

**Turnkey Ranch Property**  
12689 EW 28 Rd  
Nowata, OK 74048

**\$825,000**  
97± Acres  
Nowata County



**Turnkey Ranch Property**  
**Nowata, OK / Nowata County**

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**SUMMARY**

**Address**

12689 EW 28 Rd

**City, State Zip**

Nowata, OK 74048

**County**

Nowata County

**Type**

Farms, Ranches, Horse Property, Residential Property

**Latitude / Longitude**

36.6147 / -95.6522

**Dwelling Square Feet**

1944

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

97

**Price**

\$825,000

**Property Website**

<https://arrowheadlandcompany.com/property/turnkey-ranch-property-nowata-oklahoma/42792/>



**PROPERTY DESCRIPTION**

Welcome to your own piece of Oklahoma on the south edge of Nowata County! This turnkey ranch has all the necessities, waiting for the devoted rancher. The newly remodeled home provides 3 bedrooms and 2 full bathrooms and sits on 97 m/l acres of class three soils with improved bermuda and fescue grasses. Step inside the home and you'll be greeted with a spacious kitchen with granite countertops, tons of storage, new appliances, and a gas stove. Work from home? There is a newly added office space just off the kitchen. As you make your way into the living area, you will find a gas fireplace with a knotty pine surround. Perfect for cozying up on winter nights. As you exit the west side of the home, you'll find a spacious walk-in storm shelter with electricity! The property features a spacious yard and is easily accessible with a semi. Outbuildings included a newly built 30x40 red iron shop with concrete floors and two 14 foot roll doors. Sitting adjacent to this brand new building is a spacious 35x50 insulated shop! Additional outbuildings include a 40x60 machine shed, grain bin, and a 60x35 hay shed. Home and buildings are wired for backup generators. Pastures include 6 strand barbed wire, fully fenced plus cross fencing for rotational grazing. Additionally there are cattle working facilities and a new frost freeze four ball waterer. Large pond stocked with crappie, bass, and more. Just 45 minutes to the Tulsa Metroplex and ½ mile off U.S. Highway 169. Don't miss your chance to own this remarkable property. Seller is a licensed Realtor. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Erica Brent at [\(918\) 863-0355](tel:9188630355).

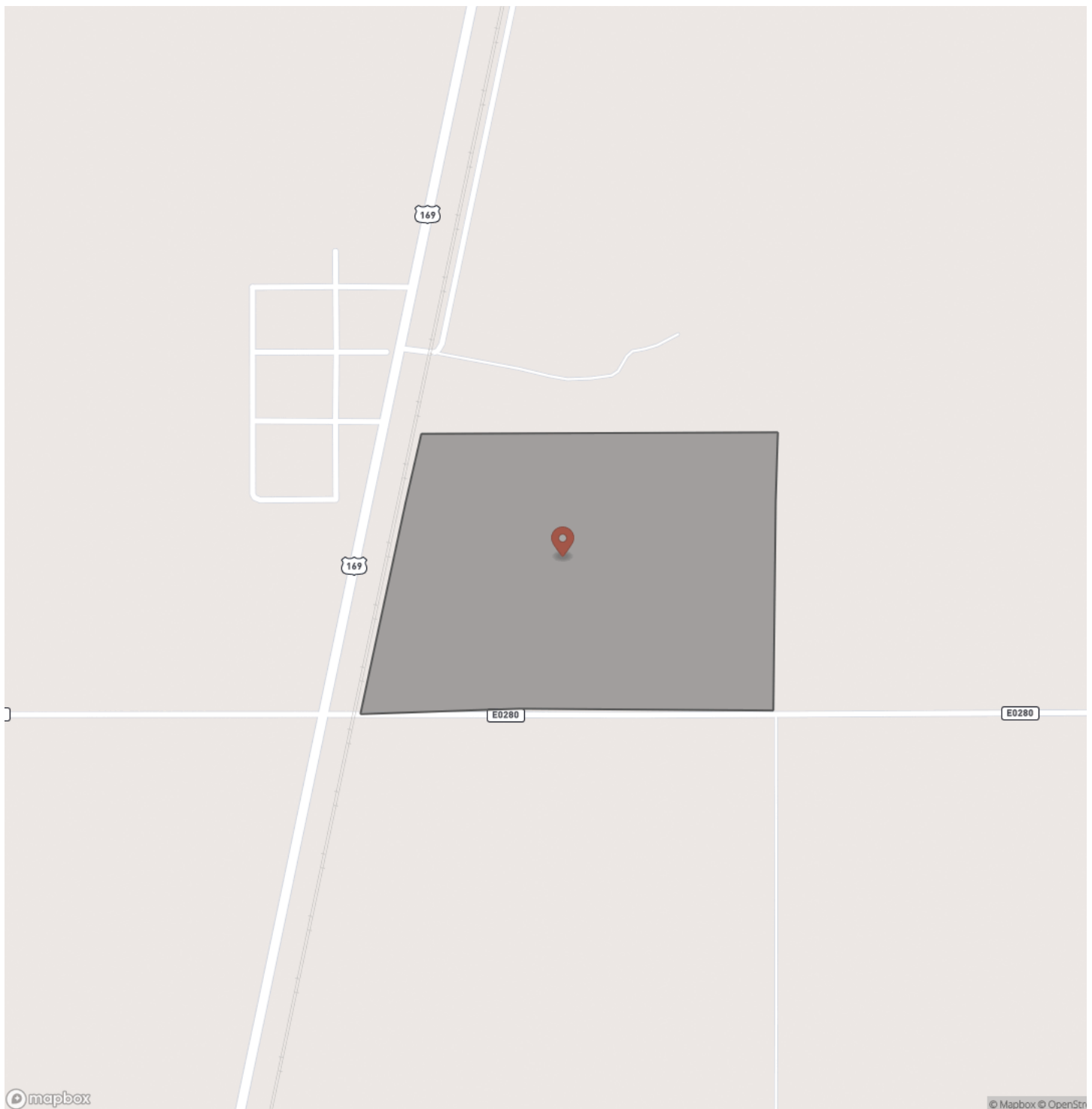




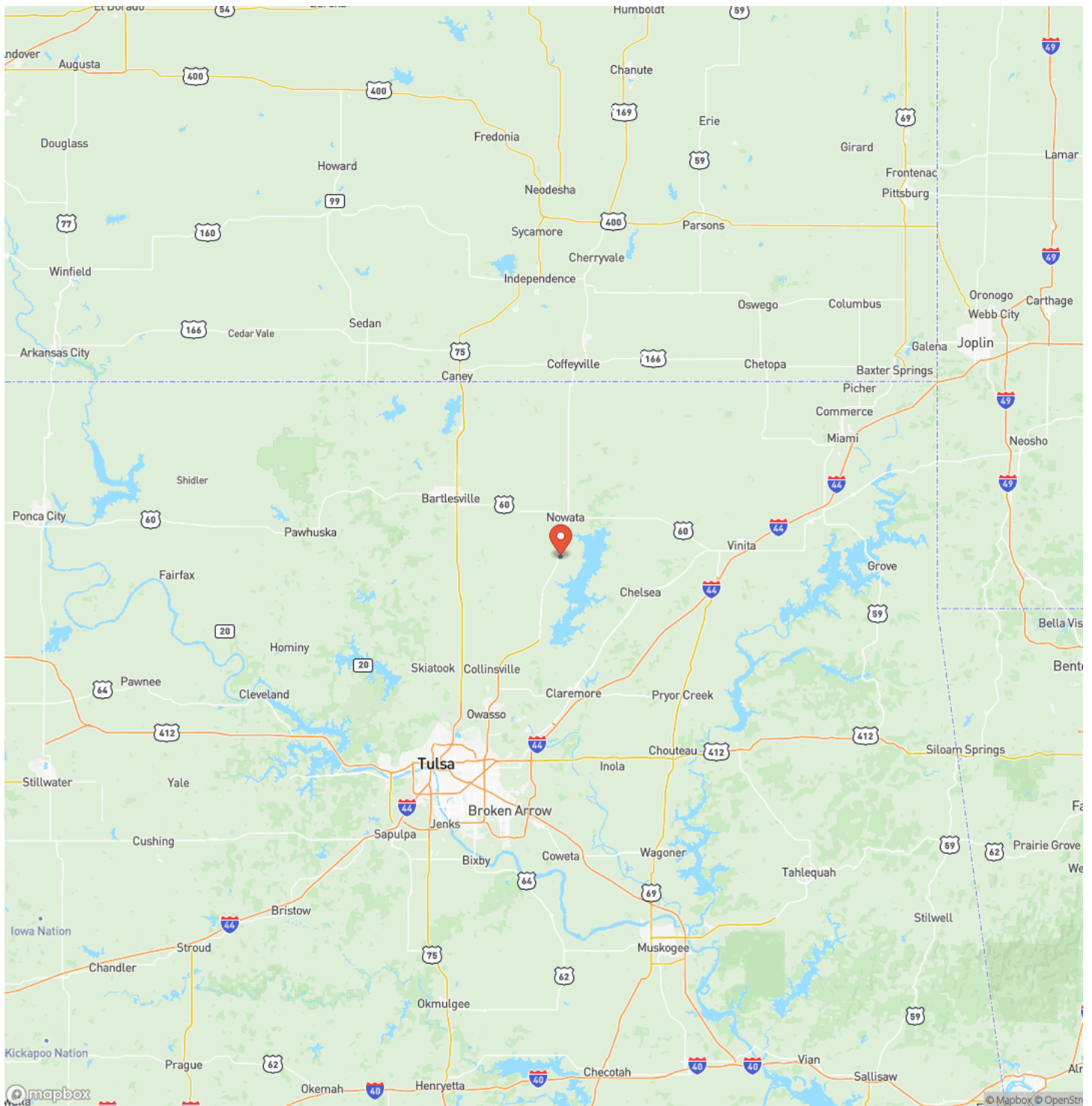
Turnkey Ranch Property  
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## Locator Map



## Locator Map





## Satellite Map







## 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.



## **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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