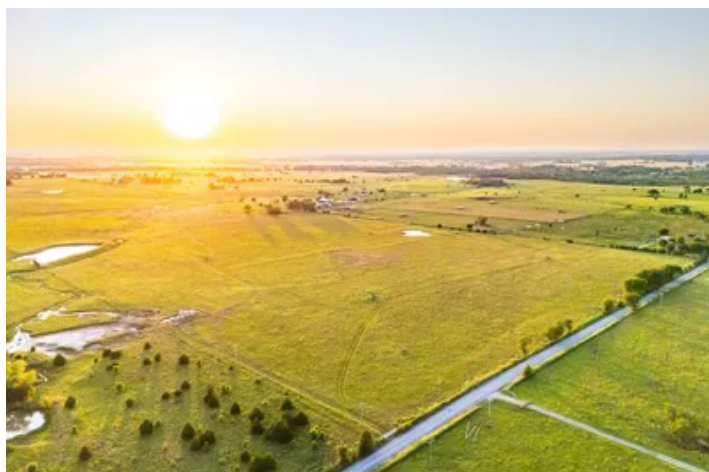


Prime Grazing with Water Access
E 0210 Rd
Nowata, OK 74048

\$540,000
120± Acres
Nowata County



Prime Grazing with Water Access
Nowata, OK / Nowata County

SUMMARY

Address

E 0210 Rd

City, State Zip

Nowata, OK 74048

County

Nowata County

Type

Farms, Undeveloped Land, Ranches, Recreational Land

Latitude / Longitude

36.711782 / -95.600368

Acreage

120

Price

\$540,000

Property Website

<https://arrowheadlandcompany.com/property/prime-grazing-with-water-access-nowata-oklahoma/84033/>



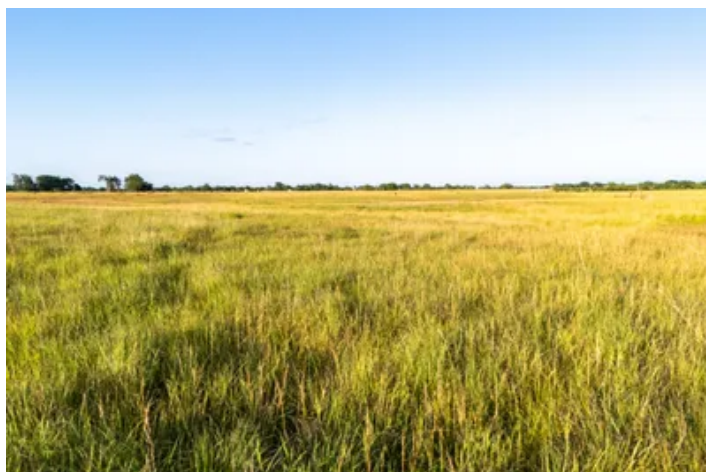
Prime Grazing with Water Access

Nowata, OK / Nowata County

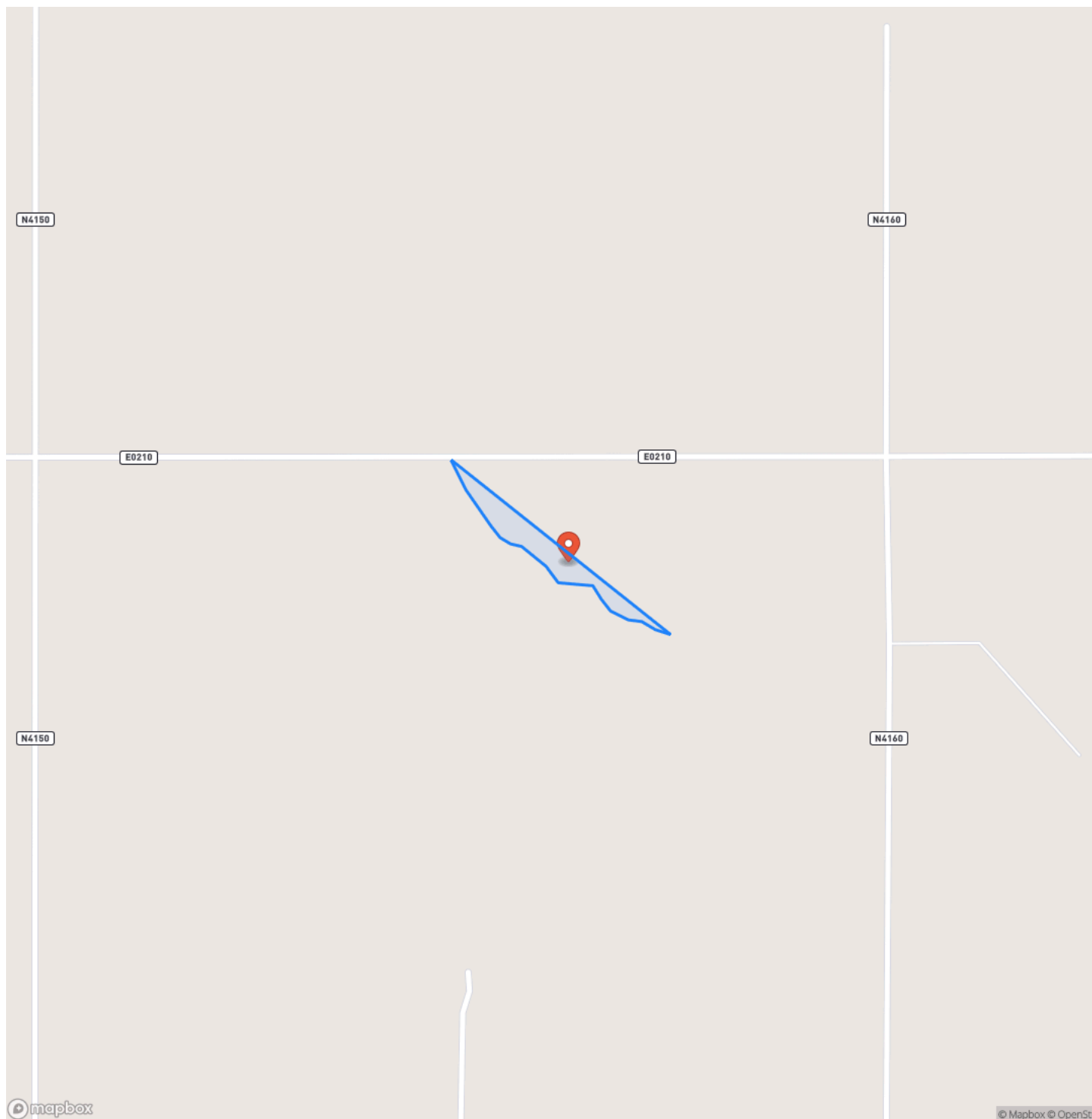
PROPERTY DESCRIPTION

This 120+/-acre farm in Nowata County, Oklahoma offers a well-rounded opportunity for agricultural use, livestock grazing, or even potential future development! The property is fully fenced with cross-fencing in place, providing excellent grazing conditions and functional separation for managing cattle or other livestock. Three gated entry points offer convenient access, and there is county road frontage on two sides. Water resources are abundant, with three ponds and multiple wet-weather creeks providing natural water sources throughout the acreage. Additionally, a water tap is already in place, and both the water tap and mineral rights will convey with the sale. Improvements on the property include a set of working pens and two loafing sheds, making it well-equipped for immediate ranch operations. Gently rolling terrain and open pasture also create potential for building a home. Located just 7+/-minutes from downtown Nowata, 30+/-minutes from Bartlesville, and approximately 1 hour from Tulsa, the property maintains rural privacy while remaining within reach of larger communities. Oologah Lake is also just 25+/-minutes away! This well-located and functional acreage is ideal for buyers looking to expand their livestock operation, invest in quality agricultural land, or potentially pursue future development. 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).

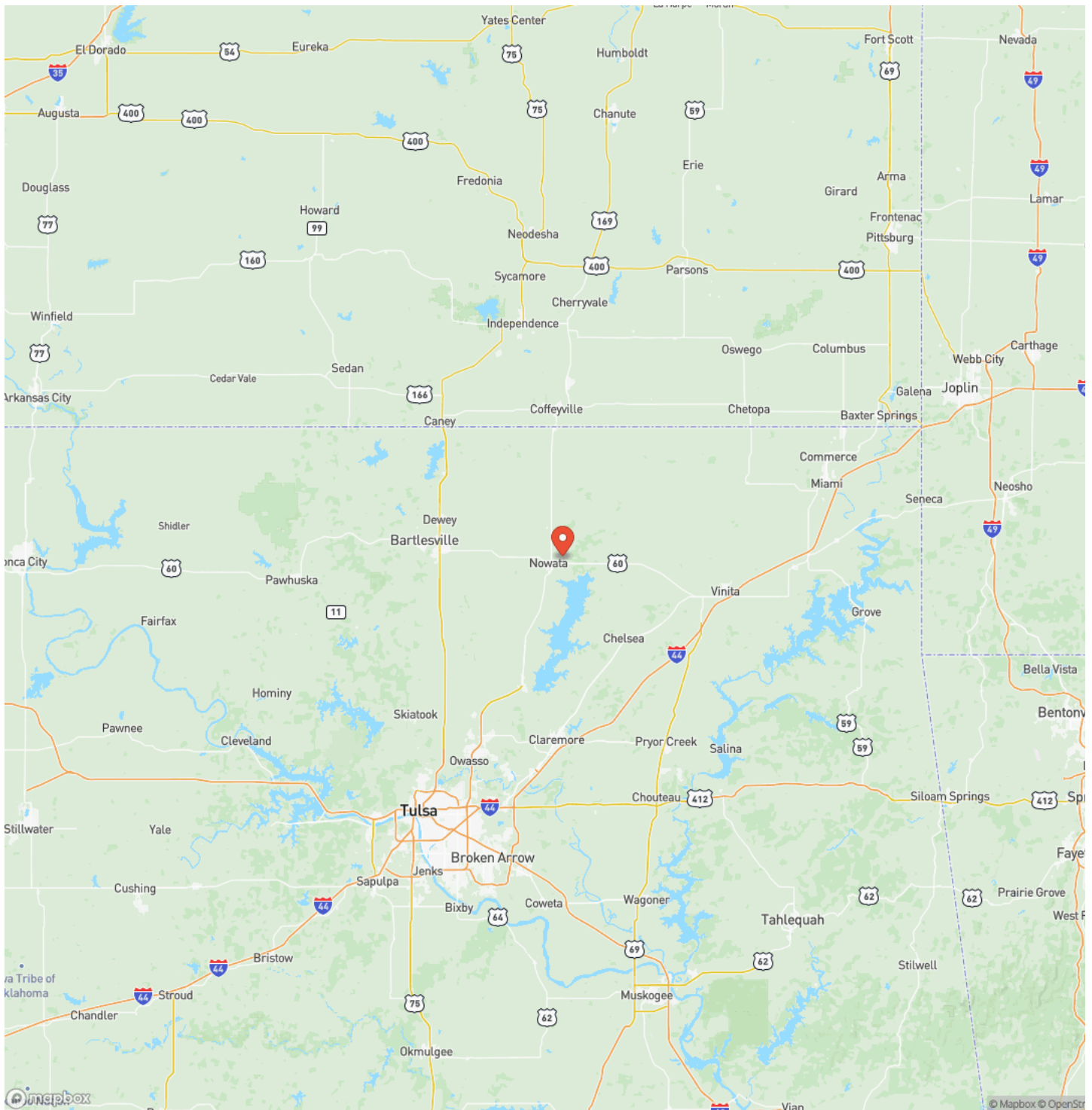
Prime Grazing with Water Access
Nowata, OK / Nowata County



Locator Map



Locator Map



Satellite Map



Prime Grazing with Water Access 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

[illegible]

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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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