

**Rustic Home with Barn on Acreage**  
1600 E Choctaw Ave  
Nowata, OK 74048

**\$300,000**  
5.300± Acres  
Nowata County



## Rustic Home with Barn on Acreage Nowata, OK / Nowata County

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### SUMMARY

**Address**

1600 E Choctaw Ave

**City, State Zip**

Nowata, OK 74048

**County**

Nowata County

**Type**

Ranches, Recreational Land, Residential Property

**Latitude / Longitude**

36.704 / -95.6185

**Dwelling Square Feet**

2123

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

5.300

**Price**

\$300,000

**Property Website**

<https://arrowheadlandcompany.com/property/rustic-home-with-barn-on-acreage-nowata-oklahoma/38441/>





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### **Nowata, OK / Nowata County**

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#### **PROPERTY DESCRIPTION**

This stunning custom home is situated on 5.3 acres of beautiful land in Nowata County, Oklahoma, offering a tranquil and peaceful living experience. Boasting 3 spacious bedrooms and 2 luxurious bathrooms, this home is perfect for a family or anyone who values comfort and elegance. Upon entering the home, you'll be greeted with beautiful wood ceilings that give the home a rustic feel. The tiled kitchen features beautiful black countertops and modern appliances, making it a dream for those who love to cook and entertain. The spacious laundry room makes doing laundry a breeze, and ensures that the home stays neat and tidy. The master bedroom is a true oasis, featuring a large walk-in closet and a gorgeous bathroom complete with a jacuzzi bath that's perfect for soaking and relaxing after a long day. The stone fireplace adds warmth and coziness to the living room, creating the perfect space for family and friends to gather and create memories. Double doors lead to the backyard, where you'll find plenty of space to enjoy the great outdoors and entertain guests. The large barn with livestock pins is perfect for those who enjoy raising livestock, while the open pasture provides ample space for grazing. Located in close proximity to Tulsa, this home offers the perfect balance between country living and city convenience. With its beautiful design, luxurious features, and peaceful location, this home is sure to delight and impress anyone who appreciates the finer things in life. There is also an additional 90 acres for sale nearby. 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).

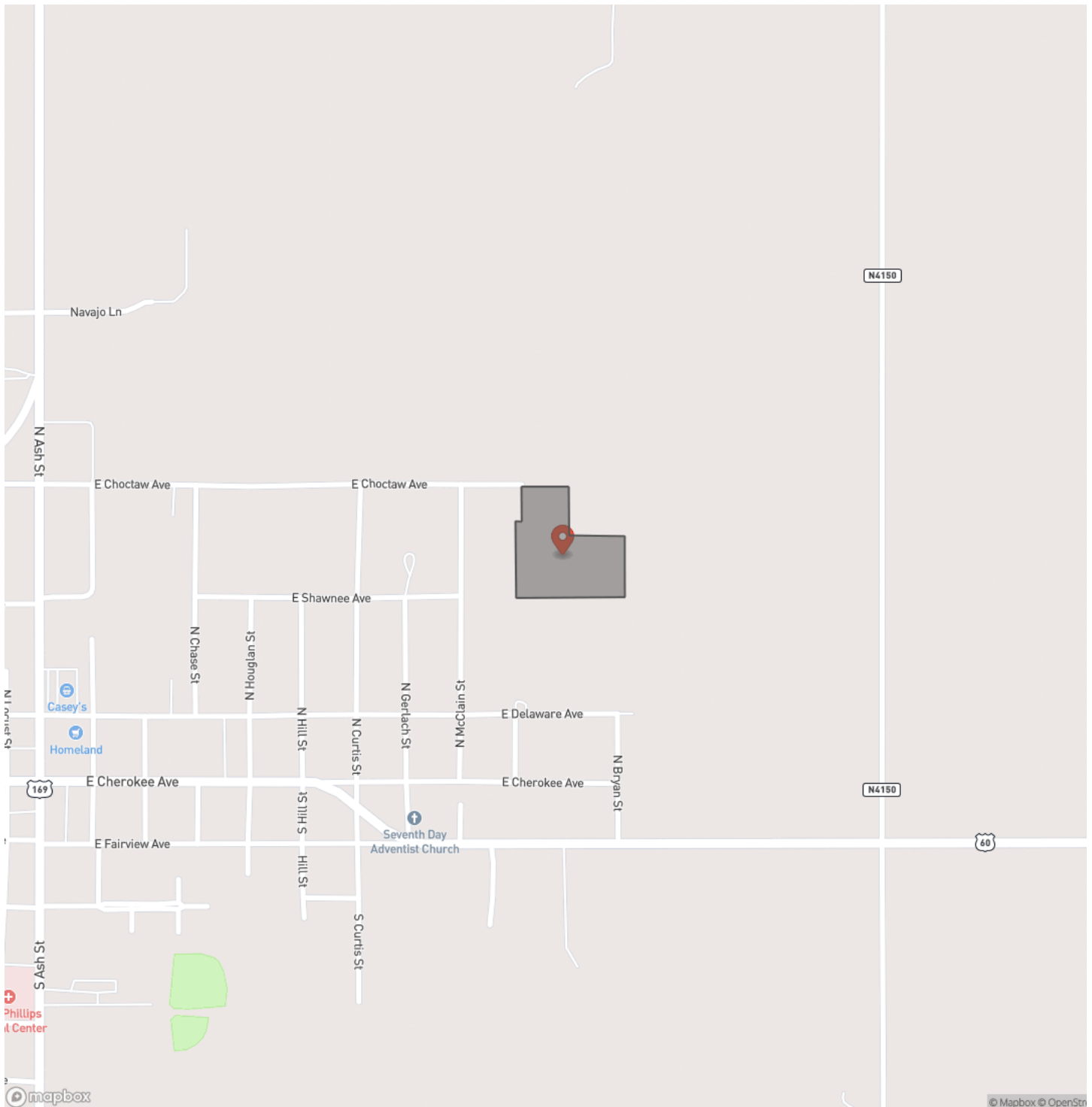


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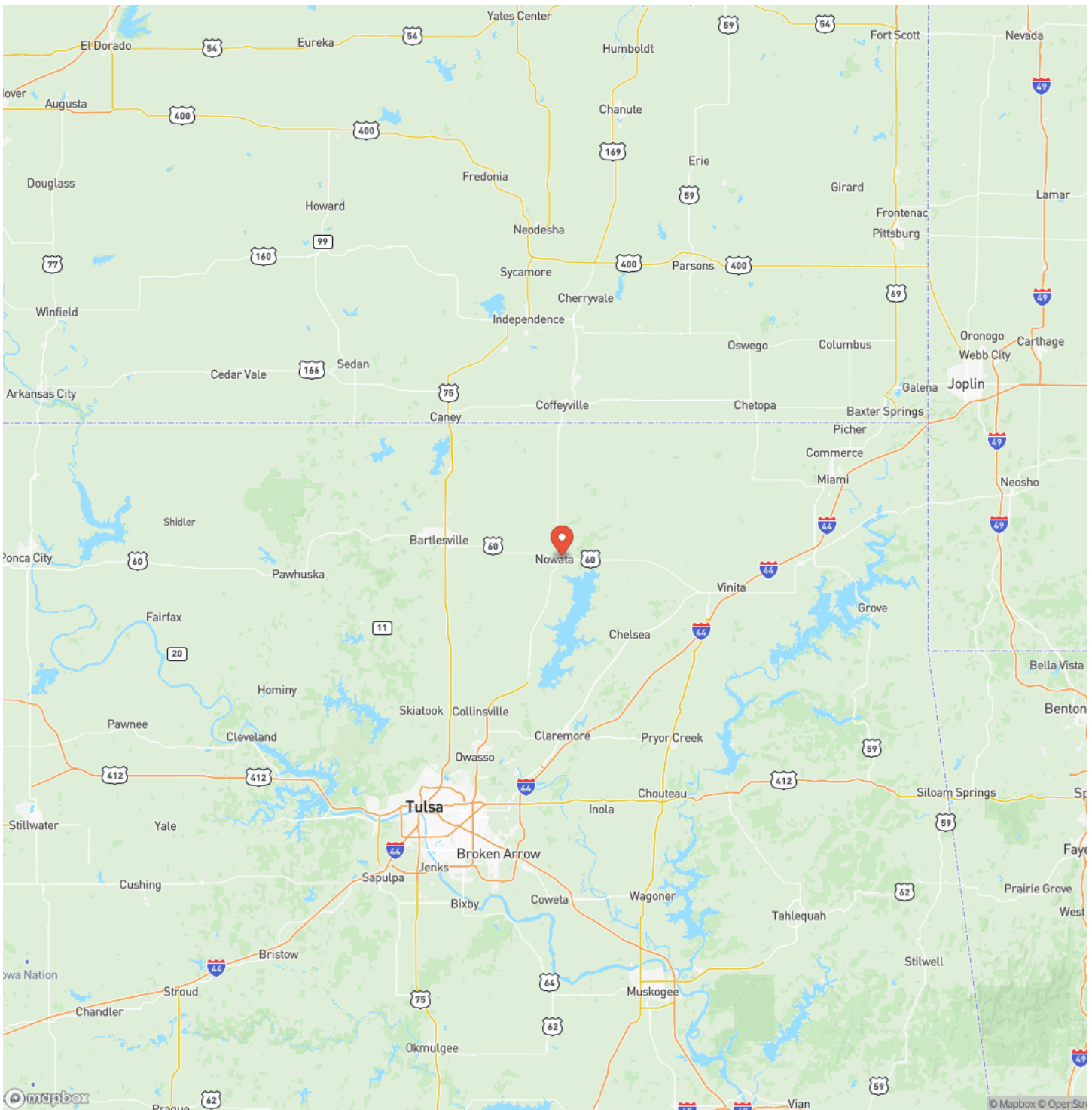
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## Locator Map

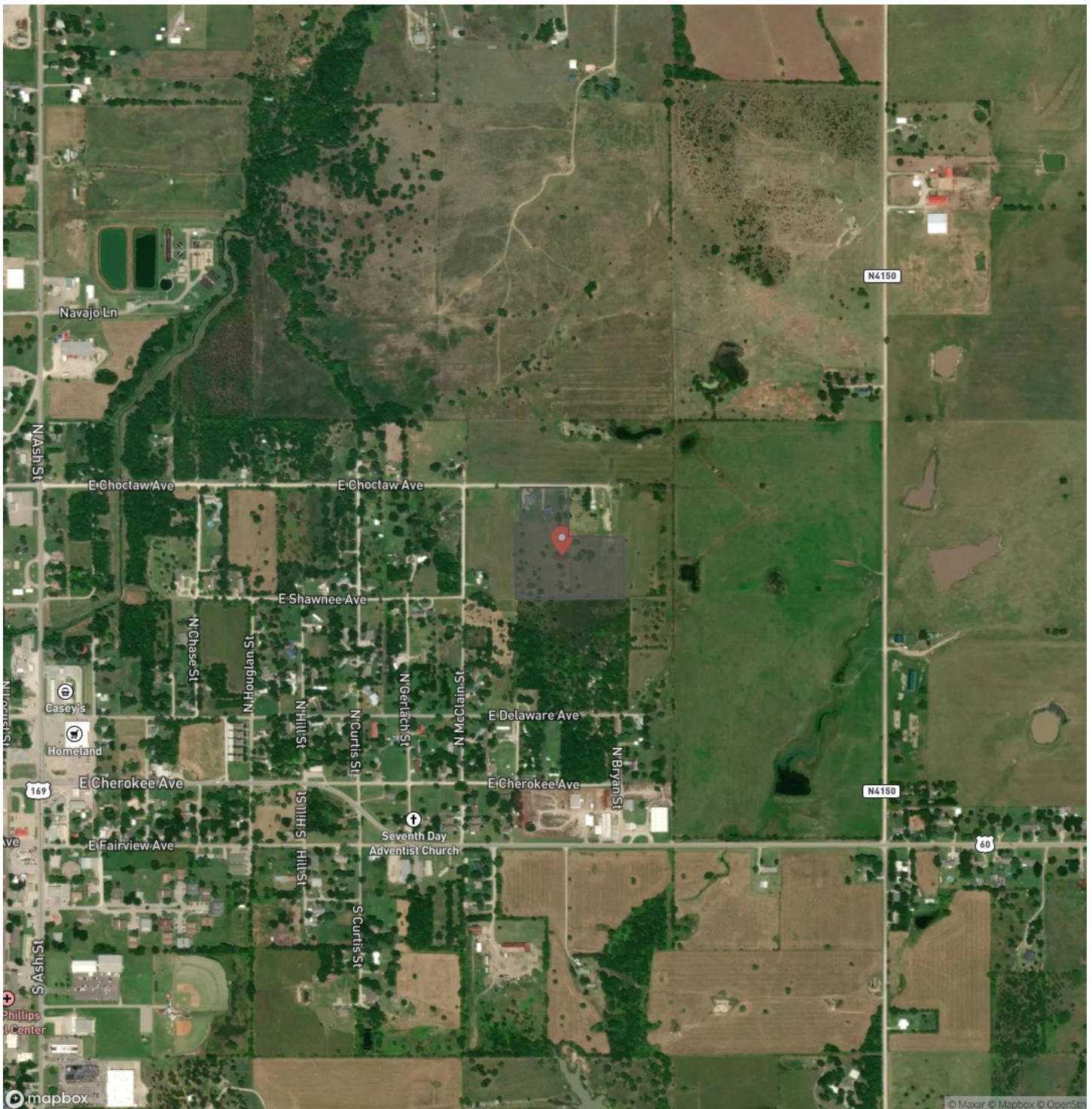


## Locator Map





## Satellite Map



## Rustic Home with Barn on Acreage 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

Ramona, OK 74061

## NOTES



**MORE INFO ONLINE:**

**[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)**



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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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Sapulpa, OK 74066  
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