

Hay Meadow Build Site
N 4120 Rd
Nowata, OK 74048

\$195,000
30± Acres
Nowata County



Hay Meadow Build Site
Nowata, OK / Nowata County

SUMMARY

Address

N 4120 Rd

City, State Zip

Nowata, OK 74048

County

Nowata County

Type

Farms, Undeveloped Land, Ranches, Recreational Land

Latitude / Longitude

36.64967 / -95.663355

Acreage

30

Price

\$195,000

Property Website

<https://arrowheadlandcompany.com/property/hay-meadow-build-site-nowata-oklahoma/91327/>



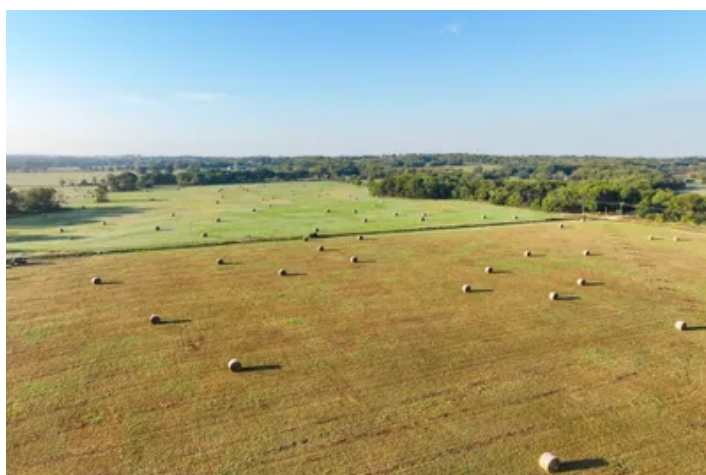
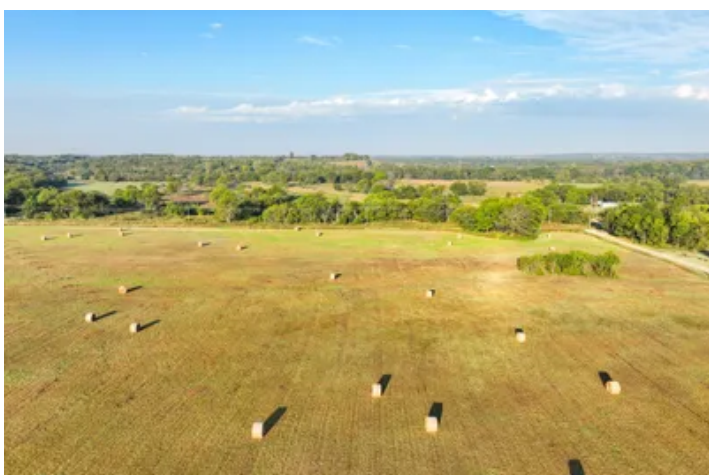
Hay Meadow Build Site Nowata, OK / Nowata County

PROPERTY DESCRIPTION

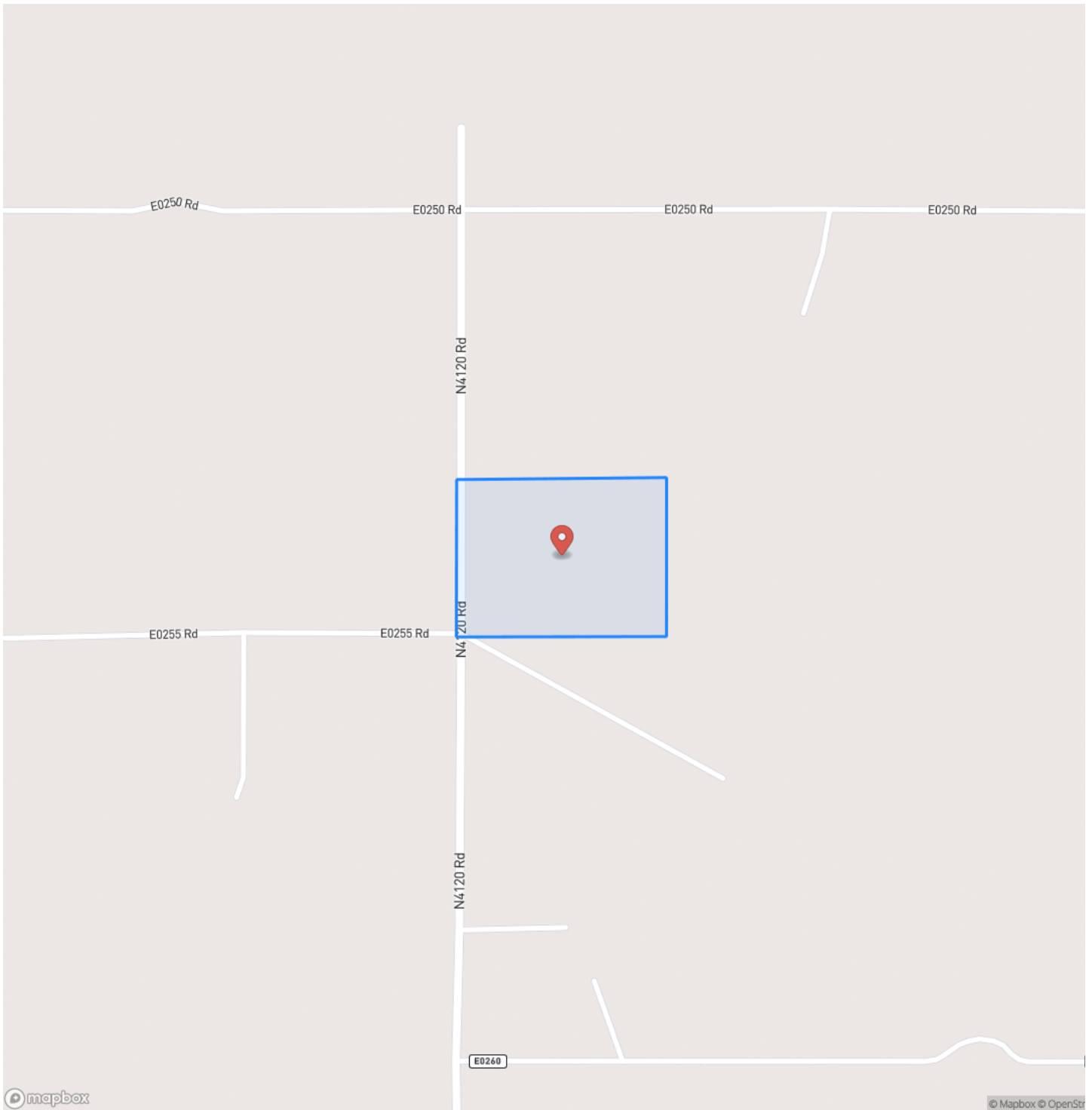
If you've been dreaming of wide-open country living, this 30 +/- acre tract in Nowata County, Oklahoma offers just that! Currently used as a hayfield, the property gives you the flexibility to utilize it for hay, raise livestock, or simply enjoy the open countryside by building your dream home or placing a double wide on it! With no zoning, no building permits or lot split requirements, it gives you the freedom to do what you please! With water and electricity available, you'll have a head start if you're looking to build your dream home or set up a weekend getaway. The land is open, flat and usable, offering plenty of room for barns, pens, gardens, or whatever vision you bring to it. Whether you're looking for a productive piece of ground or a place to put down roots in the country, this property is the one for you! If you are looking to add on and acquire more acreage, the neighboring 90 +/- acres to the northeast is also available! The property is located 24 +/- miles from Bartlesville, 28 +/- miles from Coffeyville and 41 +/- miles from the 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 [\(918\) 849-2412](tel:9188492412).

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.

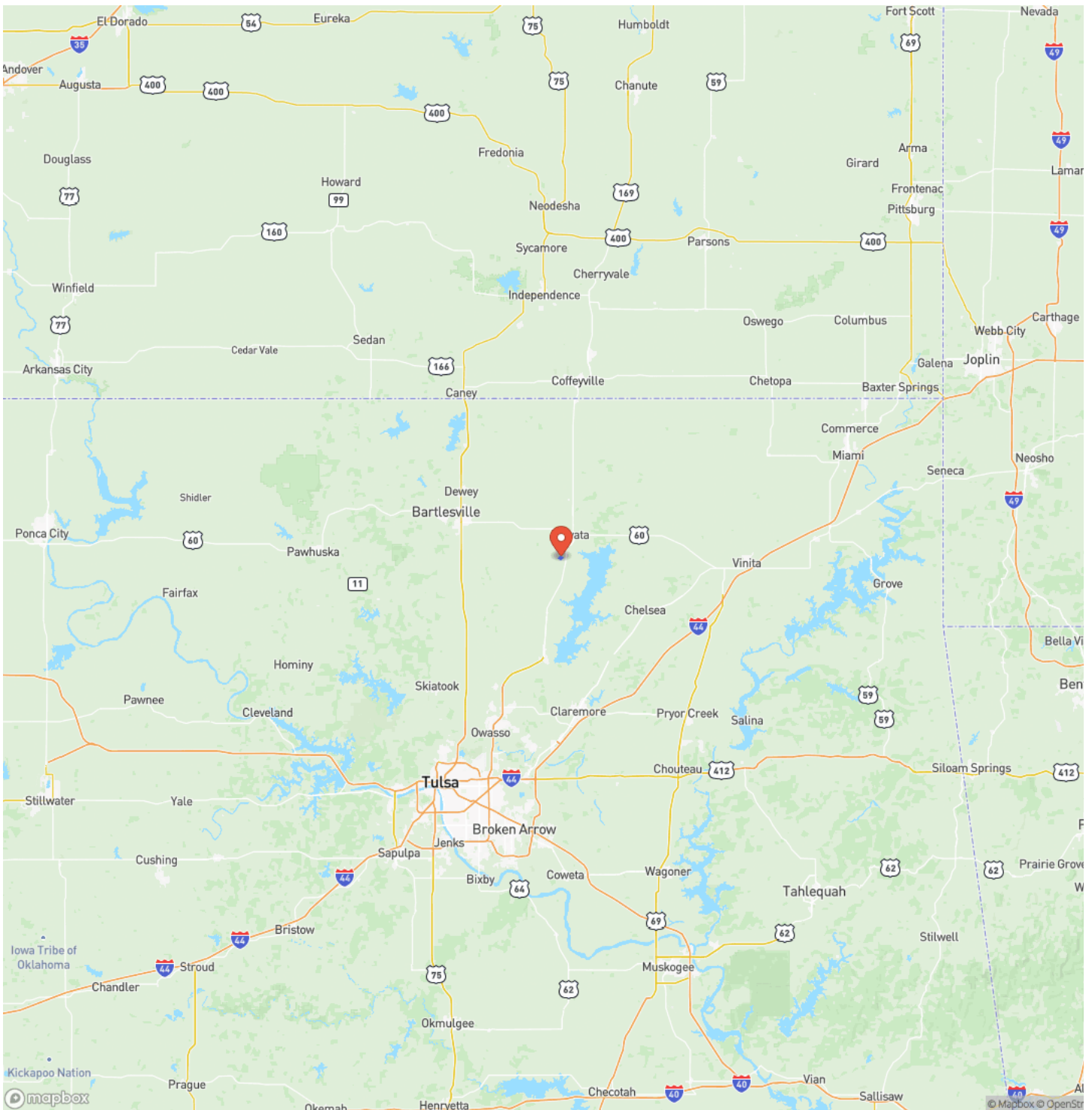
Hay Meadow Build Site
Nowata, OK / Nowata County



Locator Map



Locator Map



Satellite Map



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 blue 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.

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