

Yott Ranch
35650 EW 1380 Rd
Konawa, OK 74849

\$595,000
62± Acres
Seminole County



Yott Ranch
Konawa, OK / Seminole County

SUMMARY

Address

35650 EW 1380 Rd

City, State Zip

Konawa, OK 74849

County

Seminole County

Type

Farms, Single Family, Horse Property, Timberland, Residential Property, Hunting Land, Recreational Land, Ranches

Latitude / Longitude

35.0116 / -96.6633

Dwelling Square Feet

1,584

Bedrooms / Bathrooms

2 / 2

Acreage

62

Price

\$595,000

Property Website

<https://greatplainslandcompany.com/detail/yott-ranch-seminole-oklahoma/107276/>



PROPERTY DESCRIPTION

Just outside the community of Konawa in Seminole County, this 62-acre property offers a thoughtful blend of productive land, comfortable country living, practical improvements, and exceptional wildlife habitat. It is the kind of place that has clearly been cared for through the years, where every feature contributes to both the function and enjoyment of the land. Whether used for livestock, outdoor recreation, or simply as a place to enjoy the quiet rhythm of rural Oklahoma, the property provides the resources and improvements to support a wide variety of interests.

The landscape is made up of a pleasing mix of open pasture, scattered timber, and reliable water sources. Improved grasses cover much of the acreage, creating strong grazing opportunities while also giving the property a clean, well-kept appearance. The open areas transition naturally into pockets of mature timber that provide shade during the summer months and shelter for wildlife throughout the year. These wooded sections create natural travel corridors and bedding areas, adding both beauty and ecological diversity to the property.

A seasonal creek winds its way through portions of the land, adding character to the terrain while providing additional wildlife habitat during wetter periods. Two ponds, each approximately one-quarter acre in size, offer dependable water year-round. Beyond their practical value for livestock, the ponds attract a wide variety of birds and wildlife, creating enjoyable opportunities for observation and hunting.

The improvements throughout the property have been designed with both utility and comfort in mind. A 25-by-50 insulated barn serves as far more than simple storage. Equipped with electricity, heating, and air conditioning, it provides a comfortable environment for projects, equipment maintenance, hobbies, or workshop space regardless of the season. Nearby, a second 30-by-40 barn with an attached 20-by-40 enclosed lean-to offers substantial room for machinery, feed, supplies, or livestock-related operations. Additional covered equipment sheds provide protection from Oklahoma's changing weather conditions, while a loafing shed and livestock pens further enhance the property's agricultural capabilities.

Situated near the center of the acreage is a well-maintained home built in 2009. The 1,584-square-foot residence features two bedrooms and two bathrooms and was designed with comfort and practicality in mind. The open-concept layout allows the kitchen, dining, and living areas to flow naturally together, creating a welcoming environment for everyday living. At the heart of the home is a beautiful limestone fireplace that serves as both a focal point and a gathering place during cooler months. Large living spaces and an efficient floor plan make the home equally suitable for peaceful evenings at home or hosting family and friends.

The property's infrastructure supports efficient livestock management. Cross fencing divides the acreage into multiple sections, allowing grazing pressure to be managed effectively while offering flexibility for different operational needs. Combined with the ponds, barns, pens, and productive pasture, the existing setup provides a strong foundation for agricultural use without requiring extensive additional improvements.

Wildlife is one of the property's standout features. Whitetail deer are frequently seen moving between the timber and open feeding areas, while wild turkey, quail, and dove are common residents throughout the year. During migration seasons, the ponds often attract ducks and geese, adding another dimension to the recreational opportunities available on the property. The combination of water, cover, food sources, and diverse habitat creates an environment that naturally supports healthy wildlife populations.

Properties that successfully combine comfortable living accommodations, useful improvements, productive pasture, and quality wildlife habitat are becoming increasingly difficult to find. This Seminole County property offers all of those elements in one manageable package. Whether your goal is to raise livestock, spend weekends outdoors, enjoy hunting and wildlife watching, or simply own a well-cared-for piece of Oklahoma countryside, this property provides the space, functionality, and natural beauty to make it possible. It is a place where the practical needs of country living and the enjoyment of the outdoors come together in a setting that can be appreciated year-round.

When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole discretion of Great Plains Land Company.



6 miles from Konawa, Ok

14 miles from Seminole, Ok

17 miles from Ada, Ok

60 miles from Oklahoma City Metropolitan Area

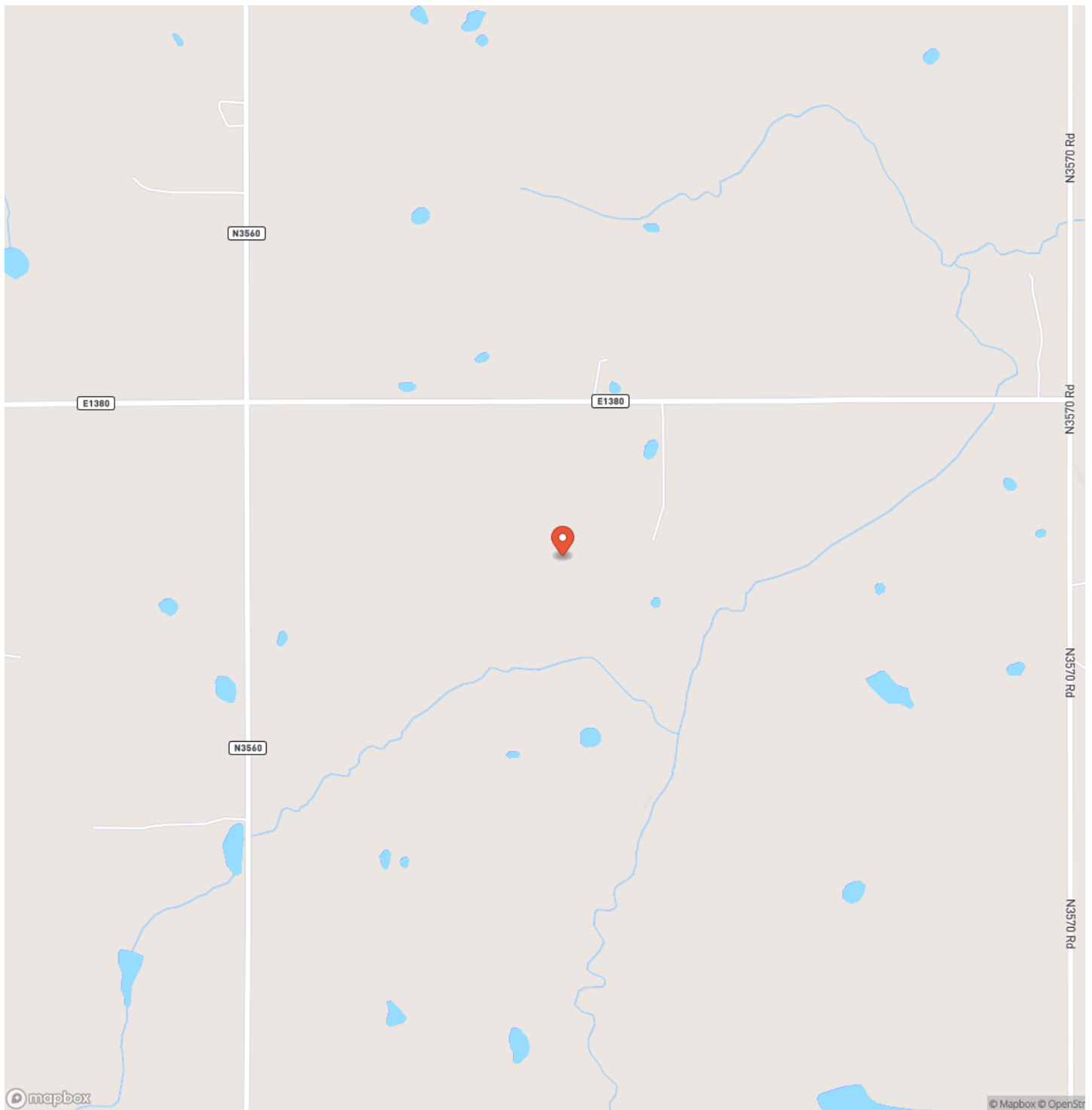
149 miles from the Dallas/Fort Worth Metropolitan Area



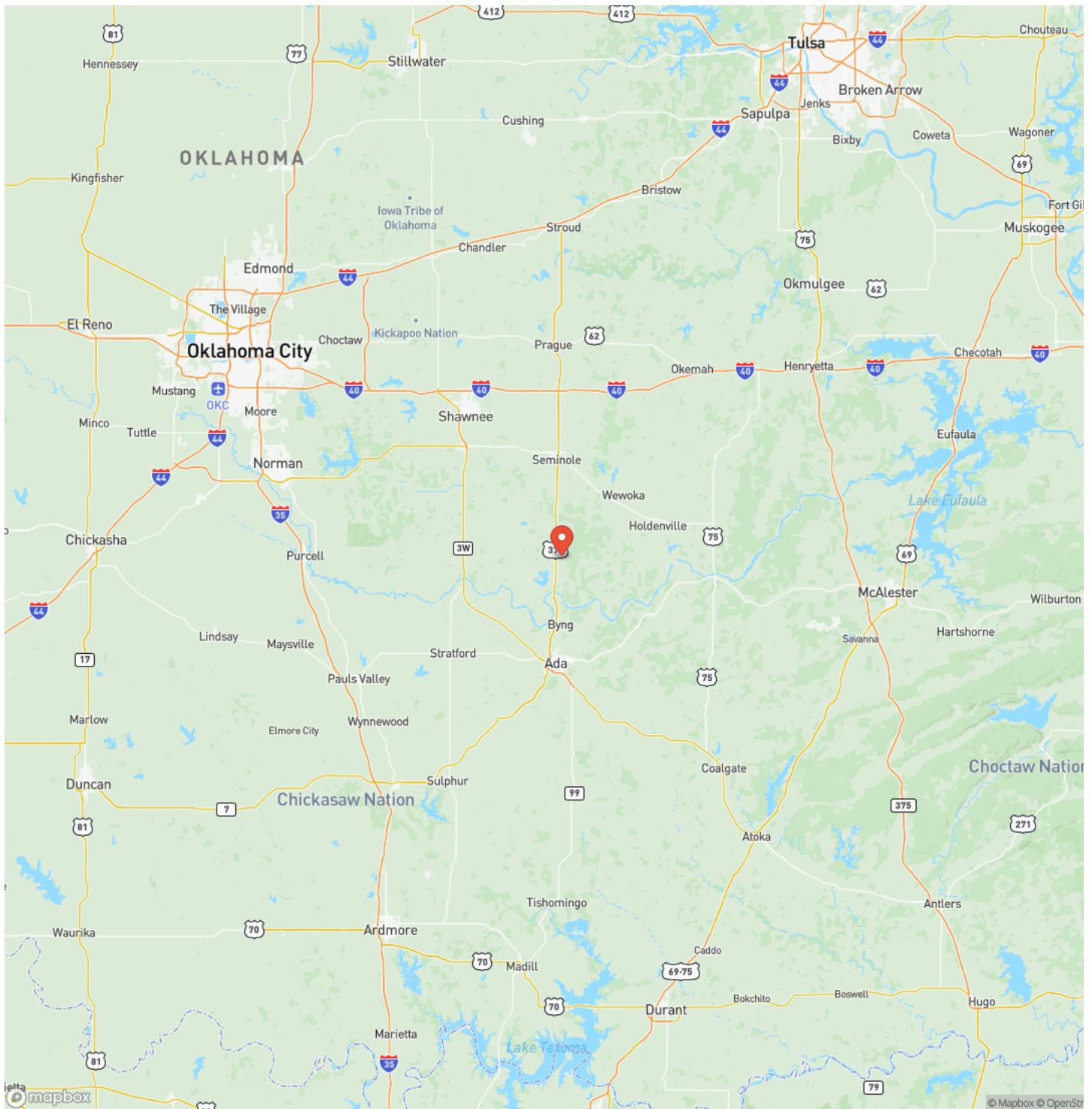
Yott Ranch
Konawa, OK / Seminole County



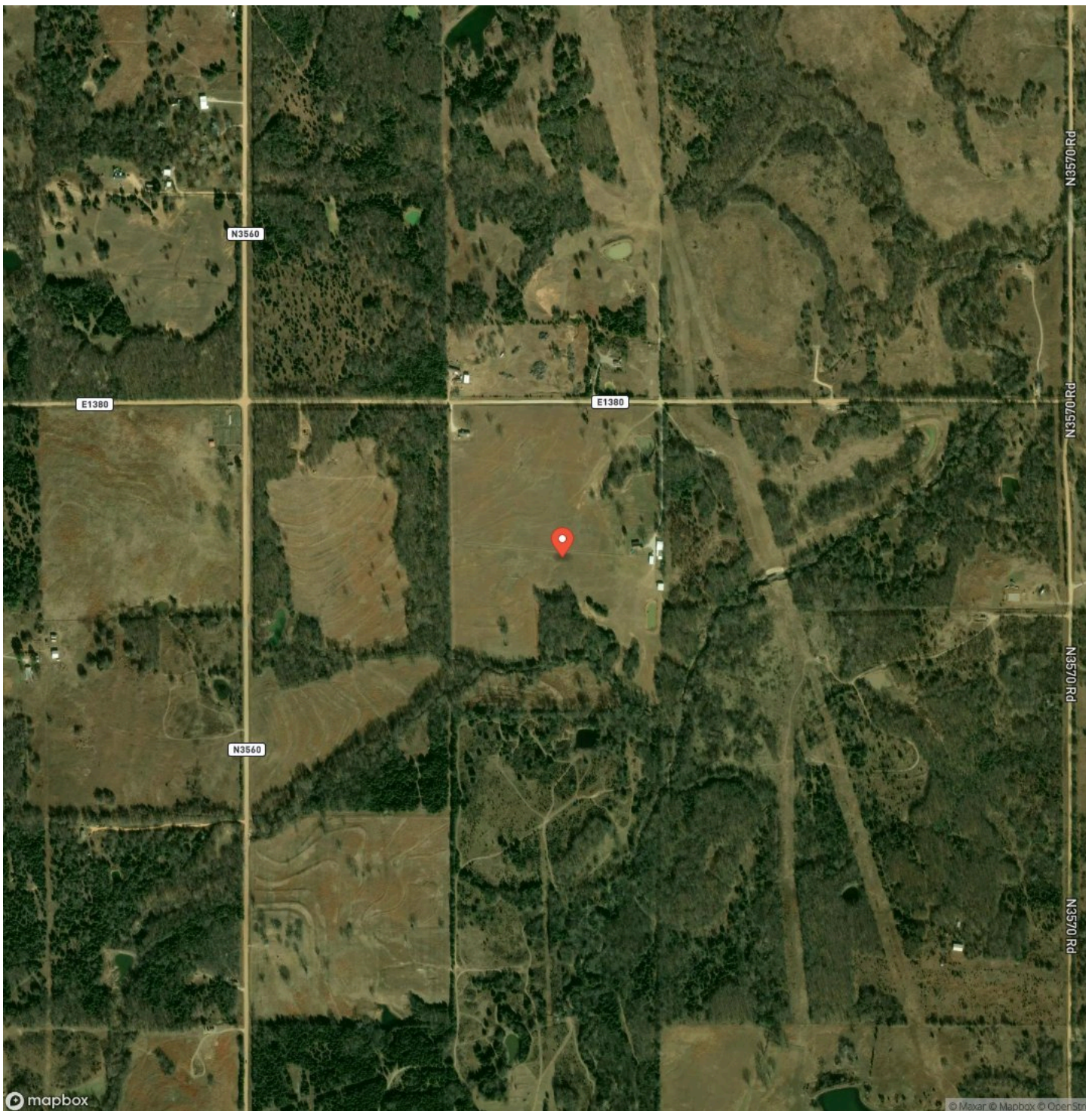
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Trey Pearcy

Mobile

(405) 545-0985

Email

trey@greatplains.land

Address

200 S. Broadway Ave.

City / State / Zip

Hinton, OK 73047

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Great Plains Land Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
<https://greatplainslandcompany.com/>

