. The layout also provides opportunities for additional cross fencing to create separate pastures or livestock management areas.

The property joins another 85.5 acres that can be combined for a 157 acre recreational, farm and ranch offering with frontage on the Verdigris River.  Ask the agent for further details.









## Improvements

A custom wooden entrance accented by fencing and stone columns creates an attractive approach to the property. From the entrance, nearly one-half mile of limestone-graveled driveway leads to the residence and primary improvements. The homesite is positioned for privacy and surrounded by an attractive mixture of open land and mature trees.

At the center of the property is a well-maintained 2-bedroom, 2-bath barndominium suitable for full-time living, a recreational residence, or a weekend hunting retreat.

The building features:

- 2 bedrooms and 2 bathrooms
- Durable steel siding and metal roofing
- Concrete flooring
- Attached workshop
- Two 12-foot roll-up bay doors
- Large west-side lean-to
- Equipment and ATV storage
- Workshop and maintenance space
- Rural water
- Public electricity
- Public natural gas

A spacious outdoor fire-pit area near the residence provides an ideal gathering place for family and friends, offering an inviting setting for cookouts, bonfires, and evenings under the stars.

Existing utilities and infrastructure also provide flexibility for future improvements or expansion










## Recreation

Coyote Trail has been enjoyed for years as a private recreational retreat and gathering place for family and friends. The property offers opportunities for:

- Whitetail deer hunting
- Turkey hunting
- Seasonal waterfowl hunting
- ATV and UTV riding
- Horseback riding
- Hiking
- Fishing
- Wildlife watching
- Bonfires and outdoor gatherings
- Exploring interior trails and timbered areas

The combination of open pasture, wooded cover, rolling terrain, surface water, and interior trails allows the entire property to be enjoyed throughout the year.

Its location near the Verdigris River Valley places Coyote Trail in an area with strong wildlife resources. Whitetail deer regularly utilize the property, and quality bucks have been harvested here over the years. Heavily timbered areas, wooded draws, natural travel corridors, open feeding areas, and transition zones provide excellent stand locations and make the property particularly attractive for bow hunting. The mixture of bedding cover, food sources, water, and timber provides the essential habitat components needed to attract and hold wildlife. Existing pond and wetland areas can also provide seasonal waterfowl habitat. During wetter years, these areas can attract ducks and other migratory birds, with opportunities to further improve water impoundments and enhance waterfowl habitat.

## Agriculture

The property is perimeter fenced in barbed wire with some small fenced traps near the building. The property offers many possibilities for additional improvements for livestock. Hay production is a income resource for the property and the production is around 110 round bales per cutting.

## Location

The property provides a convenient commute to nearby cities, allowing you to enjoy the benefits of both work and leisure. You can live or work in town while having just a short drive to your favorite hunting spot or to check on your livestock. This proximity to recreational and agricultural opportunities is one of the greatest advantages of owning land, offering the perfect balance between rural life and urban convenience. Coyote Trail is just a 12-minute drive, approximately 6.5 miles, from Claremoore, making it easily accessible for daily activities. From Owasso, the property is about 22 minutes away, covering roughly 20 miles. Collinsville is a short 18-minute drive at 14 miles, while the city of Oologah is conveniently located only 8.5 miles away, about a 14-minute drive. Additionally, Oologah Lake is just an 11-minute drive, approximately 8 miles from the property, offering an additional wealth of recreational opportunities.

The city of Tulsa is a 35 minute drive at distance of 35 miles.

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# Hayden Outdoors

# *Buyer Process*

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

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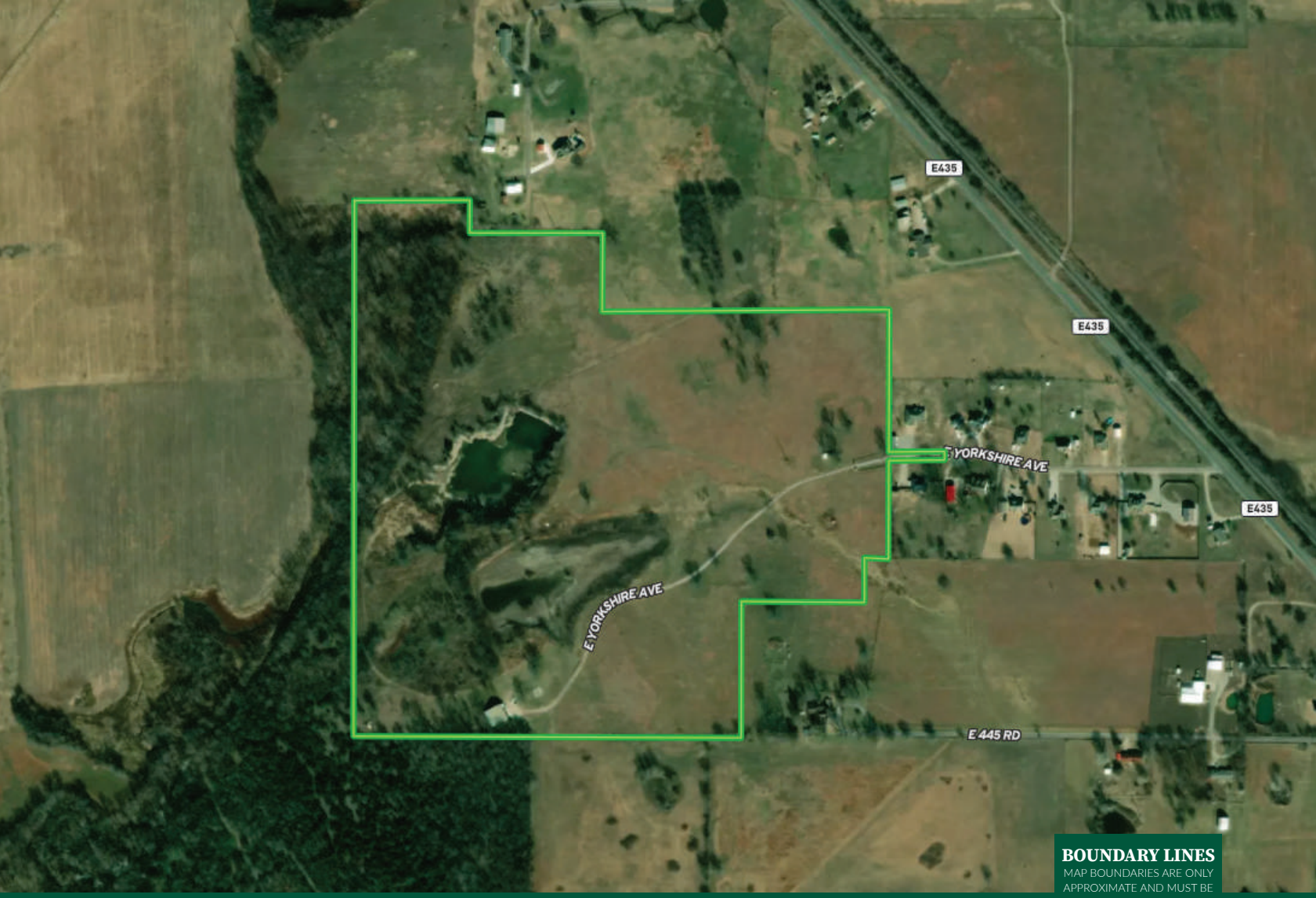
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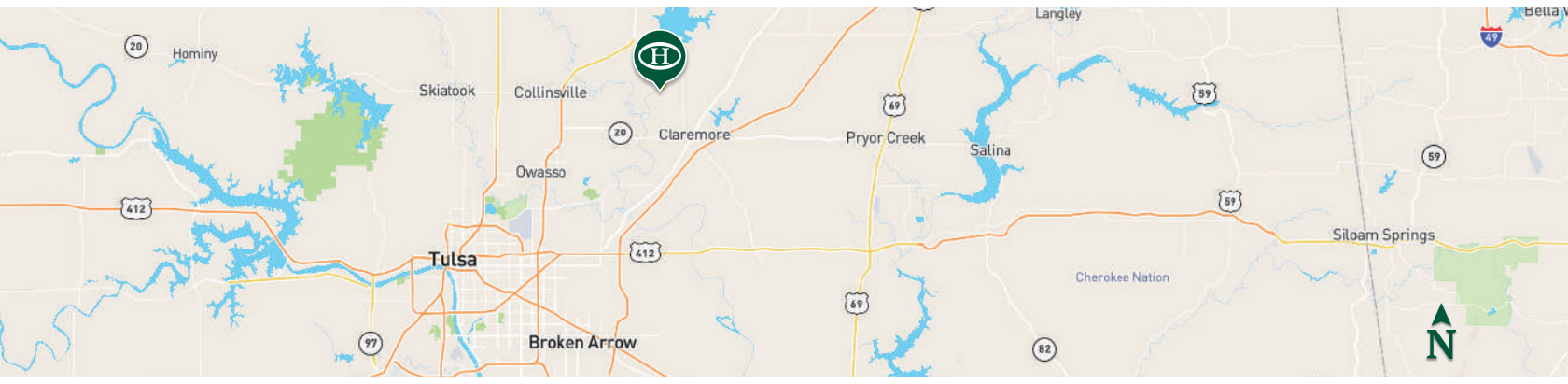
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*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

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