

Livestock Operation With Ranch Style Home
13400 EW 17 Ed
Delaware, OK 74027

\$365,000
61.860± Acres
Nowata County



Livestock Operation With Ranch Style Home Delaware, OK / Nowata County

SUMMARY

Address

13400 EW 17 Ed

City, State Zip

Delaware, OK 74027

County

Nowata County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Single Family

Latitude / Longitude

36.76523 / -95.635377

Dwelling Square Feet

1212

Bedrooms / Bathrooms

3 / 2

Acreage

61.860

Price

\$365,000

Property Website

<https://arrowheadlandcompany.com/property/livestock-operation-with-ranch-style-home-nowata-oklahoma/66650/>



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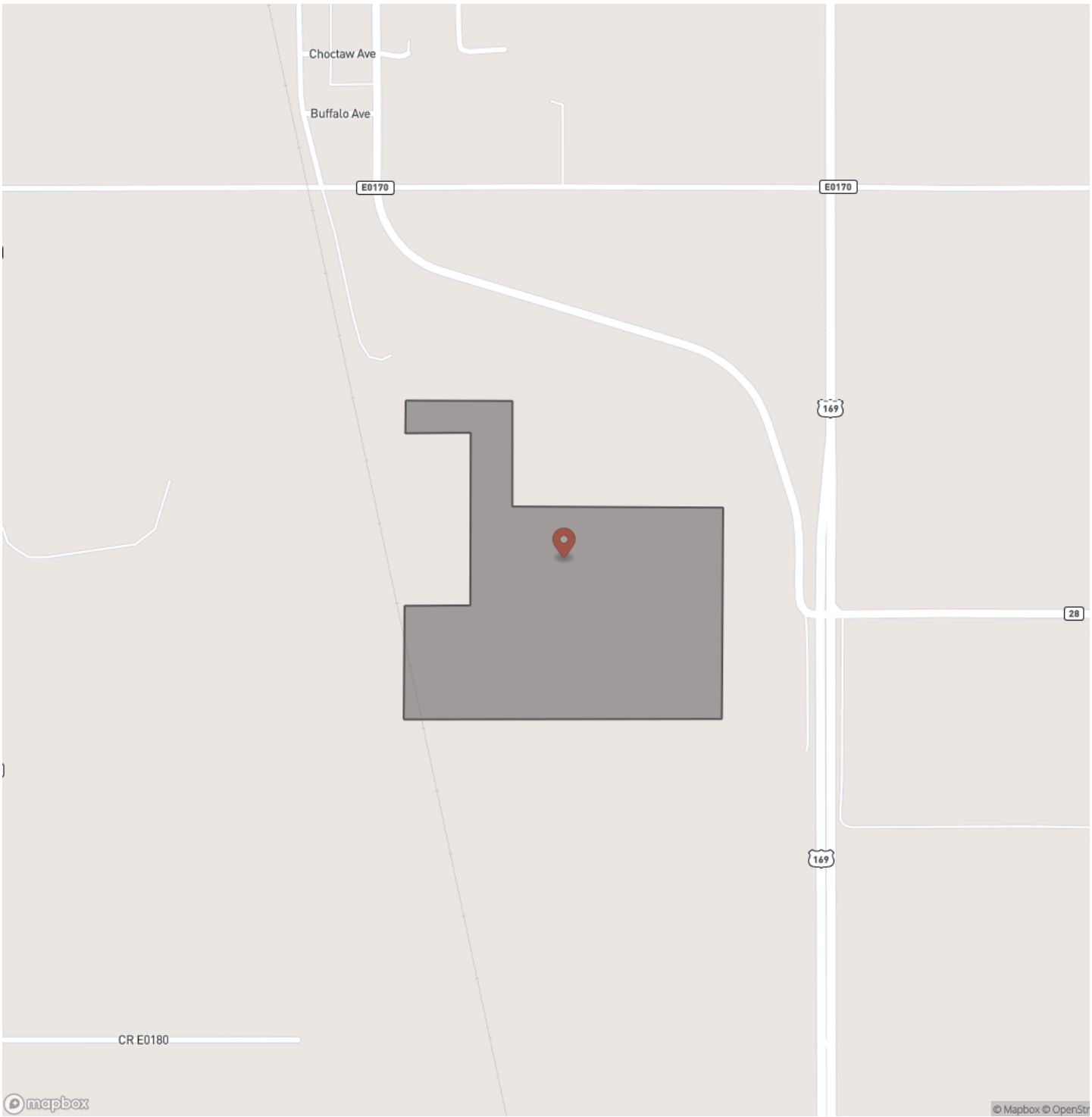
PROPERTY DESCRIPTION

PRICE REDUCED!! Introducing a stunning 61.86 +/- acre livestock operation with a ranch-style home, located just 1.5 +/- miles south of Delaware, Oklahoma, in Nowata County. This property offers a unique blend of rural charm and investment potential. At the heart of the ranch is a 3-bedroom, 2-bath home featuring beautiful hardwood flooring, a spacious carport, and a 3-car detached garage. While the home needs a little TLC, it stands ready for your vision, just waiting for the right person to breathe new life into this classic, one-of-a-kind ranch. The property boasts several well-maintained barns, including a 90x60x12 equipment shed equipped with power and water, perfect for a variety of business endeavors. Additionally, a 60x30x16 hay barn with a sturdy north wall and two 12' lean-tos provides ample storage for your farming needs. With improved and native grasses covering +/- 71% of the land classified as class III soils, this ranch is more than primed for agricultural success. Water is abundant with three ponds, the largest being spring-fed and still retaining water despite this year's overly dry conditions. Cattle pens and a squeeze chute are already in place, making it easy to start or expand your existing cattle operation immediately. This property is more than just a home; it's an investment opportunity that combines the potential for living and working in one location. Imagine the possibilities of watching your cattle graze while enjoying the rustic charm of your wrap-around front porch! Conveniently located +/- 6 miles north of Nowata and within +/- 45 minutes of Bartlesville, Owasso, Vinita or Coffeyville, KS, and just an hour +/- from Tulsa International Airport, this property is perfectly situated for both ranchers and investors. Don't miss the chance to create your dream ranch! All showings are by appointment only. For more information or to schedule a private viewing, please contact Chuck Bellatti at [\(918\) 859-2412](tel:9188592412).

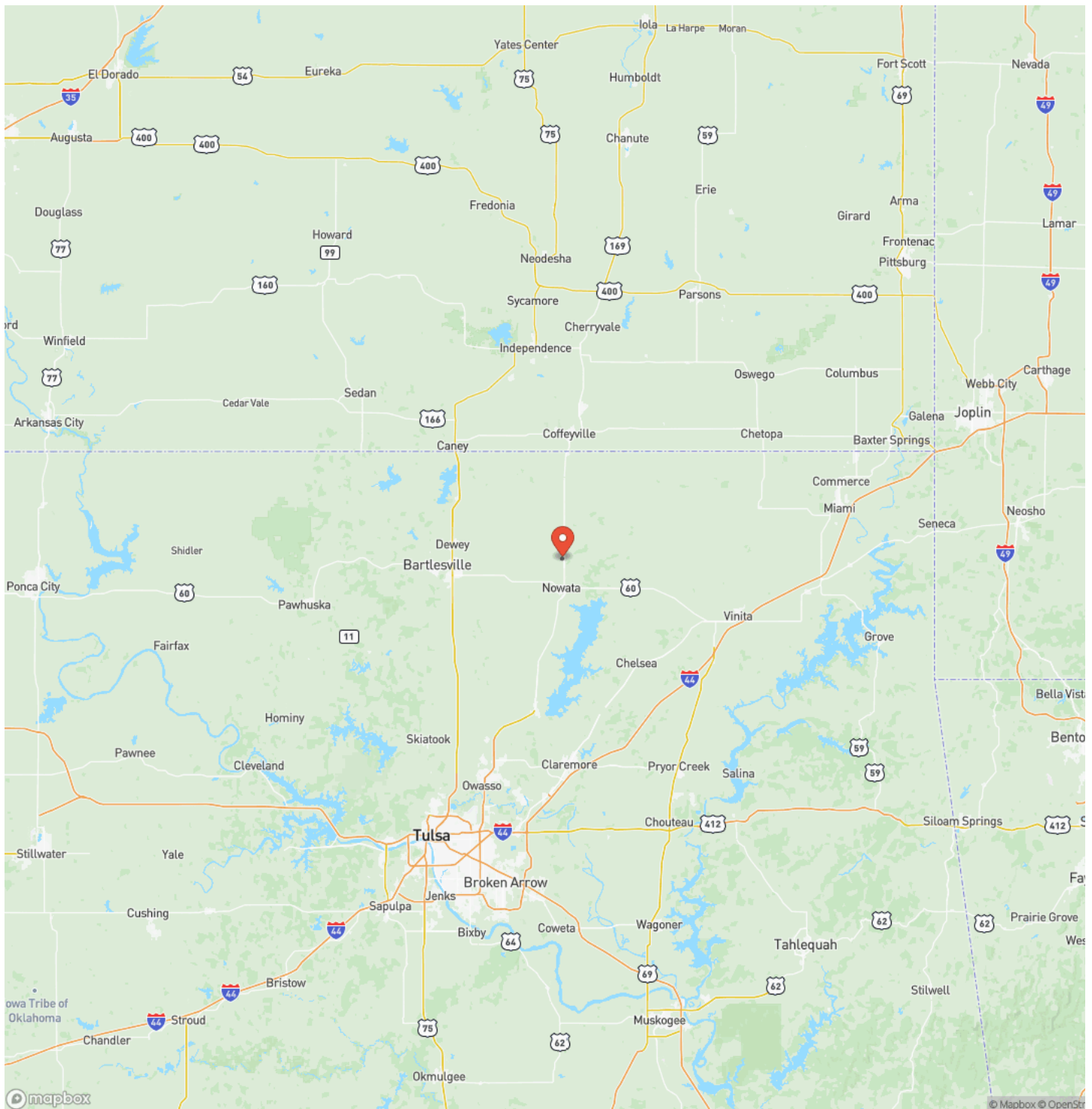
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Locator Map



Locator Map



Satellite Map



Livestock Operation With Ranch Style Home Delaware, 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

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DISCLAIMERS

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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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