

BRANNIN RANCH

768± Acres | Washington County, Oklahoma

-EXCLUSIVELY BROUGHT TO YOU BY G7 RANCHES-



GREG GANZKOW

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WELCOME TO BRANNIN RANCH

Welcome to Brannin Ranch, a picturesque 768± acre property located in the heart of Washington County, Oklahoma. Ideally positioned just 30 minutes from Tulsa and 25 minutes from Bartlesville, this exceptional ranch offers the rare combination of privacy, natural beauty, usable land, and convenient access to nearby city amenities.

As you arrive, you are welcomed by a newly constructed pipe entry that sets the tone for the ranch and provides a clean, attractive entrance into the property. The ranch benefits from paved road frontage, making access simple and convenient, while rural water is available at the road, adding meaningful utility for future improvements, homesites, livestock use, or long-term development potential.



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The land itself is a beautiful blend of rolling terrain, open pasture, native grasses, and improved grasses.

Panoramic views stretch across the property, offering a true sense of space and freedom. Whether you are looking for a working ranch, recreational retreat, future homesite, or a long-term land investment, Brannin Ranch provides a versatile canvas with multiple potential uses.



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THE LAND

Approximately 2.5 miles of interior ranch trails wind through the property, making it easy to explore and enjoy the diverse landscape. These trails are ideal for horseback riding, side-by-side rides, hiking, hunting access, ranch management, or simply taking in the natural beauty of the land.

The ranch offers numerous elevated building sites with commanding views of the surrounding countryside. Whether your vision is a private estate, a family retreat, a weekend getaway, or a carefully planned ranchette-style development, the property provides the space, setting, and flexibility to bring that vision to life.



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THE LIFESTYLE

For outdoor enthusiasts, Brannin Ranch is a true recreational playground.

The acreage offers excellent opportunities for hunting, camping, hiking, horseback riding, trail riding, and wildlife watching. With ample pasture and open ground, the property is also well-suited for cattle and continued agricultural use, allowing the next owner to enjoy both the ranching lifestyle and the recreational benefits of a large landholding.



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With its scenic beauty, strong access, rural water availability, new pipe entry, and convenient proximity to both Tulsa and Bartlesville, Brannin Ranch represents a unique opportunity to own a substantial piece of Washington County land. This is a place where adventure, relaxation, ranching, and legacy can all come together.

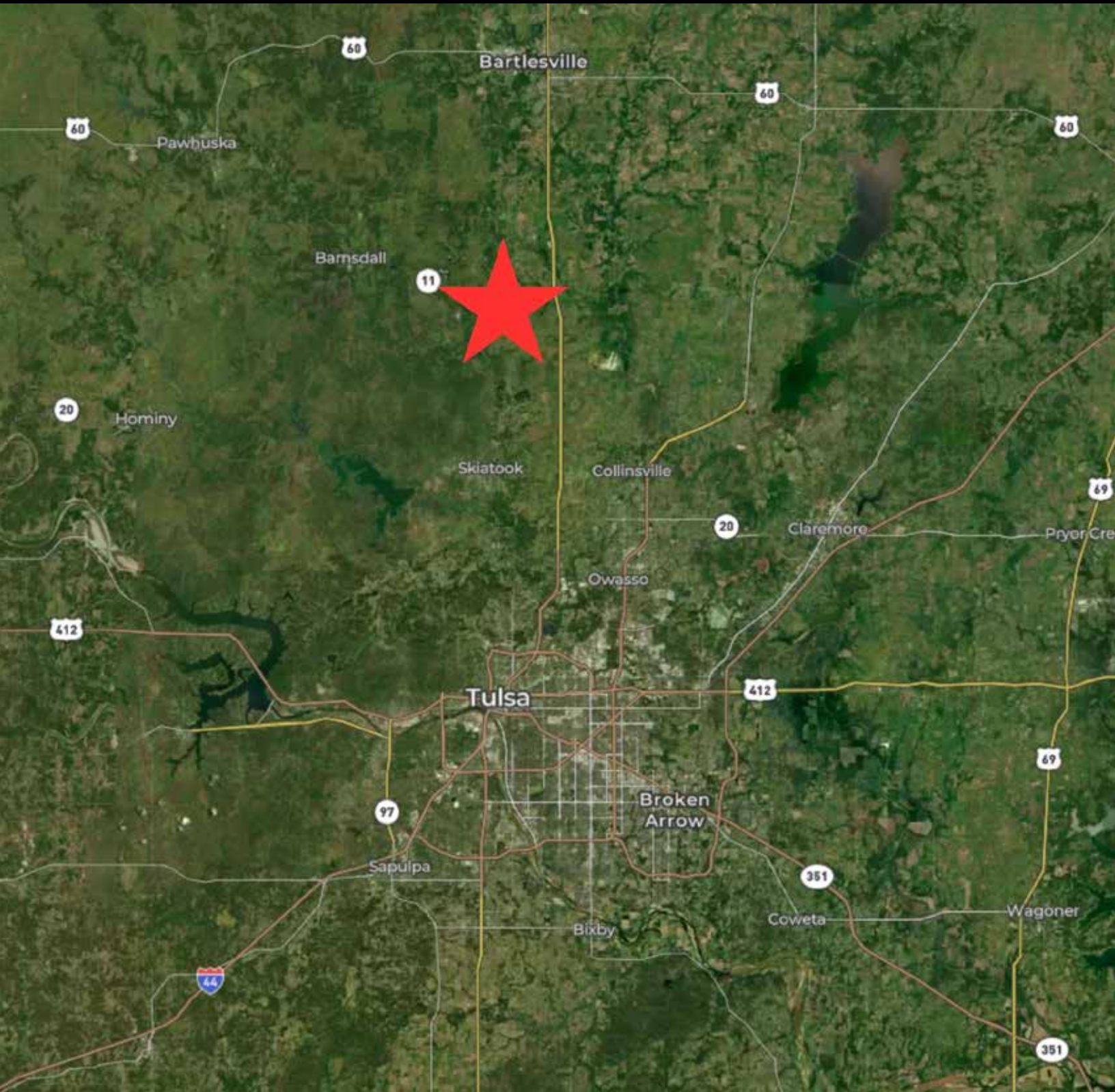


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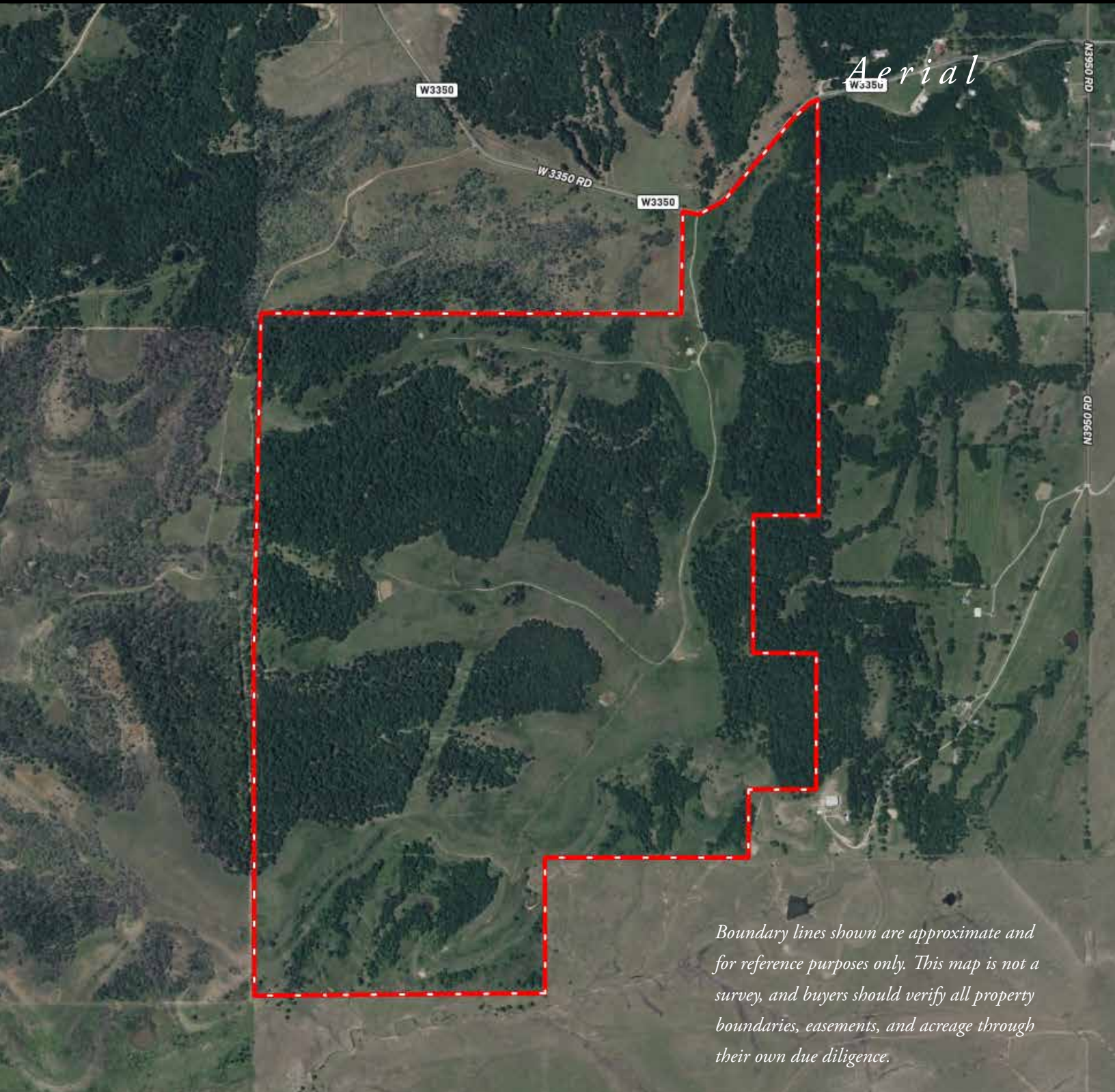


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Boundary lines shown are approximate and for reference purposes only. This map is not a survey, and buyers should verify all property boundaries, easements, and acreage through their own due diligence.



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