



PROPERTY INFORMATION PACKET

MLS #: [2517573](#)

ADDRESS: 15700 Holt Road

CITY: Skiatook, OK 74070

COUNTY: Osage County

MAPRIGHT LINK: [Click Here](#)

ARY LAND CO LINK: [Click Here](#)

UTILITY PROVIDERS:

ELECTRIC: Verdigris Valley Electric Cooperative ([VVEC](#))

WATER: Osage County [RWD #15](#)

GAS: [MFA Propane](#)

INTERNET: [Starlink](#)

TV: [DirecTV](#)

PROPERTY OVERVIEW:

This unique property offers **25 +/- total acres**, split into **3 tracts**, including:

- **Main Tract:** 10 +/- acres with luxury log-style home, guest house, shop, and pond
- **Additional Land:**
 - 15 +/- acres available only if combined with main tract

MAIN RESIDENCE

4,302 sq ft | 4 Beds | 3.5 Baths | Vaulted Ceilings | Safe Room

- Premium concrete log siding provides the look of natural wood with long-term durability and low maintenance
- Expansive vaulted ceilings with rich wood interiors
- Stone fireplace creates a warm and inviting atmosphere
- Gourmet kitchen with granite countertops, island, stainless steel appliances, and wood-burning stove
- Spacious master suite includes his and hers walk-in closets, dual vanities, a soaking tub, and a spa-style shower with dual shower heads and a rain head
- Upstairs suite includes a private full bath and flex room—ideal for an office or playroom
- Laundry room features built-in dog wash
- Safe Room adds peace of mind

GUEST HOUSE

814 sq ft | 1 Bed | 1 Bath | Full Kitchen | Floored Attic Storage

A private and functional space ideal for hosting guests or generating rental income

OUTBUILDINGS AND OUTDOOR FEATURES

- 40'x60' Red Iron Shop
- Stocked Pond with Dock (bass, catfish, and perch)
- 2 - Chicken Houses
- Storm Cellar
- 2 - Electric Gated Entrances
- Circle Drive

THE LAND

- Mature oak trees and abundant wildlife including deer and turkey
- Gorgeous lake views and sunsets



PROPERTY DESCRIPTION:

Luxurious Log Cabin with Metal Roof & Lake Views on 10 Acres — Breathtaking Sunsets! Includes Guest House, 40x60 Red Iron Shop & Stocked Pond, Just 3 Miles from Crystal Bay Marina! Additional 15 Acres Available! Tucked away on 10 +/- private acres with seclusion, oak trees, and stunning Skiatook Lake views, this luxurious home blends cozy modern touches with lasting beauty. Crafted with premium concrete log siding, it captures the warmth of natural wood with the durability and low maintenance of concrete. The 4,302 sq ft main home features soaring vaulted ceilings, rich wood interiors, expansive windows, and a stone fireplace that creates a warm, inviting atmosphere. The kitchen offers granite countertops, an island, stainless steel appliances, abundant cabinet space, and a wood-burning stove that flows into the living and dining areas. The spacious master suite offers his and hers walk-in closets, dual vanities, a soaking tub, and a spa-style shower with dual shower heads and a rain head. Additional highlights include a safe room, a laundry room with built-in dog wash, and an upstairs bedroom with a private full bath and flex space ideal for an office or playroom. Steps away, the 814 sq ft guest house offers 1 bedroom, 1 bathroom, a full kitchen, and a floored attic for storage — perfect for guests or rental income. Outdoor amenities include a stocked pond with dock, a 40x60 red iron shop, two chicken houses, a storm cellar, a circle drive, and two electric gated entries. The land features mature oak trees and abundant wildlife — deer, turkey, and more. Enjoy privacy and seclusion just 3 miles from Crystal Bay Marina, 8 miles from Skiatook shopping and dining, 20 miles to Owasso amenities, 24 miles to Downtown Tulsa, and 27 miles to Tulsa International Airport. More than a home — it's your private lake-view retreat.

LEGAL DESCRIPTION:

16 22 11 S/2 NE NW SW, E/2 N/2 S/2 NW SW AND 16 22 11 W/2 S/2 N/2 NW SW, N/2 N/2 NW SW

MLS DIRECTIONS:

From Hwy 20, going westbound from Skiatook, South on Holt Rd, Home sits on right side just before road curves to West. Look for Signs.

NEARBY CITIES:

8 miles to Skiatook
16 miles to Collinsville
20 miles to Owasso
24 miles to Downtown Tulsa
27 miles to Tulsa International Airport

PROXIMITY INFO:

Less than 1 mile from Skiatook Lake
3 miles to Crystal Bay Marina
6 miles to Osage Casino & Hotel – Skiatook
12 miles to US-75
18 miles to HWY 169



LOCATION HIGHLIGHTS

About Skiatook

Located just 20 miles northwest of Tulsa, Skiatook offers the ideal mix of outdoor recreation, local charm, and everyday convenience. One of the area's most popular attractions is Skiatook Lake, with over 10,500 acres of water and 160 miles of shoreline. The lake is perfect for boating, fishing, swimming, and lakeside relaxation, with public access points like Tall Chief Cove and CrossTimbers Marina, which features cabin rentals, a restaurant, and boat storage.

For those who enjoy walking, jogging, or biking, the Osage Prairie Trail runs through Skiatook and extends nearly 15 miles south to Tulsa. It's a paved, scenic path that makes outdoor exercise easy and enjoyable for residents of all ages.

Skiaook also hosts a variety of community events, including the Pioneer Day Festival in the fall and Fantasy in the Sky, a 4th of July celebration with fireworks and live music. The town also has several parks and the Skiatook Museum, which showcases the area's history and early development.

When it comes to dining, Skiatook has a strong lineup of local favorites:

- **Mac's Barbeque** – Famous for hickory- and pecan-smoked meats
- **Luigi's Italian Restaurant** – Classic pasta dishes and family-style meals
- **Bulldog 100 Wood Fired Pizza** – Wood-fired pizzas in a laid-back setting
- **Crescent Café** – Homestyle cooking and a local staple
- **BoomTown Pints & Pies** – Lakeside pizza and drinks at CrossTimbers Marina

Shopping options include several **antique stores**, **locally owned boutiques**, and specialty shops like:

- **Antique Depot** – Over 12,000 square feet of vintage finds
- **Blackgold Boarding House Antiques** – Unique decor and collectibles
- **Supernaw's Oklahoma Indian Supply** – Native American crafts and jewelry
- **The Native Gypsy** – A trendy boutique with locally made fashion
- **Rosie's Posies** – A full-service florist and gift shop

Skiaook offers a strong sense of community, access to nature, and small-town hospitality—all while being a short commute to the Tulsa metro area. It's a great fit for buyers looking for a weekend escape, investment property, or full-time home with easy access to both the lake and local amenities.



Contact

For more information, additional maps, or to schedule a private showing, please contact:

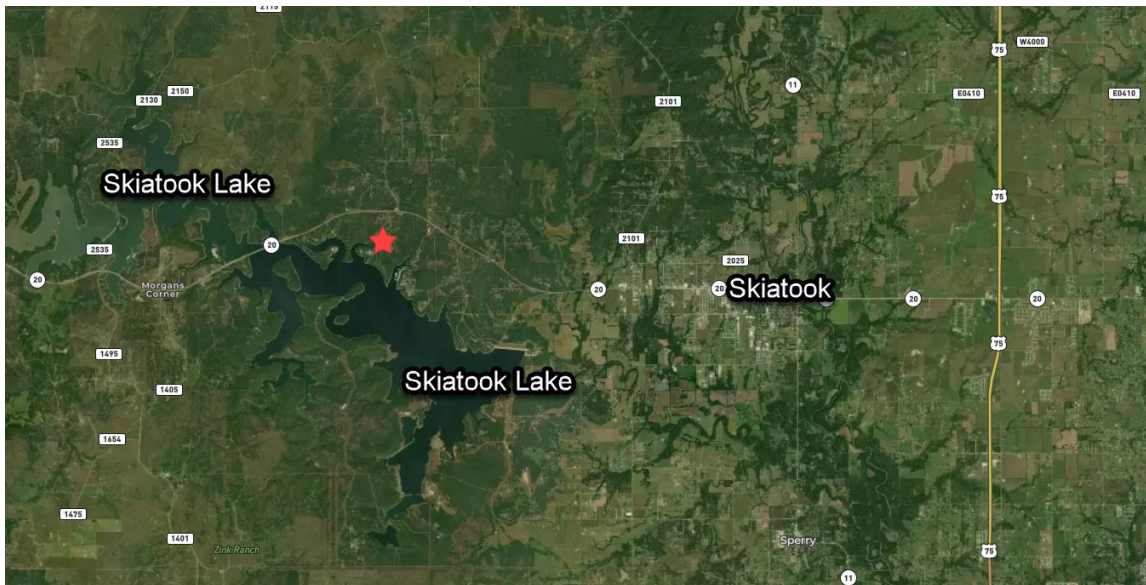
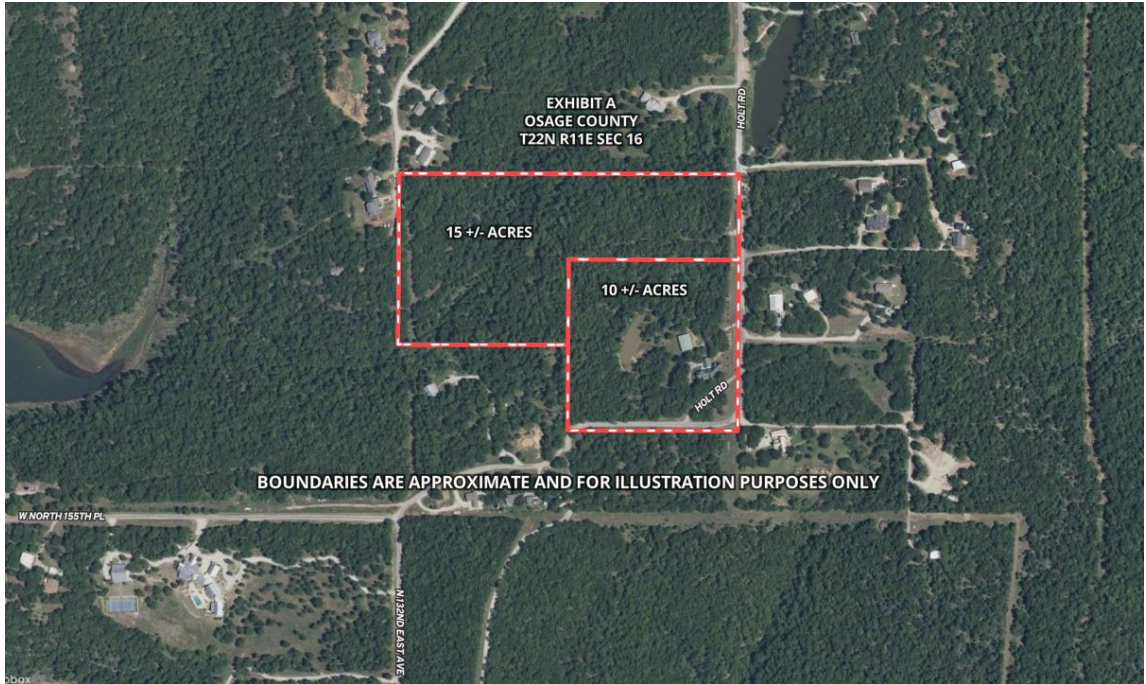
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