

The Modern Country Ranch & Homestead
21120 EW 28 Rd
Chelsea, OK 74016

\$795,000
80± Acres
Nowata County



The Modern Country Ranch & Homestead Chelsea, OK / Nowata County

SUMMARY

Address

21120 EW 28 Rd

City, State Zip

Chelsea, OK 74016

County

Nowata County

Type

Farms, Ranches, Single Family, Recreational Land, Residential Property

Latitude / Longitude

36.608468 / -95.501338

Dwelling Square Feet

2400

Bedrooms / Bathrooms

3 / 2.5

Acreage

80

Price

\$795,000

Property Website

<https://arrowheadlandcompany.com/property/the-modern-country-ranch-homestead-nowata-oklahoma/89661/>



The Modern Country Ranch & Homestead Chelsea, OK / Nowata County

PROPERTY DESCRIPTION

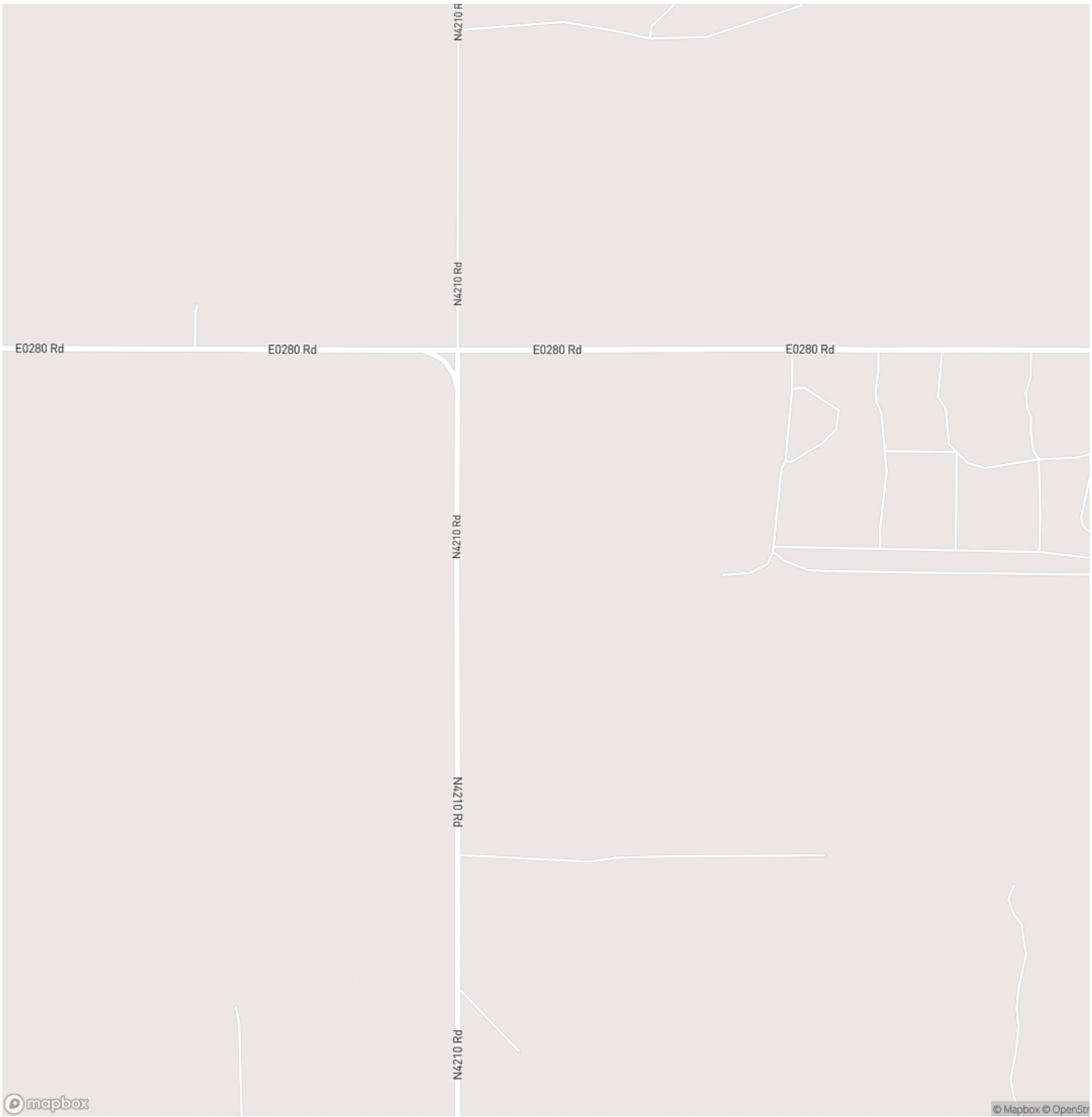
Located in Nowata County, this 80 ± acre property combines modern living with ranch functionality, offering both a beautiful new 2400 +/- sq ft home and productive pastureland. Built in 2023, the 3-bedroom, 2.5-bath home includes a study and features an open floor plan with a spacious kitchen and living room. Hardwood floors highlight the kitchen and living areas, while tile accents the bathrooms and carpet adds comfort in the bedrooms. The kitchen is equipped with custom wooden cabinetry, a pantry, and a large island, while a generous laundry room adds convenience. Attached to the home is a 700 ± sq ft two-car garage. Beyond the home, the property is set up for both work and recreation. A climate-controlled shed with electricity provides a versatile space for projects or storage, while a large shop with front and back roll-up doors is ideal for equipment or workshop use. The land is fully fenced with cross fencing, designed for cattle or other livestock, and includes cattle pens that will convey. Two ponds provide ample water, with the southern pond stocked for fishing. The balance of the acreage is open pastureland, offering strong grazing opportunities and plenty of space for livestock management. With road access on two sides, the layout ensures easy entry and utility. Just a few miles from Oologah Lake and conveniently located 20 +/- minutes from Nowata, 30 ± minutes from Claremore and Vinita, 50 ± minutes from Bartlesville, and 1 hour from the Tulsa International Airport, this property blends accessibility with rural charm. Whether you're looking for a modern homestead, a working ranch, or both, this tract is ready to meet your needs for years to come! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Chuck Bellatti at (918)859-2412.

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.

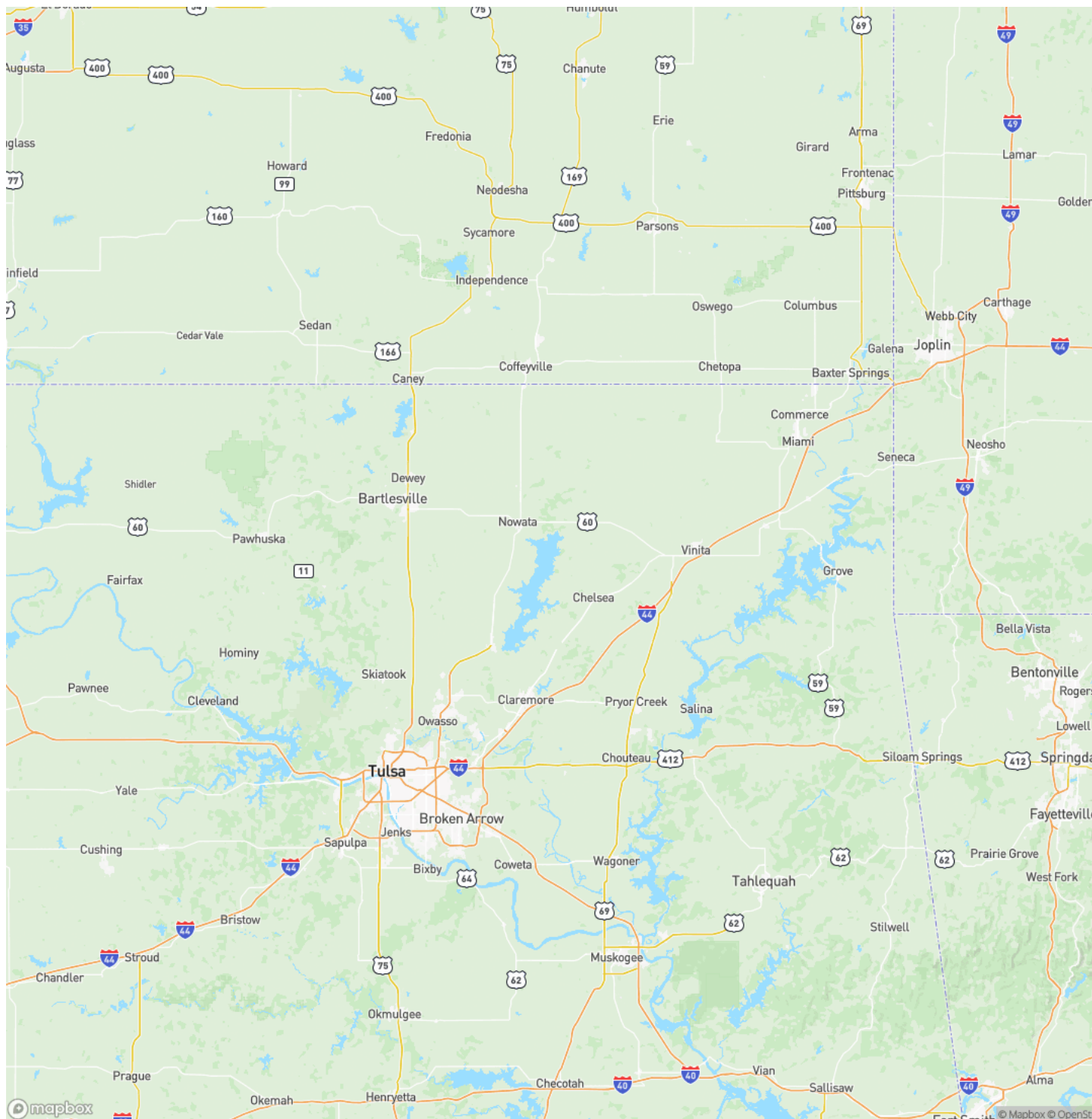
The Modern Country Ranch & Homestead
Chelsea, OK / Nowata County



Locator Map



Locator Map



Satellite Map



The Modern Country Ranch & Homestead

Chelsea, 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

[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.



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

