

Verdigris River at Coyote Trail

157.74 Acres | Rogers County, OK | \$1,672,044



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Activities & Amenities

ATV/Off Road
Borders Public Lands
Campground
Cattle/Ranch
Cycling/Mountain Biking
Development Potential
Farm/Crops/Ag
Fishing
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds, Waterfowl
Outbuilding/Barn/Shed/Shop
Natural Spring/Pond/Lake
Stream/River
Water Access/Water View/Waterfront
Timber/Wooded
Water Rights

Land Details

Address: 9372 E. Yorkshire Ave.,
Claremore, Oklahoma 74017, USA
Closest Town: Claremore
Total Acres: 157.74
Deeded Acres: 157.74
Zoning: Rural Ag
Elevation: 620'
Topography: Rolling hills
Vegetation: Native
Pasture Acres: 76
Water Rights: Yes
Estimated Taxes: \$1,000 - 2025
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home: 2 story Barndominium
Finished Sq. Ft.: 1,025
Bedrooms: 2
Basement: None
Electricity Provider: Public | Gas Provider: Public - natural
Trash Provider: Private | Water Provider: Public
Parking Types: Attached Garage, Carport, Driveway
Outbuildings: 1
Other Improvements: Storm cellar
Fence Type: Barbed wire
Cooling Systems: Forced Air Cooling
Heating Systems: Forced Air, Wood Stove
Foundations: Concrete slab
Waterfront Features: Verdigris River
Appliances: Dishwasher, Refrigerator, Hot Water Heater, Oven, Stainless Steel
Flooring: Laminate
Roofing: Metal
View: Pond, Private, River, Scenic, Stream, Water, Wooded



Property Summary

157± acres of Verdigris River frontage with a barndominium and homestead, offering a rare blend of recreation, investment potential, and location near Tulsa. Features productive bottomland, hardwood timber, native pasture, and abundant wildlife. Multiple access points, utilities, and build sites. Ideal for hunting, ranching, or a rural lifestyle with an easy commute.





Land

Introducing a rare opportunity to own 157± acres of Verdigris River frontage, complete with a well-appointed barndominium and homestead setting, offering exceptional recreational appeal, investment potential, and a prime location with convenient access to local cities and Tulsa.

The property includes productive river bottom ground well-suited for cattle, hay production, or crop use, with additional potential for further agricultural or recreational improvements. The balance of the acreage is made up of heavy hardwood timber, wildlife habitat, limestone outcroppings, and native pastures—creating ideal conditions for whitetail deer, wild turkey, and other native wildlife that thrive in this region. The diverse landscape and topography range from fertile bottomlands to elevations in the mid 500' to mid-600' range, providing scenic appeal. Large limestone outcroppings add character and offer elevated vantage points with views overlooking the Verdigris River Valley and the massive virgin timber stands towering below.

Properties with live water frontage like this are highly desirable, offering not only exceptional hunting, fishing, and outdoor recreation, but also long-term investment stability driven by scarcity and demand. The combination of usable acreage, wildlife habitat, and river frontage makes this tract well-suited for both recreational enjoyment and future value appreciation.

With multiple entry points off paved roads, access to public utilities, and several potential build sites, the property provides flexibility for a full-time residence, weekend retreat, or multi-use ranch. Improvements include a nice barndominium with a large workshop, adding immediate usability and convenience.

Located just minutes from surrounding communities and only a short drive to Oologah Lake, this property offers the rare ability to enjoy privacy and seclusion without sacrificing proximity to city amenities—making it ideal for those looking to enjoy a rural lifestyle while still maintaining a convenient commute to work or daily needs. Opportunities to own riverfront acreage of this size, quality, and location are becoming increasingly hard to find. This property offers exceptional privacy and seclusion, bordered by a large ranch to the south. The river valley encompasses much of the western portion, while surrounding agricultural land enhances the sense of a private retreat—yet it remains conveniently close to nearby communities.



Improvements

At the headquarters of the property is the barndominium that blends comfort, functionality, and the feel of a true weekend retreat. Positioned to take advantage of the surrounding landscape, the living quarters offer an open-concept layout with a full kitchen, abundant wood cabinetry, pantry, recessed lighting, and durable stained concrete flooring throughout the main level—perfect for low-maintenance living after a day outdoors.

The main floor includes two full bathrooms and the option for a second bedroom. Upstairs, the primary suite offers a full bath, large walk-in closet, laminate hardwood flooring, and a vaulted ceiling that creates a nice open feel that creates a large spacious room.

On the main floor, step through the double barn doors into one of the property's best features—the large, highly functional workshop built with the landowner in mind. With high ceilings, dual 12-foot roll-up doors, concrete flooring, and multiple 120V and 220V outlets, this space is well-suited for equipment storage, projects, and day-to-day use.

Serviced by all public utilities, including natural gas, this property offers a great balance of comfort and practicality—whether you're looking for a weekend getaway, hunting basecamp, or a place to enjoy the land.

Recreation

The combination of river frontage, fertile bottomland soils, mature native timber, and open pasture creates all the right ingredients for a truly exceptional recreational property. This natural diversity not only enhances the landscape but forms ideal wildlife habitat, establishing strong travel corridors, reliable food sources, and ample cover throughout the property.

These key components work together to support healthy populations of whitetail deer and wild turkey, while the Verdigris River and existing ponds provide consistent water sources that attract migrating waterfowl year after year. From hardwood bottoms to open grazing areas, the property offers a well-balanced environment that is both naturally productive and highly functional for wildlife.

Whether you're managing for hunting, habitat, or simply enjoying the outdoors, this tract checks all the boxes—water, cover, and food—making it a standout recreational opportunity.





Agriculture

The property offers a diverse range of agricultural opportunities, including established hay production, well-maintained grazing pastures, and fertile bottomland suitable for both grazing or crop production. The rich soils and productive landscape provide flexibility for a variety of agricultural uses, whether for livestock, hay operations, or row crops. The eastern portion at the headquarters features approximately 36 acres of open pasture within a 72-acre fenced parcel, providing an the opportunity for livestock use.

With multiple income-generating possibilities and the ability to adapt to different management practices, this property is well-suited for both agricultural production and long-term investment.

Water/Mineral Rights & Natural Resources

The 157± acres of bottomland stretch along the Verdigris River for approximately half a mile, offering excellent access and scenic frontage. A small spring flows in from the north's adjoining wetland, along with several natural drainages that run through the property and make their way into the Verdigris River, providing consistent water sources throughout.

In addition, the property features two ponds located near the headquarters, further enhancing its functionality for both agricultural use and wildlife. Mineral rights are not owned by the seller and no mineral rights will convey with the sale.

Location

The property is located just north of Claremore, Oklahoma and only a short drive to Oologah dam and the city of Oologah. Owasso, OK is another short drive at a mere 20 minutes at 18 miles and the City of Tulsa is a 40 minute drive.

The property has two access points from paved roads, the main entrance to the barndominium headquarters is 9372 E. Yorkshire, Ave. Claremore, OK 74017 and another entrance to the property from the south is 8999 E. 450RD Claremore, OK 74017

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Buyer Process

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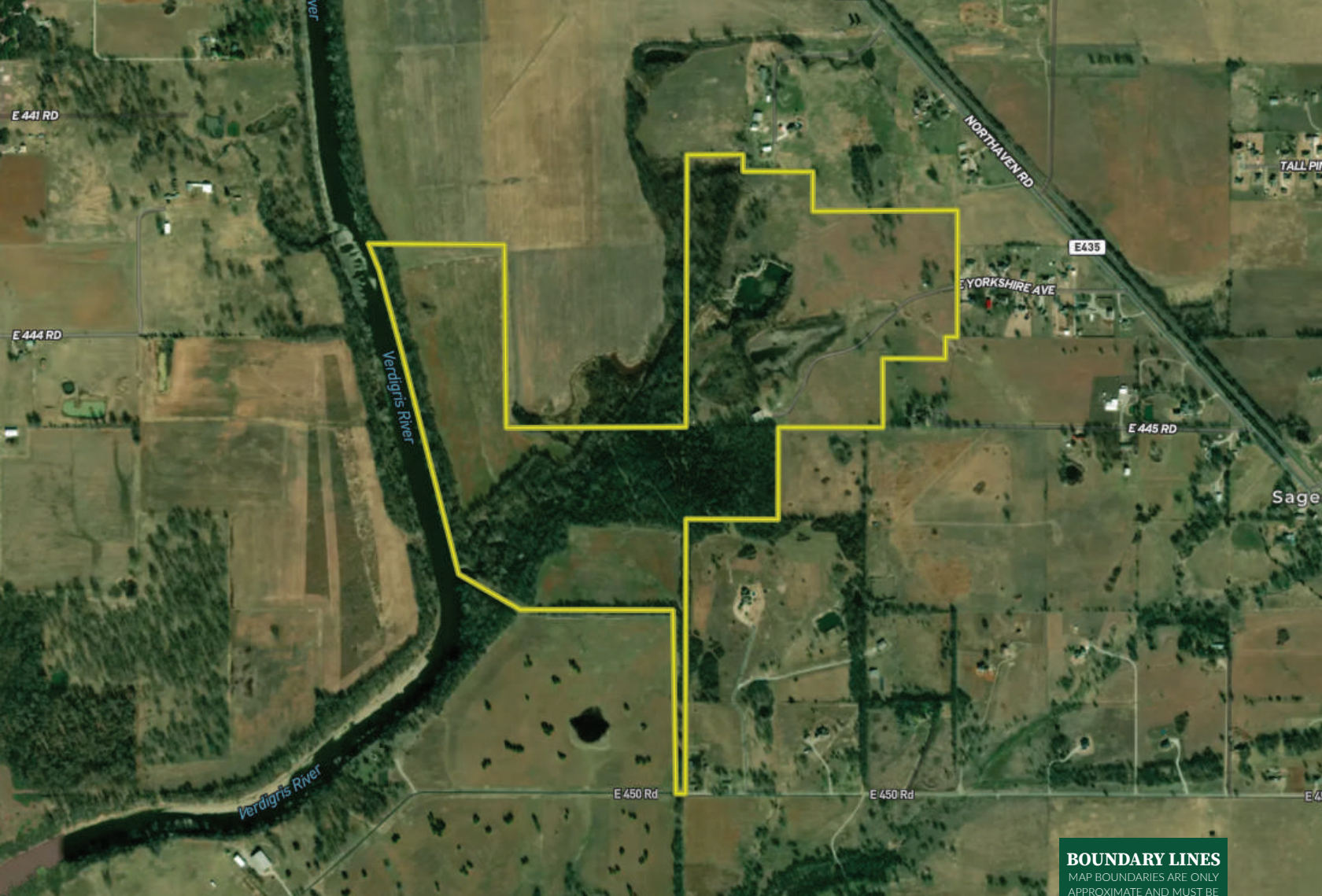


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- RICK STEINER, SELLER/BUYER

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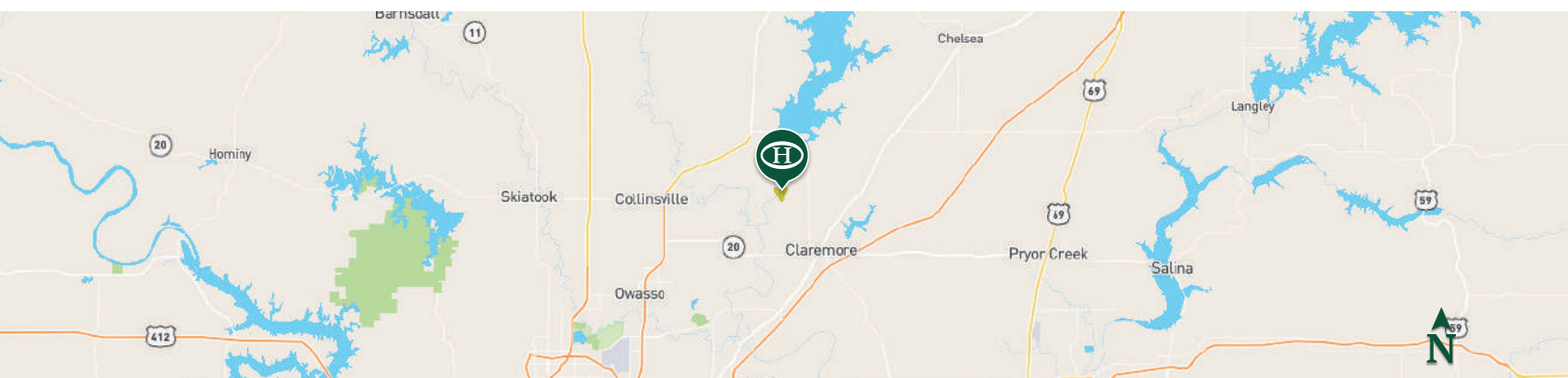




 Boundary

BOUNDARY LINES

MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.



Stacy Callahan

📍 Managing Broker LA & OK
Licensed in AR, KS, LA, NM & OK

✉ Callahan@HaydenOutdoors.com

📞 918.710.0239


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