

Build-Ready Whitetail Haven
E 0220 Rd
Nowata, OK 74048

\$165,000
25± Acres
Nowata County



Build-Ready Whitetail Haven
Nowata, OK / Nowata County

SUMMARY

Address

E 0220 Rd

City, State Zip

Nowata, OK 74048

County

Nowata County

Type

Farms, Undeveloped Land, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

36.697689 / -95.685939

Acreage

25

Price

\$165,000

Property Website

<https://arrowheadlandcompany.com/property/build-ready-whitetail-haven-nowata-oklahoma/86221/>



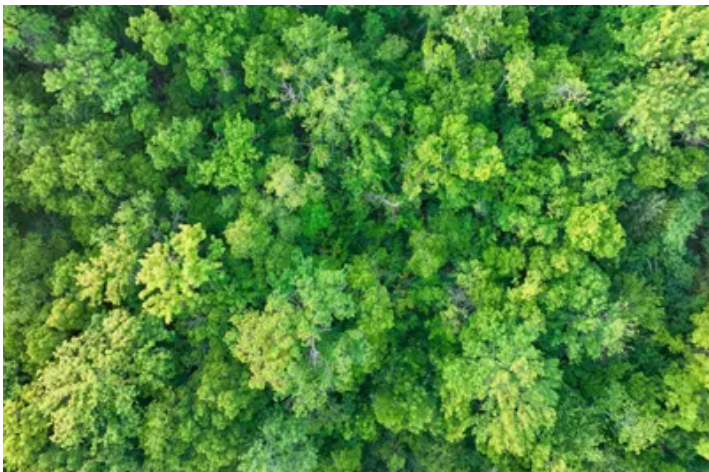
Build-Ready Whitetail Haven Nowata, OK / Nowata County

PROPERTY DESCRIPTION

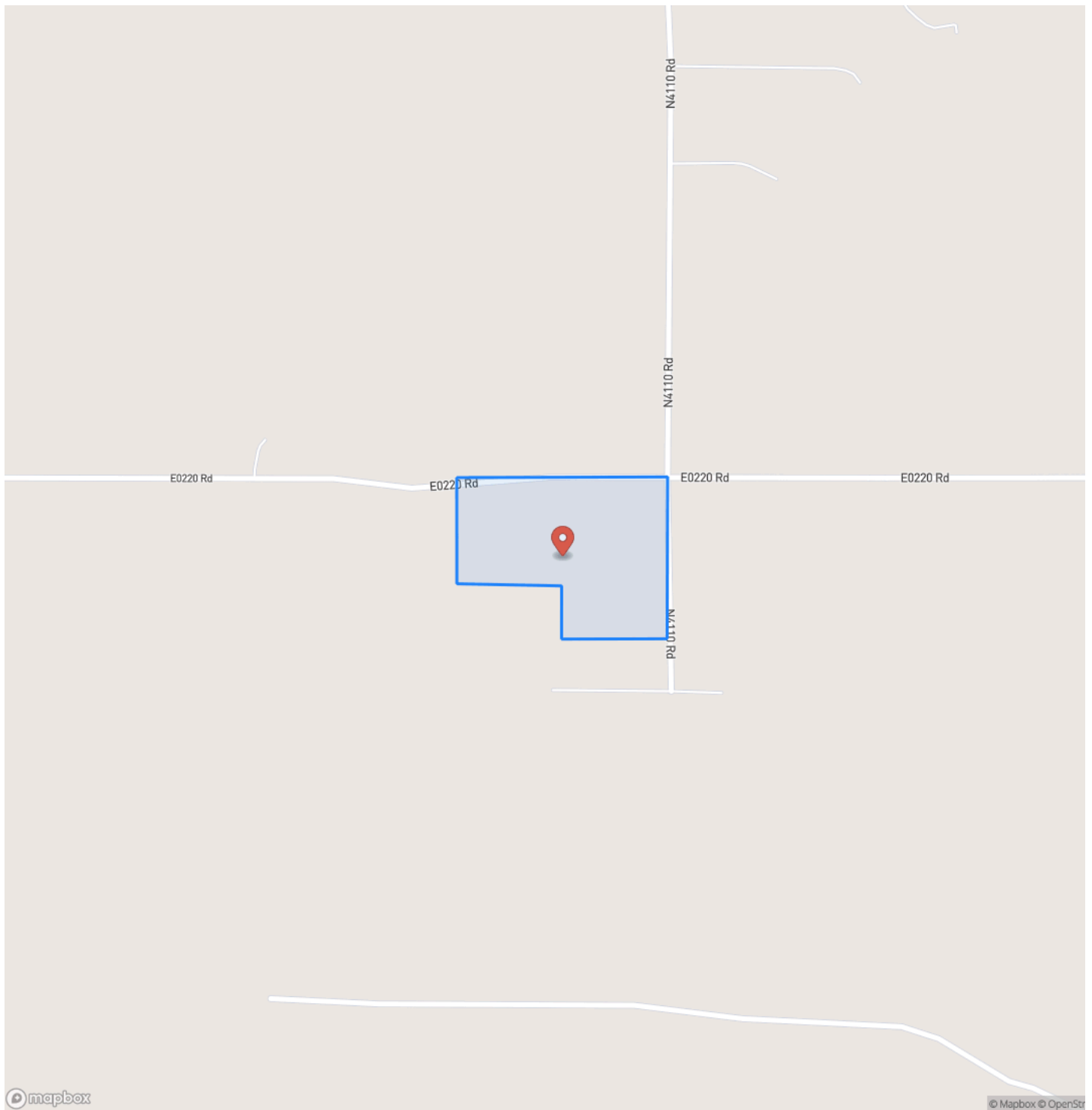
Take a look at this 25 +/- acres of prime whitetail hunting with also the luxury of it having utilities, located in Nowata County, Oklahoma! This beautiful property offers a combination of natural beauty and trophy whitetails. With both water and electricity available, the possibilities are endless when it comes to building a home or a shop to store equipment. The landscape is ideal for trophy whitetail deer featuring a rolling pasture for bedding surrounded by mature timberland. There are clearings in place for food plots and well-established shooting lanes throughout the woods, making it a whitetail sanctuary! Located in Nowata County, the Ironman Ranch benefits from no zoning, no building permits, and no lot split requirements—giving you flexibility for development or recreational use. An additional 10 +/- acres is available directly across the road to the east, offering the opportunity to own a total of 35 +/- acres. The property is conveniently located 18 +/- miles from Bartlesville, 26 +/- miles from Coffeyville, Kansas and 45 +/- miles from Tulsa International Airport. All showings are by appointment only. If you have any questions or are interested in a private showing, please contact Chuck Bellatti at [\(918\) 859-2412](tel:9188592412).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

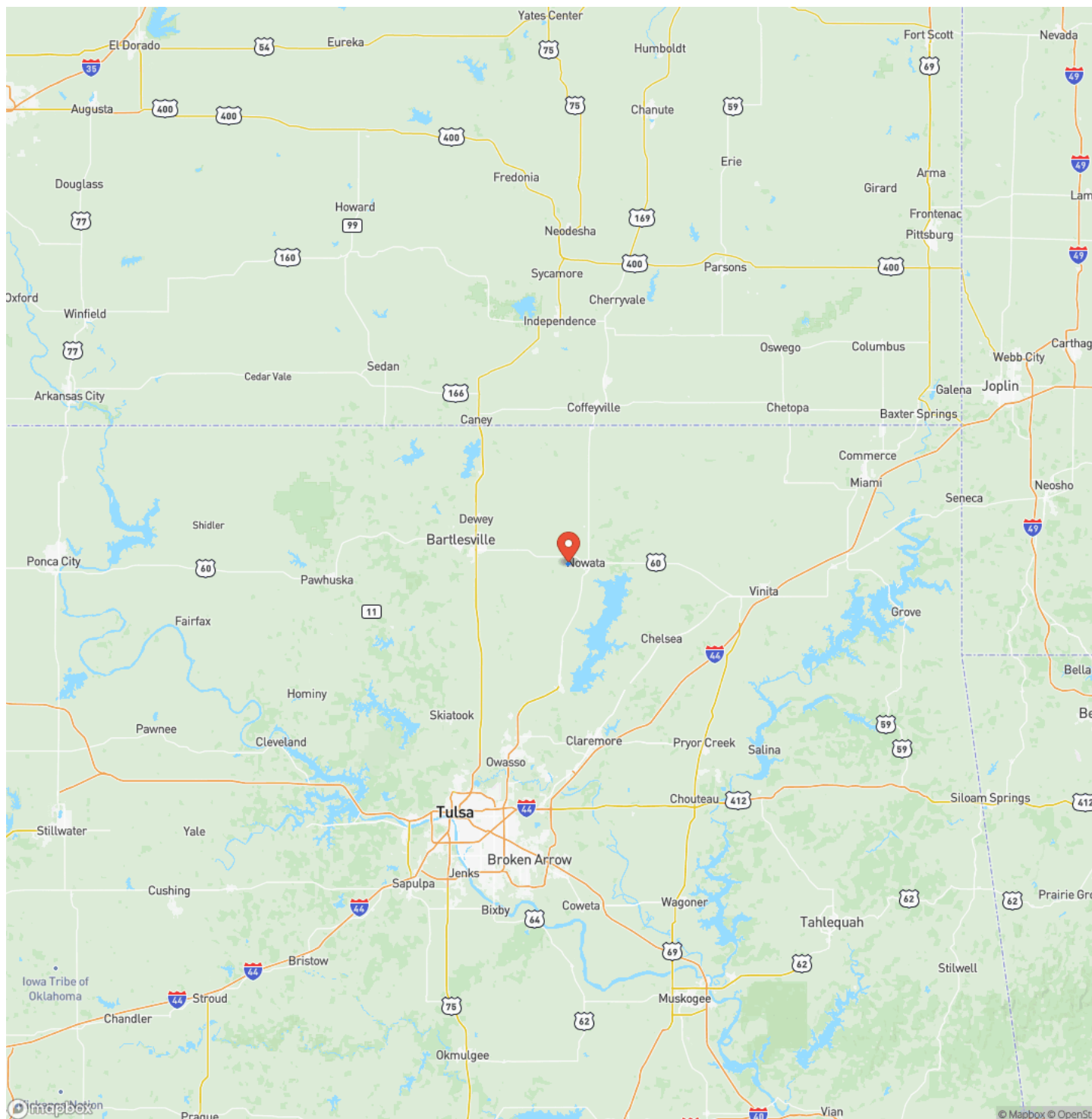
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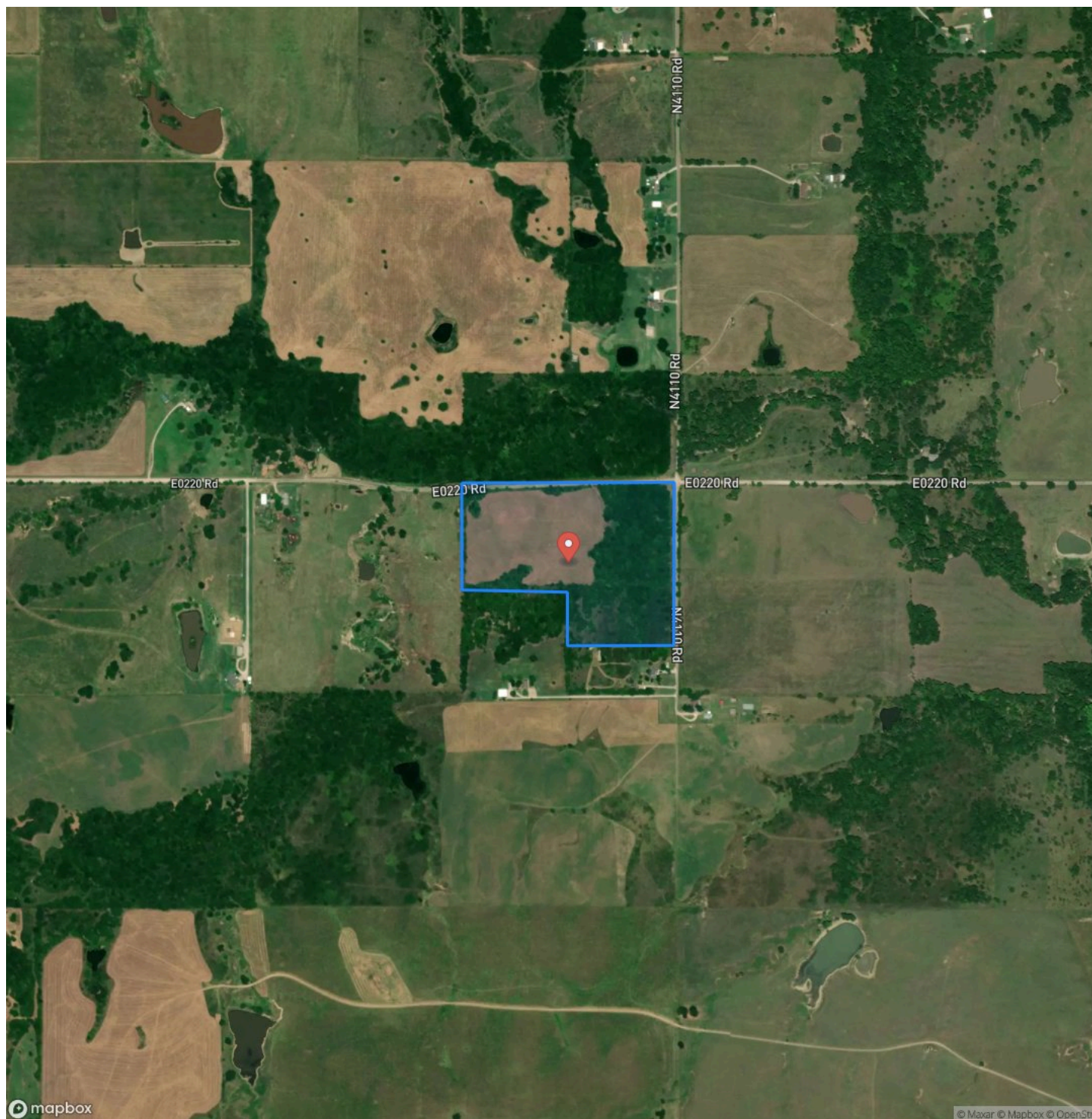
Locator Map



Locator Map



Satellite Map



Build-Ready Whitetail Haven Nowata, OK / Nowata County

LISTING REPRESENTATIVE

For more information contact:



Representative

Chuck Bellatti

Mobile

(918) 859-2412

Email

chuck.bellatti@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

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

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www.arrowheadlandcompany.com

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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

