Amazing Farm with Big Potential Nowata, OK 74048

\$480,000 120± Acres Nowata County









# Amazing Farm with Big Potential 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://arrowhead land company.com/property/amazing-farm-with-big-potential-nowata-oklahoma/34677/









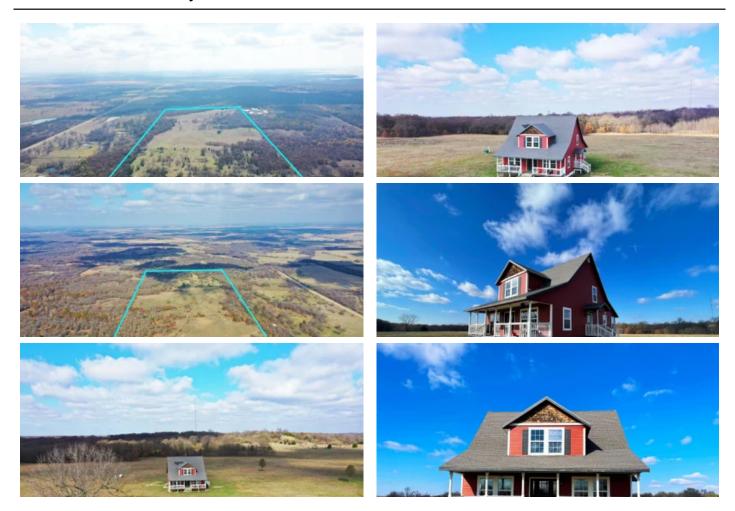
### **PROPERTY DESCRIPTION**

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.



# Amazing Farm with Big Potential Nowata, OK / Nowata County





# **Locator Map**



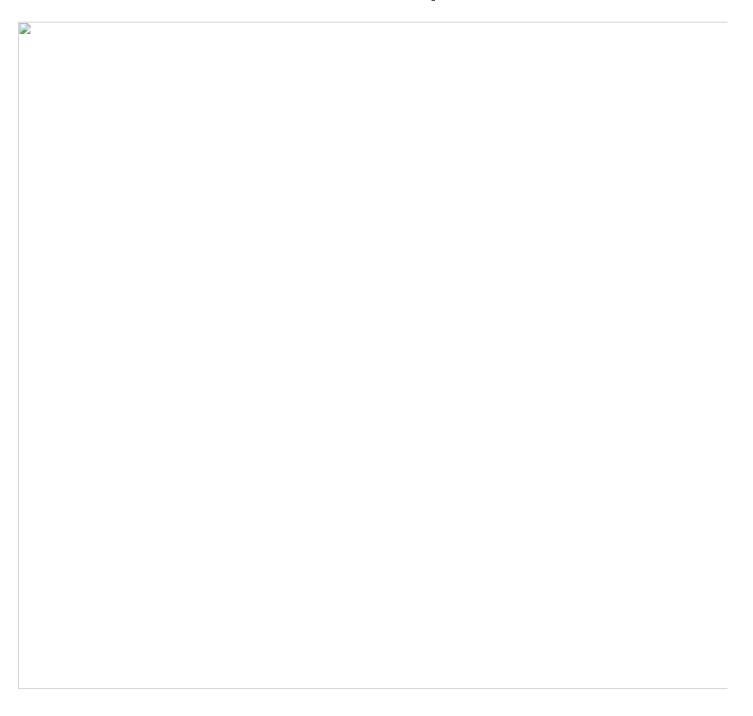


# **Locator Map**





# **Satellite Map**





# Amazing Farm with Big Potential Nowata, OK / Nowata County

# LISTING REPRESENTATIVE

For more information contact:



## Representative

Chuck Bellatti

### Mobile

(918) 859-2412

### Email

chuck. bellatti@arrowheadland company. com

### Address

## City / State / Zip

Ramona, OK 74061

<u>NOTES</u>			



<u>NOTES</u>		



# **DISCLAIMERS**

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**MORE INFO ONLINE:** 

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