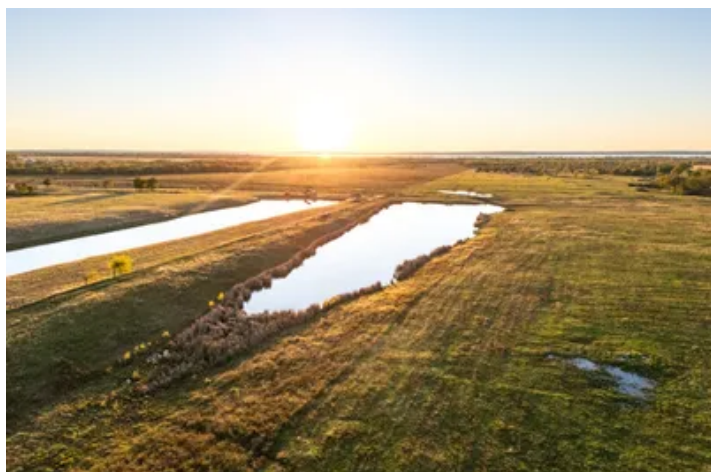


Buildable/Grazing Land Near Oologah Lake
N 4210 Rd
Chelsea, OK 74016

\$270,000
60± Acres
Nowata County



Buildable/Grazing Land Near Oologah Lake
Chelsea, OK / Nowata County

SUMMARY

Address

N 4210 Rd

City, State Zip

Chelsea, OK 74016

County

Nowata County

Type

Farms, Undeveloped Land, Ranches, Recreational Land

Latitude / Longitude

36.607496 / -95.501348

Acreage

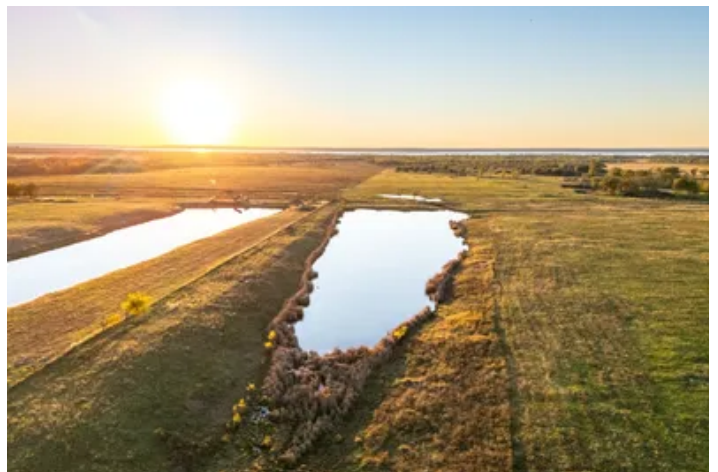
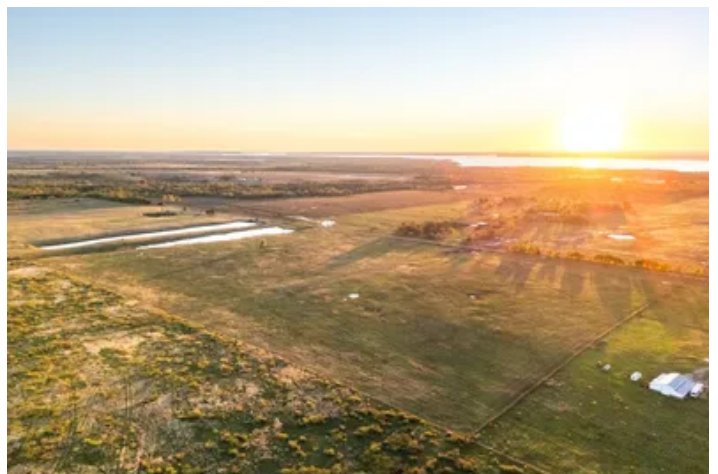
60

Price

\$270,000

Property Website

<https://arrowheadlandcompany.com/property/buildable-grazing-land-near-oologah-lake-nowata-oklahoma/93251/>



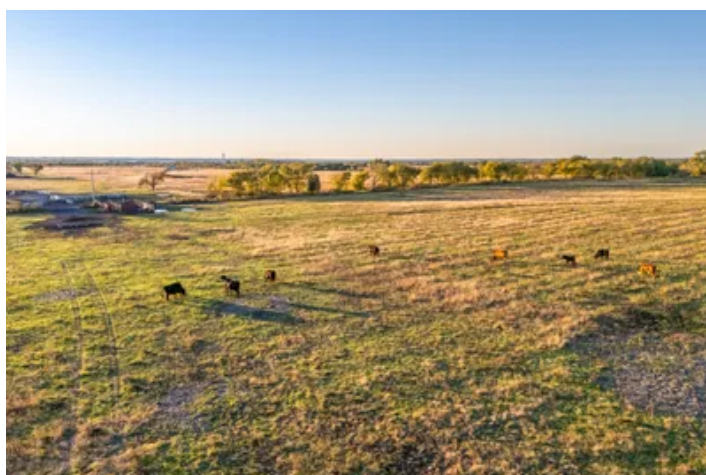
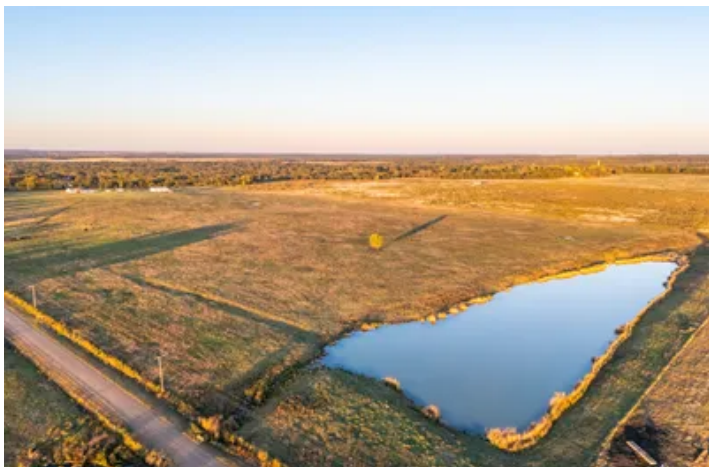
Buildable/Grazing Land Near Oologah Lake Chelsea, OK / Nowata County

PROPERTY DESCRIPTION

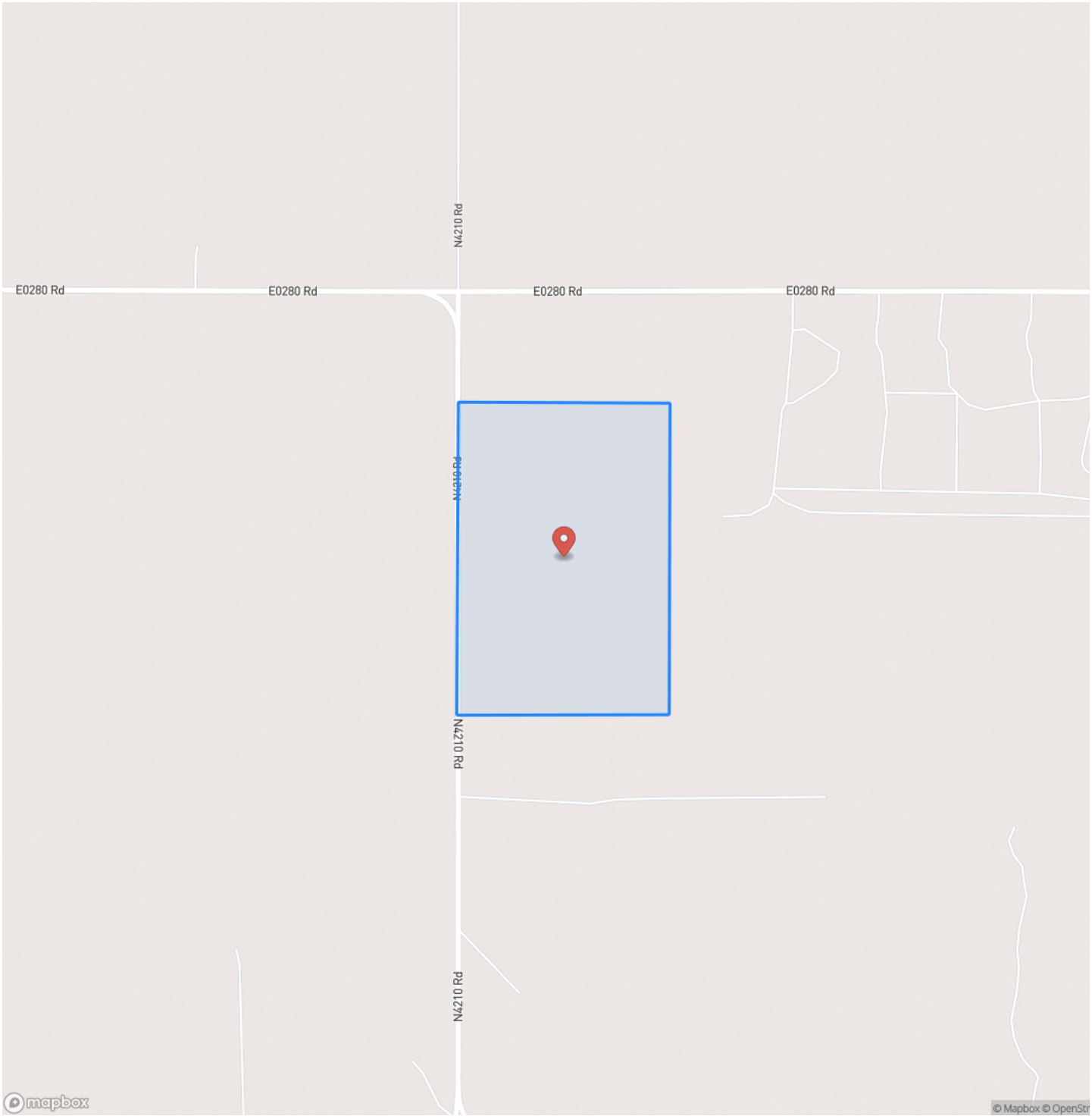
Introducing 60 +/- acres in Nowata County, this fully fenced property offers the perfect blend of functionality and potential for grazing! Currently used for grazing cattle, the land features excellent fencing with three gated entrances for easy access and management. A large strip pit sits on the south side, serving as both a reliable water source for livestock and a peaceful spot for fishing or relaxing outdoors. The property's flat topography and open layout make it ideal for ranching, recreation, or building your dream home in the country. With a set of cattle pens included, it's ready for immediate use. The land is mostly cleared with minimal trees, providing full use of the pasture and unobstructed views of the surrounding countryside. Offering road frontage and convenient access, this tract combines rural charm with accessibility—just a few miles from Oologah Lake, 20 ± minutes from Nowata, 30 ± minutes from Claremore and Vinita, 50 ± minutes from Bartlesville, and 1 +/- hour from Tulsa International Airport. Whether you're looking for productive grazing land or a prime site to build your dream home, this property delivers the space, setting, and versatility to make it your own. All showings are 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).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

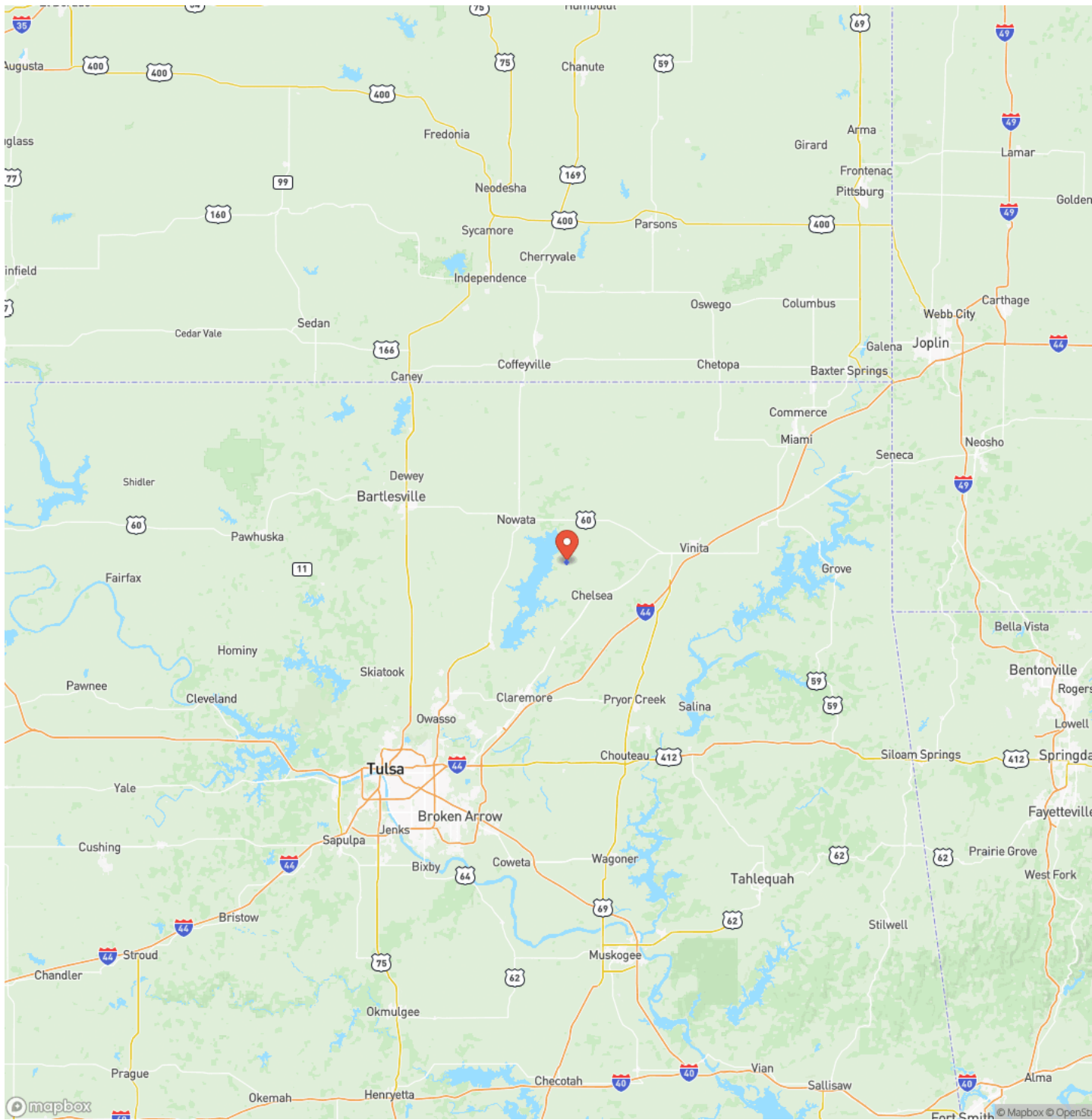
Buildable/Grazing Land Near Oologah Lake
Chelsea, OK / Nowata County



Locator Map



Locator Map



Satellite Map



Buildable/Grazing Land Near Oologah Lake Chelsea, 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]

[illegible]

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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