

Coyote Trail

72.23 Acres

Rogers County, OK

\$1,011,220



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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
Income Producing
Outbuilding/Barn/Shed/Shop
Pond/Lake
Timber
Water Rights
Wooded

Land Details

Address: 9372 E. Yorkshire Ave.,
Claremore, Oklahoma 74017
Closest Town: Claremore
Total Acres: 72.23
Deeded Acres: 72.23
Zoning: Agriculture
Elevation: 600'
Topography: Gentle rolling
Vegetation: Native prairie
Pasture Acres: 52.23
Water Rights: Yes
Include Business?: Yes
Income Type: Hay production
Estimated Taxes: \$805 - 2023
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): 2 story Barndominium
Finished Sq. Ft.: 1025
Bedrooms: 2
Full Bathrooms: 3
Basement: None
Parking Types:
Attached Garage
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



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 72-acre retreat that blends open native pasture with endless recreational opportunities. Enjoyed by the current owners for family and friend gatherings, this secluded oasis has been a beloved spot for years of ATV riding, hiking, hunting, bonfires, and memorable get-togethers. This property is a true paradise for nature enthusiasts, featuring outstanding potential for livestock raising as well with gentle rolling pastures of native grasses, majestic pecan trees, scattered walnuts, and heavy timbered areas, the property presents a diverse and inviting landscape, ideal for outdoor adventures.

Enter the property through a beautifully crafted wooden entrance, with custom fencing and stone columns, leading you down a limestone-graveled driveway to the home. The house lot is thoughtfully positioned for maximum privacy, featuring a spacious fire-pit area perfect for unforgettable gatherings under the stars, surrounded by an open landscape and scattered large trees. At the heart of this property is a well-maintained 2-bedroom, 3-bath bardominium, perfect for both residential living and recreational enjoyment. Whether you're looking for a rural home or a private weekend retreat, this space offers both comfort and versatility. The building features concrete flooring, steel siding and roofing, along with a spacious lean-to on the west side for additional equipment or storage needs. Inside, the workshop includes two 10-foot roll-up bay doors for easy access and functionality and offers great storage, equipment maintenance or other needs. Improvements include nearly a ½ mile of graveled driveway, interior trails, a rural water supply, and public electricity—providing excellent resources for the current structure and potential future expansion.

The property also offers potential for waterfowl habitat improvements, fishing spots, and ample surface water for wildlife, livestock, or recreation. With limestone outcroppings and the capacity for hay production of 110 bales annually, it's an excellent space for raising horses or other livestock. The entire property is bordered by sturdy five-strand fencing and gated access, with multiple areas available for additional fencing or cross fencing.





Located just off the Verdigris River Valley, this property benefits from rich wildlife resources. Deer hunting has thrived here, with impressive bucks taken over the years. The layout suits bow hunters, featuring numerous timbered areas ideal for tree stands and ground blinds. In wet years the pond areas can provide great waterfowl hunting with areas that can be improved for additional water impoundment's.

This recreational property offers the perfect blend of adventure and comfort, featuring a home surrounded by nature and prairie. Whether you're seeking thrilling outdoor activities like ATV riding, hiking, or hunting, or simply want a peaceful retreat to unwind with family and friends, this property has it all. With ample space for livestock and natural landscapes to enjoy, it's a true haven for those who appreciate the great outdoors. Don't miss the opportunity to make this remarkable place your own and create lasting memories for years to come.

Under the current living arrangements in the home, all showings require 24-48 hour in advance for all appointments.

Recreation

The proximity to the Verdigris River Valley presents exceptional opportunities for wildlife enthusiasts and recreational hunters alike. Whitetail deer hunting is particularly prominent in this area, with the farm boasting a history of impressive bucks being harvested. In wetter years, the ponds on the property provide prime waterfowl hunting, attracting a variety of migratory birds. Additionally, there are areas that can be enhanced to retain more water, creating even more favorable conditions for waterfowl. This combination of diverse hunting opportunities makes the property a true haven for outdoor adventurers looking to experience the best of nature's bounty.





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.

Water/Mineral Rights & Natural Resources

No minerals with the sale, no production.

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 Claremore, 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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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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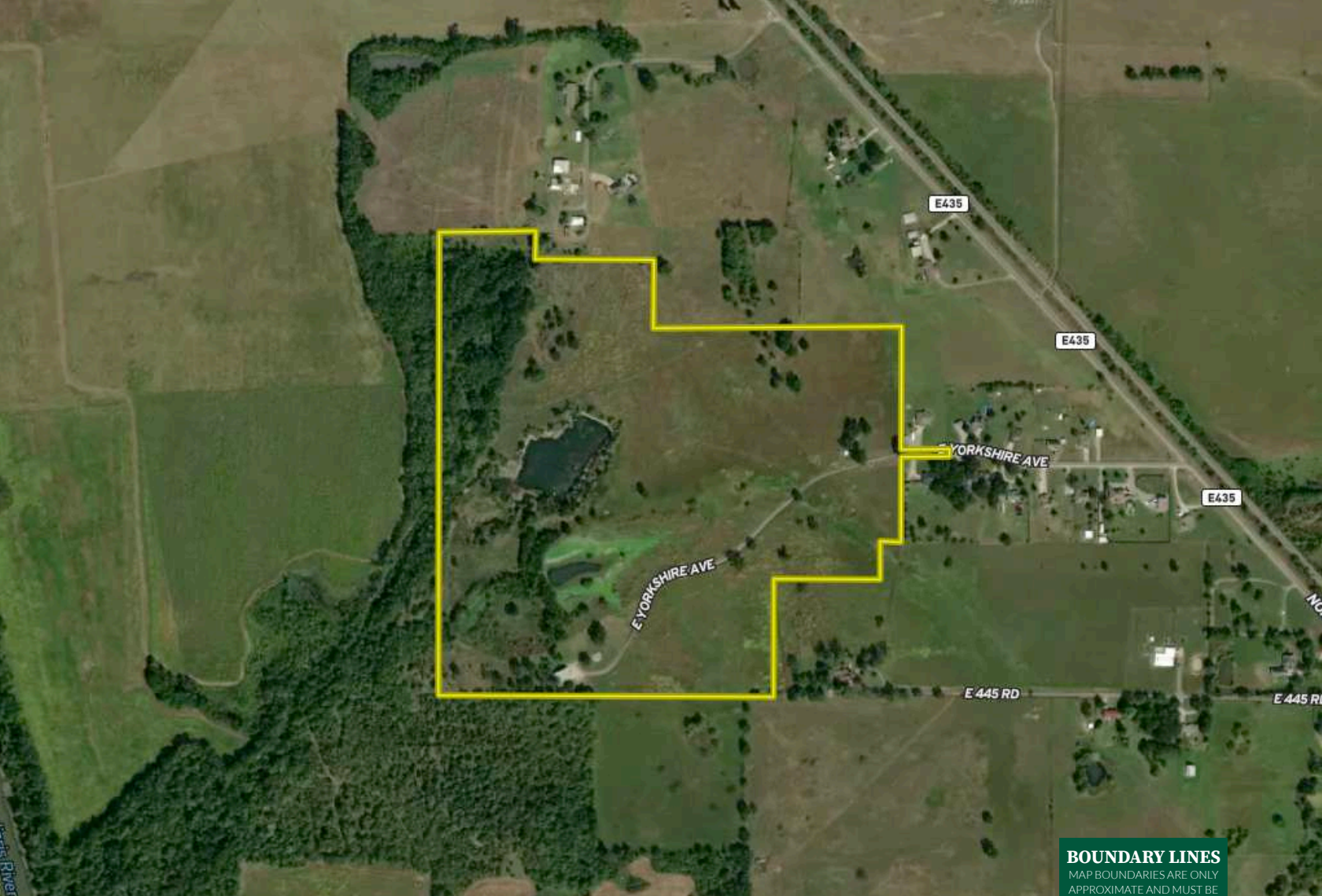


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- RICK STEINER, SELLER/BUYER

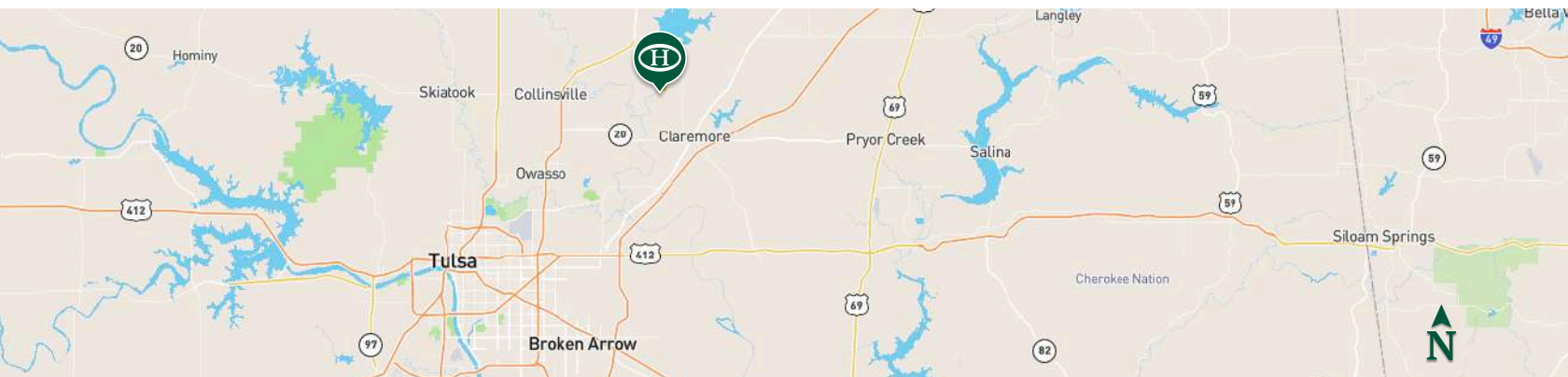
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 Boundary

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