

Amazing Farm with Big Potential
Nowata, OK 74048

\$480,000
120± Acres
Nowata County



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Nowata, OK / Nowata County

SUMMARY

City, State Zip

Nowata, OK 74048

County

Nowata County

Type

Hunting Land, Recreational Land, Residential Property, Single Family

Latitude / Longitude

36.705 / -95.4918

Dwelling Square Feet

2336

Bedrooms / Bathrooms

3 / 2

Acreage

120

Price

\$480,000

Property Website

<https://arrowheadlandcompany.com/property/amazing-farm-with-big-potential-nowata-oklahoma/34677/>



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PROPERTY DESCRIPTION

If you are in the market for a fixer upper home on incredible acreage then this Nowata county property is one that you will want to take a look at. Located just 8+/- miles east of Nowata, this farm has Highway 60 frontage allowing for an easy commute to town. The beautiful 3 bedroom/2 bathroom home sits over a quarter of a mile off the highway, providing much needed privacy, and offers dark hardwood floors, granite countertops, and a spacious open floor plan that has big potential. The house will need many repairs due to a large water leak, but with a little work this could be a dream country home. While enjoying a cup of coffee on the large front porch you can overlook a gorgeous view of some towering hardwood timber where you may watch deer, turkeys, and many more wildlife species. Two small ponds, not far from the house, are spring fed and hold water even in the dryest of months providing wildlife and livestock with a consistent water source. Acres of pasture ground gives you the option to graze a decent herd of cattle and the patches of thick hardwood timber offer some great hunting potential. The recreational opportunities do not stop there. This property sits just a couple miles from the Oologah Wildlife Management Area where you can enjoy 19,100 acres of public hunting land and the massive Oologah Lake that offers some great fishing and boating fun.

You do not want to miss out on this great opportunity to own your farm. Other towns nearby include Vinita 20+/- minutes away, Chelsea 15+/- minutes away, and Tulsa just 58+/- minutes away. The home will be sold "as is" and all showings will be 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](tel:9188592412).



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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Chuck Bellatti

Mobile

(918) 859-2412

Email

chuck.bellatti@arrowheadlandcompany.com

Address

City / State / Zip

Ramona, OK 74061

NOTES



NOTES

This image shows a blank 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.

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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