Meadow Lake Ranch

197.17 Acres | Tulsa County, OK | $5,500,000

HAYDEN H OUTDOORS

Meadow Lake Ranch

TOTAL ACRES:	PRICE:	COUNTY:	CLOSEST TOWN:
197.17	$5,500,000	Tulsa County	Sand Springs, OK

Presented by

Stacy Callahan

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Property Summary

Meadow Lake Ranch is one of Oklahoma's most celebrated destination properties, renowned for its rich history, award-winning film productions, and national media recognition. Surrounded by crystal-clear spring-fed lakes, towering hardwood forests, and scenic trails, the ranch offers exceptional recreation, lodging, and endless opportunities as a private family retreat or a turnkey hospitality and event business, all just minutes from Tulsa.

Activities & Amenities

ATV/Off Road
Boating/Sailing/Rafting
Campground
Cattle/Ranch
Commercial Building
Cycling/Mountain Biking
Development Potential
Dock/Pier
Equestrian/Horse Property
Fishing
Food Plots
Hiking/Climbing
Hotel/B&B/Resort/Lodge
House/Cabin
Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds, Waterfowl
Irrigation
Natural Spring
Outbuilding/Barn/Shed/Shop
Pond/Lake
Recreational Business
Wooded/Timber
Water Access/Water View/Waterfront
Water Rights

Land Details

Address: 3450 S. 137th Ave. W., Sand Springs, Oklahoma 74063, USA
Closest Town: Sand Springs
Total Acres: 197.17
Deeded Acres: 197.17
Zoning: Agriculture and Commercial Ag
Elevation: 850'
Topography: Rolling hills
Vegetation: Native
Timber Land Acres: 150
Pasture Acres: 47
Water Rights: Yes
Water Type: Water Right - Full Ownership
Estimated Taxes: $5,870 - 2026
Source of lot size: Assessor/Tax Data

Building Details

Homes: 4
Style of Home(s): Cabin
Finished Sq. Ft.: 450
Unfinished Sq. Ft.: 2000
Bedrooms: 5
Basement: None
Electricity Provider: Public
Gas Provider: Propane
Trash Provider: Private
Water Provider: Public
Parking Types: Detached Garage, Attached Garage, Carport, Driveway
Outbuildings: 7
Other Improvements: Barns, storage buildings, other
Fence Type: Custom steel, barbed
Cooling Systems: Forced Air Cooling
Heating Systems: Electric Heaters, Forced Air
Foundations: Concrete
Waterfront Features: Lake front
Exterior Features: Professional landscaped
Appliances: Dishwasher, Dryer, Refrigerator, Hot Water Heater, Microwave, Oven, Stainless Steel, Washer
Flooring: Carpet, Hardwood, Tile
Siding: Hardi, Log, Masonry, Stone, Wood
Roofing: Metal
View: Creek, Lake, Pond, Private, Scenic, Stream, Water, Wooded

Land

Nestled among the rolling hardwood hills just west of Tulsa in Sand Springs, Oklahoma, Meadow Lake Ranch is one of the state's most iconic legacy recreational properties. Originally established as a premier bed-and-breakfast and authentic dude ranch, the ranch has welcomed guests from all 50 states and more than 40 countries, earning a reputation for exceptional hospitality, breathtaking scenery, and unforgettable outdoor experiences.

The ranch is defined by its crystal-clear spring-fed lakes and streams, mature hardwood forests, scenic limestone bluffs, and miles of winding trails that invite exploration on foot, horseback, or UTV. Every corner of the property reflects decades of thoughtful stewardship, creating a setting where natural beauty, recreation, and tranquility.

Throughout its remarkable history, Meadow Lake Ranch has become a destination for families, corporate retreats, weddings, and outdoor enthusiasts while also gaining national recognition as one of Oklahoma's premier filming locations. The ranch served as a principal filming location for the Academy Award-winning film Minari and has hosted numerous feature films, television productions, commercials, documentaries, and special productions. Its extraordinary landscape and unique character have also been showcased in countless news stories, travel publications, television features, and statewide tourism campaigns, further establishing Meadow Lake Ranch as one of Oklahoma's most recognized and celebrated destination properties.

Among the ranch's most distinguished guests was Sir Paul McCartney, who selected Meadow Lake Ranch as his private retreat while celebrating his 66th birthday during his historic Route 66 journey across America. Following his memorable stay, the lakeside cabin where he stayed was permanently renamed "Paul's Cabin," preserving a unique chapter in the ranch's rich history and adding to the property's enduring legacy.

Today, Meadow Lake Ranch offers an extraordinary combination of privacy, natural beauty, and established improvements. Trophy fishing in spring-fed lakes, abundant wildlife, miles of scenic trails, luxury lodging, and exceptional event facilities create a destination equally suited as a private family estate, luxury recreational ranch, corporate retreat, premier event venue, or investment opportunity.

Rarely does a property of this significance become available—where history, natural beauty, recreation, and timeless Oklahoma landscapes come together to create one of the finest legacy ranches in the region.

Shown by strict appointments only, Prospective purchasers must demonstrate financial capability prior to viewing the property.

Improvements

Lake Side Cabins

Three beautifully crafted 450-square-foot log cabins are positioned along the shores of the ranch's picturesque lakes, each thoughtfully designed to provide a private and relaxing retreat. Identical in design, every cabin features one bedroom, a full bathroom, a fully equipped kitchen with dining area, and comfortable living space that captures the charm of an authentic lakeside lodge. Each cabin opens onto a private concrete patio overlooking the surrounding landscape and is complemented by ample parking and its own custom-built fishing pier, allowing guests to enjoy immediate access to the ranch's crystal-clear spring-fed lakes and exceptional fishing.

Lodge

Serving as the centerpiece of the ranch is the impressive 1,600-square-foot Main Lodge and Office, perfectly situated between two of the property's scenic lakes. The lodge welcomes guests with vaulted ceilings, beautiful interior log siding, and expansive French doors and oversized windows that showcase views of the professionally landscaped grounds, waterfalls, and surrounding lakes. Designed for both hospitality and business operations, the lodge includes a fully equipped commercial-style kitchen, generous pantry and storage areas, two half bathrooms, and four full bathrooms, making it well suited for hosting guests, coordinating events, and supporting day-to-day ranch operations.

Event Center

The custom-built 2,400-square-foot Event Center was designed to accommodate weddings, corporate retreats, conferences, reunions, and private celebrations in an unforgettable natural setting. Constructed with sound-insulated walls, ADA-compliant commercial entrances, large windows, and an expansive open floor plan, the venue offers exceptional flexibility while embracing the beauty of its surroundings. Connected to the Main Lodge by beautifully designed sidewalks and custom walkways, the Event Center is nestled within a heavily wooded park-like setting enhanced by professionally designed landscaping, cascading waterfalls, and water features. Spacious gathering patios, decorative concrete and native stone retaining walls, custom gazebos, and a large fire pit create inviting outdoor spaces where guests can relax and enjoy the peaceful atmosphere.

Maintenance Building and Additional Cabins

Supporting the ranch's daily operations is a substantial 4,020-square-foot steel maintenance and equipment building, thoughtfully designed for efficiency and long-term durability. Constructed with high ceilings, multiple overhead roll-up doors, concrete flooring, full electrical service, water, and frost-free hydrants, the building provides ample space for equipment storage, maintenance operations, tools, supplies, and ranch support vehicles. The facility has served as the operational backbone of Meadow Lake Ranch, ensuring the property has been maintained throughout its history.

Attached to the eastern side of the building are two additional walkout guest cabins, each offering approximately 684 square feet each of comfortable living space. Both cabins feature one bedroom, a full bathroom, a spacious living area, a full kitchen, and private patios overlooking the ranch. One cabin is currently utilized as a laundry facility and additional storage for the ranch's hospitality operation but was originally designed as guest accommodations and can easily be returned to a fully functional cabin.

Perched on one of the property's higher elevations, these cabins enjoy sweeping panoramic views across Meadow Lake Ranch's spring-fed lakes, mature hardwood forests, and beautifully landscaped grounds. On clear days, guests are treated to remarkable views extending toward the Tulsa skyline, offering a unique combination of peaceful seclusion and proximity to one of Oklahoma's largest metropolitan areas.

Gun Range

Located within a secluded area of the property is a professionally constructed shooting range designed with both safety and functionality in mind. The range features multiple shooting distances suitable for a variety of firearms, including centerfire rifles, rimfire rifles, and traditional black powder rifles. Engineered earthen berms, strategically positioned steel targets, and carefully planned shooting lanes provide a safe and enjoyable shooting environment for recreational target practice and marksmanship training.

A custom-built steel shooting house with a concrete floor offers a comfortable and weather-protected shooting platform, allowing year-round use while enhancing both safety and convenience. The secluded setting provides excellent privacy, ensuring the range remains an outstanding recreational amenity without impacting other areas of the ranch.

Horse Barn & Livestock Facility

Designed with both functionality and craftsmanship in mind, Meadow Lake Ranch features an exceptional equestrian and livestock complex that reflects the property's heritage as an authentic dude ranch. Every improvement has been custom built using quality materials and heavy-duty construction, creating facilities that are both attractive and built for years of dependable use.

The custom-designed 11′ x 70′ horse barn features steel construction with attractive wood exterior finishes that blend seamlessly with the ranch's rustic setting. The barn offers five individual horse stalls, a dedicated tack and storage room, and direct access to adjoining holding pens and small turnout pastures, creating an efficient layout for horse care and daily operations.

Adjacent to the barn is a well-planned livestock working facility complete with sorting pens, working chutes, and a hydraulic head catch, allowing for efficient livestock handling, vaccinations, and routine herd management. A 50-foot round pen provides an ideal environment for horse training and groundwork, while the 20,000-square-foot riding arena offers ample space for riding, training, clinics, and recreational equestrian activities.

Supporting the operation is a custom-built 30′ x 40′ steel hay barn with the capacity to store approximately 110 round bales, providing excellent protection for hay and feed throughout the year.

The entire livestock complex is enclosed with custom fencing constructed of heavy-duty steel pipe, welded cattle panels, and quality barbed wire. Every gate, corner brace, and working component was built with durability, safety, and long-term performance in mind, reflecting the exceptional level of craftsmanship found throughout Meadow Lake Ranch. The ranch can support a small herd of around 30 cow calf pairs.

Activities

Meadow Lake Ranch was thoughtfully designed to bring people together, offering a variety of outdoor recreational amenities that have hosted countless family gatherings, corporate retreats, weddings, and special events over the years.

A dedicated recreation area features an established tomahawk throwing course, archery range, horseshoe courts, and a calf roping course, all of which remain in place and are ready to be enjoyed by future owners and guests. These amenities provide a unique western experience while honoring the ranch's heritage as an authentic dude ranch.

Surrounding the activity areas are numerous custom concrete patios and gathering spaces, thoughtfully positioned throughout the beautifully landscaped grounds. Comfortable outdoor seating, fire pits, and scenic overlooks create inviting places for family and friends to relax, visit, and enjoy the peaceful surroundings after a day of outdoor adventure. Whether sharing stories around the fire, enjoying an evening overlooking the lakes, or hosting group activities, these gathering areas encourage memorable experiences for guests of every generation.

Together, these thoughtfully designed recreational amenities enhance the ranch's appeal as both an extraordinary private family retreat and a turnkey hospitality destination, offering a rare combination of outdoor adventure, entertainment, and timeless Oklahoma charm.

Landscaping and water features

The grounds surrounding the Event Center have been meticulously designed to create one of the ranch's most impressive gathering areas. A custom underground irrigation system supports professionally landscaped lawns, gardens, and mature plantings while supplying an extensive collection of ornamental water features, cascading waterfalls, and ponds throughout the venue. Custom sidewalks, decorative concrete patios, native stone retaining walls, gazebos, and inviting fire pit areas blend seamlessly into the surrounding hardwood forest, creating a peaceful, park-like setting that is both visually stunning and exceptionally functional for entertaining guests year-round.

Other

Supporting the property's day-to-day operation is a dedicated firewood processing and storage area, designed to efficiently supply the numerous cabins, fire pits, and gathering areas located throughout the ranch. Throughout the year, hardwood timber harvested from routine property maintenance is accumulated and processed into firewood using an organized cutting, splitting, and storage system. This dedicated area provides an efficient workflow while maintaining a readily available supply of seasoned firewood for guests and ranch operations. Further enhancing the ranch's versatility is a separate, privately situated poultry enclosure designed for raising chickens and other domestic fowl. Located away from the main improvements, the facility provides a secure and spacious environment that has supported the ranch's hospitality operations while offering opportunities for fresh eggs, hobby farming, or small-scale agricultural pursuits.

All cabins, lodging facilities, and primary improvements are serviced by underground electrical utilities, eliminating the visual impact of overhead power lines and enhancing the ranch's clean, park-like appearance.

The property is served by a dependable public rural water system, providing reliable water service to the cabins, lodge, event center, and supporting improvements. An extensive network of well-maintained graveled interior roads provides convenient year-round access throughout the ranch, allowing guests and service vehicles to comfortably reach every major improvement and recreational amenity. Adding to its accessibility, the ranch enjoys frontage and access from three paved county roads, providing exceptional convenience, multiple points of entry, and excellent circulation throughout the property.

Recreation

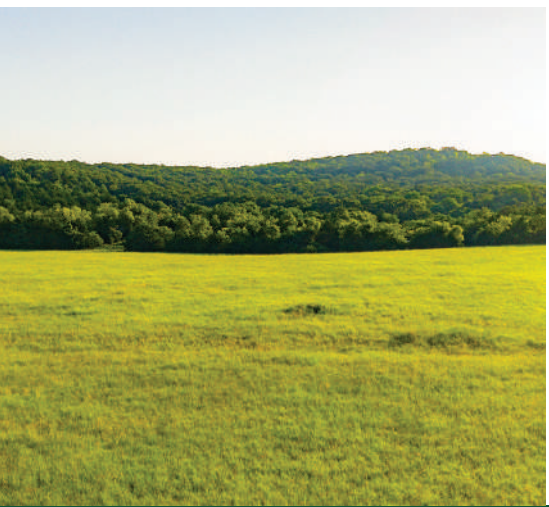
Meadow Lake Ranch is a destination where generations can gather, explore, and create unforgettable memories. Encompassing crystal-clear spring-fed lakes and streams, mature hardwood forests, rolling hills, and miles of scenic trails, the ranch offers an extraordinary blend of recreation, relaxation, and outdoor adventure—all within minutes of downtown Tulsa.

The ranch's beautiful spring-fed lakes serve as the centerpiece of the property, offering exceptional trophy bass fishing with established populations of Florida-strain largemouth bass. Whether fishing from the shoreline, a private dock, or by boat, the lakes provide year-round enjoyment for anglers of all ages. Calm waters also invite kayaking, canoeing, paddleboarding, and leisurely boating, creating endless opportunities to enjoy the peaceful surroundings.

Established trails meander through towering hardwood timber, across native meadows, and alongside picturesque streams, making the ranch ideal for hiking, horseback riding, mountain biking, ATV and UTV adventures, and wildlife photography. Scenic overlooks, waterfalls, and secluded lakefront settings offer breathtaking views throughout the property, with every trail revealing another unforgettable landscape.

The ranch supports an abundance of wildlife and has long been recognized for its outstanding outdoor recreation. Healthy populations of whitetail deer, wild turkey, waterfowl, and native small game thrive within the diverse habitat, providing exceptional wildlife viewing and outstanding hunting opportunities. An established waterfowl hunting blind overlooks one of the ranch's productive lakes, offering excellent duck hunting during migration, while the surrounding timber and rolling terrain create ideal habitat for quality deer and turkey hunting.

Designed for families as much as outdoor enthusiasts, Meadow Lake Ranch offers activities for every generation. Lakeside cabins provide peaceful retreats after a day outdoors, while gathering areas, fire pits, horseshoe courts, an archery range, a tomahawk throwing course, and miles of private shoreline create countless opportunities to relax, reconnect, and entertain family and friends.



Recreation

Perhaps the ranch's greatest luxury is its remarkable sense of seclusion. Hidden among mature towering hardwood and scenic hills, Meadow Lake Ranch offers the peace and privacy of a secluded wilderness retreat while remaining only minutes from Tulsa's shopping, dining, business districts, and world-class amenities.

Whether spending the day trophy bass fishing, watching wildlife from the porch of a lakeside cabin, kayaking across spring-fed waters, exploring miles of wooded trails, enjoying a successful morning in the duck blind, or gathering around an evening campfire with family and friends, Meadow Lake Ranch delivers a recreational experience that is rarely found and impossible to duplicate. It is a place where outdoor adventure, natural beauty, and lasting family traditions come together to create one of Oklahoma's premier recreational destinations.

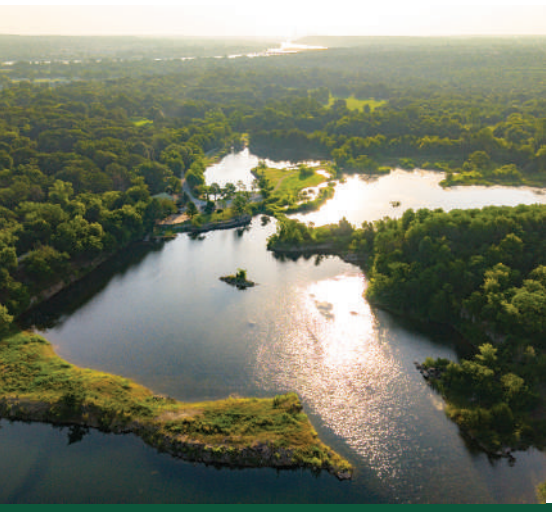
Water/Mineral Rights & Natural Resources

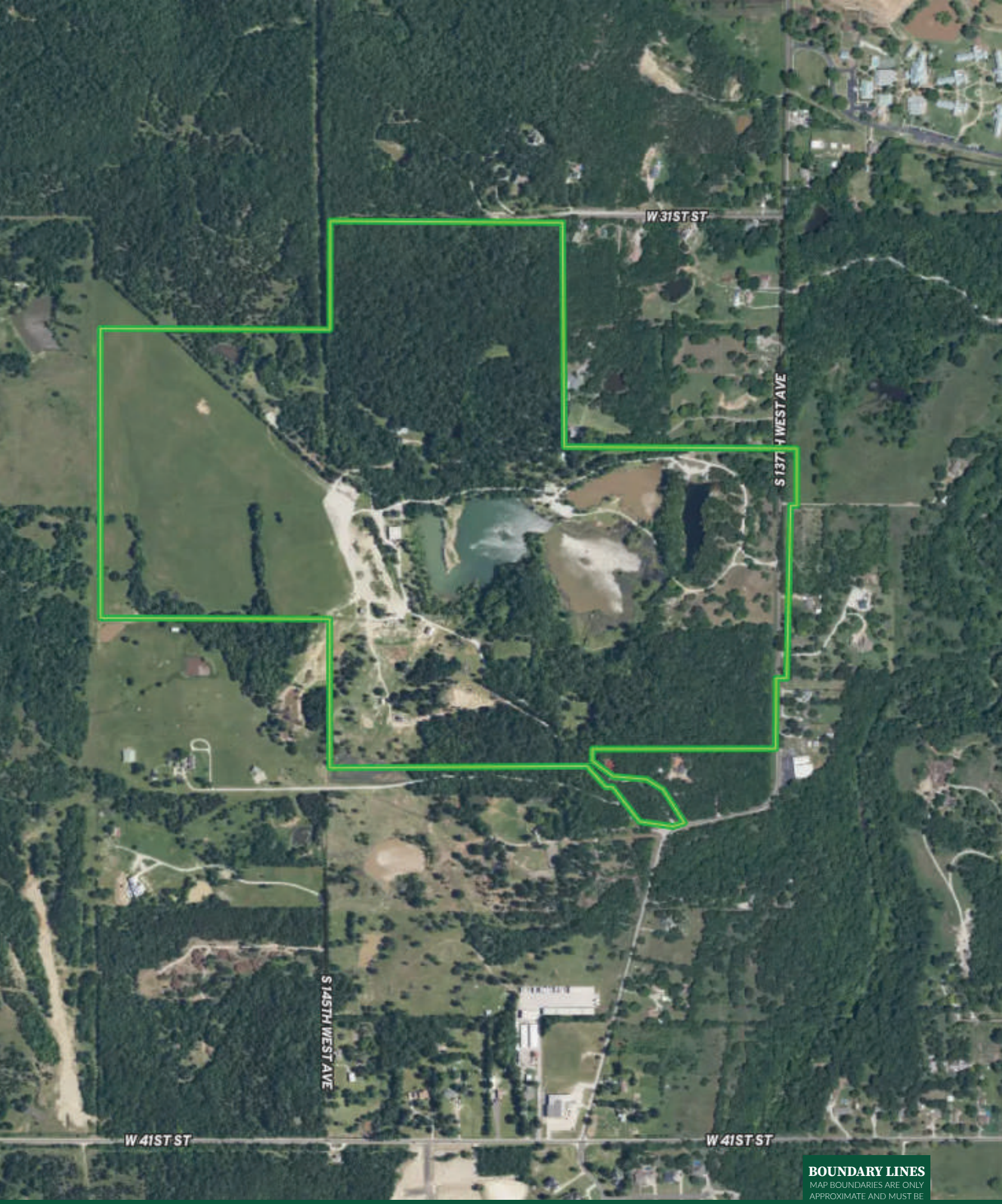
Minerals are not available with the sale. The ranch is in production on the western portion of the property and all or any activity with the production has access from the secondary access entry.

History

Postoak Cemetery

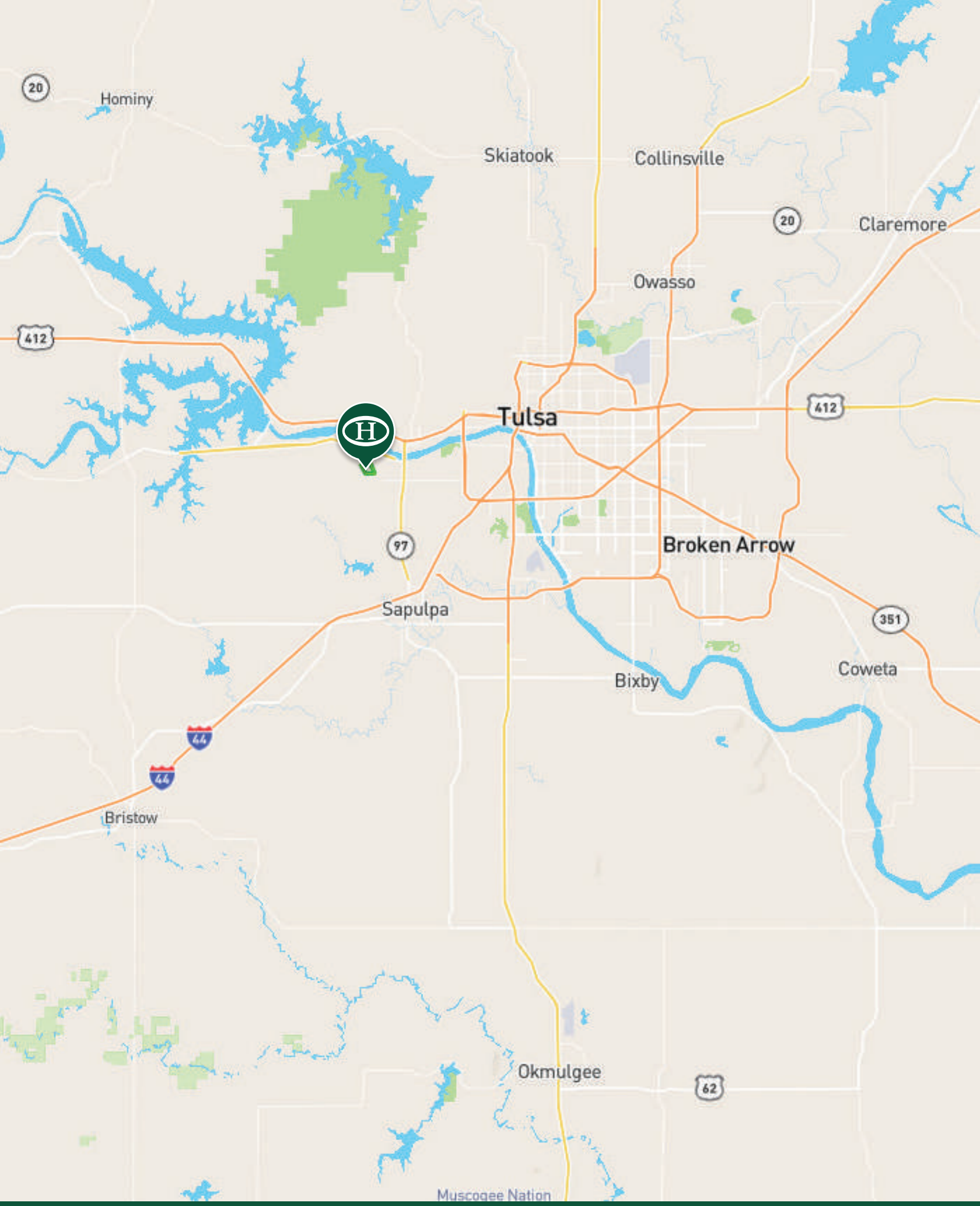
Meadow Lake Ranch is home to the historic Postoak Cemetery, a small family cemetery established in the late 1800s. The cemetery is located in a private location on the southern most part of the ranch that includes members of the Postoak family, descendants of the Muscogee (Creek) Nation, and serves as an important part of the property's cultural and historical heritage. The cemetery is preserved in its natural setting and is recognized as a historic feature of the ranch. Buyers should understand that this cemetery is located on the property and should be respected and preserved in accordance with applicable laws and cultural traditions.





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

Boundary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Coweta
Bixby
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Bristow
Okmulgee
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Muscogee Nation

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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 regard 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.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Fair Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."

★ ★ ★ ★ ★

"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

Scan to see more testimonials

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THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990s, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the ***best*** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

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