

# Sunset View - 3980 Way

73.00 Acres

Washington County, OK

\$1,650,000



HAYDEN  OUTDOORS



# Sunset View - 3980 Way

TOTAL ACRES:

73.00

PRICE:

\$1,650,000

COUNTY:

Washington County

CLOSEST TOWN:

Bartlesville, OK

*Presented by*



**Amy Lindsey**

- 📍 Licensed in Oklahoma
- ✉️ [Amylindsey@HaydenOutdoors.com](mailto:Amylindsey@HaydenOutdoors.com)
- 📞 405.612.3656



**HAYDEN OUTDOORS.**  
**REAL ESTATE**







### About This Property

Enjoy remarkable sunsets overlooking the 5+ acre clear pond. This 2015 custom built home by Dan Hough, offers beautiful 360 degree views and is hidden from view of the surrounding neighbors. Perched atop the hill at the end of a winding driveway, the pond wraps around 3 sides of the home, providing a secluded feel, while being close to the convenience of Bartlesville and Tulsa.





## Activities & Amenities

Equestrian/Horse Property

Fishing

Hunting - Predator/Varmint

Hunting - Turkey

Hunting - Waterfowl

Pond/Lake

Propane

Water View

## Land Details

Address: 26755 N 3980 Way, Ochelata,  
Oklahoma 74051, USA

Closest Town: Bartlesville

Total Acres: 73.00

Leased Acres: 0.00

Zoning: Agriculture

Source of lot size: Assessor/Tax Data

## Building Details

Homes: 1

Homes: Wood Frame

Style of Home(s): Lodge Style

Finished Sq. Ft.: 2697

Bedrooms: 3

Full Bathrooms: 3

Half Bathrooms: 2

Basement: None

Parking Types: Attached Garage

Total # of Spaces: 3

Cooling Systems: Forced Air Cooling

Heating Systems: Fireplace, Forced Air

Foundations: Slab

Waterfront Features: Waterfront

Exterior Features: Pool, Zip Line





## Land

The home lies at the end of a 3/4 mile private driveway off of 2700 Rd. The entrance is gated and shared by the three adjoining property owners.







## Improvements

This impressive home was designed with large windows for natural lighting and to showcase the views from any room. The 2,697 square foot home features wood and stone siding to seamlessly blend with the surrounding 73 acres. Upon entering the home you are greeted by floor-to-ceiling windows and a beautiful rock fireplace as a focal point. The open concept kitchen, dining and living room is great for entertaining. The interior of the home combines LED lighting, black granite countertops, stainless steel appliances and hickory cabinets with dark hardwood and light stone flooring for a modern rustic feel. The kitchen has a Wolf 6 burner gas stove, oven, wine fridge, icemaker and Electrolux refrigerator. The wood burning fireplace has a gas start for those cold winter nights. The primary suite is conveniently located on the main level and features a gas fireplace and sliding doors to the patio. The two remaining bedrooms are located on the second floor, each with a full bath. One bedroom upstairs has a patio overlooking the pool and pond. Enjoy outdoor entertainment and fun with the saltwater, gunite heated pool.

Additional features include Low E Anderson windows, solid knotty alder doors, an outside half bath, above-ground safe room in the 3-car climate controlled garage, whole house air purification system, and Generac generator. There are two AC units and a 1,000 gallon buried propane tank.

This immaculate custom home build has been crafted with attention to detail and functionality making it a legacy home you can be proud to call yours.

## Recreation

The pond is great for paddleboarding and fishing for large mouth bass or ziplining for the more adventurous. The acreage has been managed for deer and quail and serves as a natural corridor for deer to the Caney River. The pond serves as a winter layover for migrating waterfowl. The landscaping includes mature trees and shrubs and the center island bed is planted with wildflowers for pollinators and butterflies.



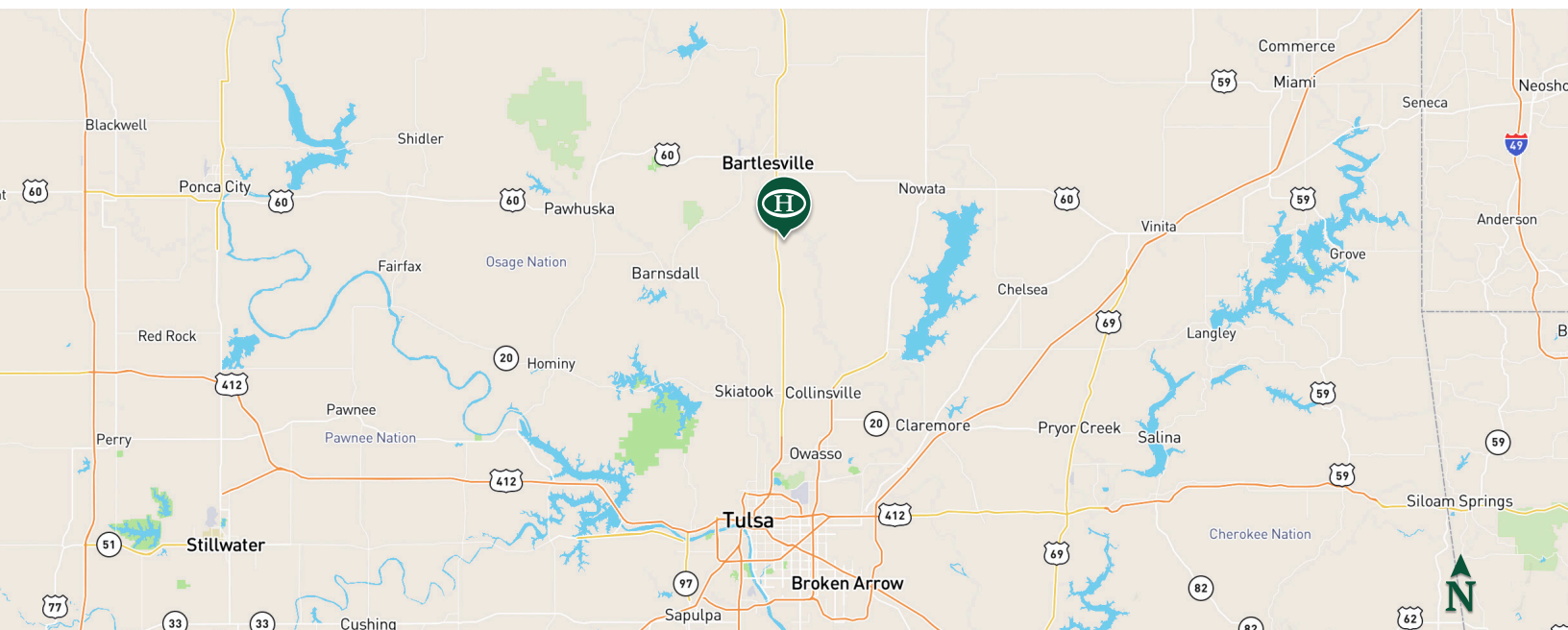




**BOUNDARY LINES**

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

 Boundary







## Agriculture

The home and pond are fenced. There is no fence on the east or south boundary. There is a small pipe corral with automatic waterer with an additional water trough and water hydrant located near the corrals.

## Location

This property is located in a highly desirable area between Bartlesville and Tulsa and close to several lakes.

- 20 minutes to Downtown Bartlesville
- 35 minutes to Downtown Tulsa
- 35 minutes to Tulsa Airport
- 40 minutes to Oologah Lake
- 40 minutes to Skiatook Lake
- 1 hour to Keystone Lake

\*\* Additional Acreage Available

\*\* Seller is listing agent











# 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.

**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 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







**HAYDEN  
OUTDOORS.<sup>®</sup>  
REAL ESTATE**

**THE BRAND THAT SELLS THE *Land*<sup>®</sup>**

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 1990's, 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**

501 Main St.#A, Windsor, CO 80550 | 970.674.1990 | [www.HaydenOutdoors.com](http://www.HaydenOutdoors.com)

DISCLAIMER: Hayden Outdoors Real Estate is a licensed real estate brokerage in multiple US states. For a complete list of states and territories, please visit [HaydenOutdoors.com/About](http://HaydenOutdoors.com/About). © Copyright 2024 Hayden Outdoors Real Estate. All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates make no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics or other items contained in this magazine. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.





**HAYDEN OUTDOORS<sup>®</sup>**  
**REAL ESTATE**



866.741.8323 · [www.HaydenOutdoors.com](http://www.HaydenOutdoors.com)