



PIONEER CREEK ESTATE RANCH

AFTON, OKLAHOMA | 130 ACRES | \$1,900,000

Located in northeast Oklahoma, just outside of Vinita, is the beautiful 130-acre Pioneer Creek Ranch with a 5,000 square foot plus executive home. This property is accented with a lighted outdoor entertainment area including an in ground pool, hot tub, outdoor kitchen for grilling, and fireplace. The livestock enthusiast can run 50 plus head of cow/calf pair as well, the horse lover will have a great place for their horses in the six-stall cedar horse barn with hay loft. This is truly a unique country estate located in the heart of Oklahoma green country.

Roughly an hour northeast of Tulsa or southwest of Joplin, Missouri just off of I-44 in the northwest corner of Delaware County is the 130-acre Pioneer Creek Ranch. This gorgeous location is approximately 10 miles east of Vinita or directly south of Afton with highway frontage. A five-minute drive will land you at one of Oklahoma's most popular attractions, Grand Lake, with over 1,300 miles of shoreline. The area receives an average of 47 inches of rainfall per year which typically allows the ranch to raise plenty of hay for winter feeding.

This property has so much to offer the new owner! The mild year round climate with excellent rainfall for the livestock owner helps to provide plenty of forage from bermuda and bluestem grass. Grand Lake offers water sports and fishing just a few minutes away. To top it off this wonderful home and property is a short drive to the Tulsa metro area and the Tulsa airport.



IMPROVEMENTS

This beautiful home shows like a picture driving through a gated entry and down the tree lined paved road. The property features:

- Four-bedroom rock home each with their full bath area and walk in closet space
- Four fireplaces
- Hand carved douglas fir wood beams
- A safe room
- Mixture of granite and marble counter tops
- Tile and wood floors
- Seven sets of french doors allowing natural light
- Butler's pantry
- Formal and informal living areas
- Office for home based business
- Formal dining room
- Custom kitchen cabinets
- Thermador commercial cook top/oven
- New Kitchen Aid refrigerator/freezer
- Central vacuum
- Sound system
- Security system
- Professional landscaping
- Beautiful re-plastered and tiled pool
- Five-person hot tub
- Great outdoor entertainment area with lighting throughout
- Adjacent exercise house with steam shower and bathroom
- Three raised patio areas
- 1000 gal underground propane tank
- 30 gal per minute water well with chlorinator and water softener
- Three-car attached garage
- Connected by a breezeway is a 2,000 +/- sq ft guest quarters with two bedrooms, two baths, living area and full kitchen with a raised walk out patio area overlooking the pool area
- Livestock facilities include:
 - 130 x 100 hay barn (could be used for airplane hangar)
 - 60 x 80 working barn with cement floor, covered cattle working area, with squeeze chute
 - 25 x 40 shop with loft
 - Beautiful cedar horse barn with 6 inside stalls, hay loft, feed room, and tack room. Horse pasture fenced with vinyl fencing.
- 24 ton overhead cake bin
- 2000 ft grass runway for small airplanes
- Two ponds





















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