

California Creek Ranch Acres  
Highway 169  
Delaware, OK 74048

**\$596,250**  
265± Acres  
Nowata County



**MORE INFO ONLINE:**

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



**California Creek Ranch Acres**  
**Delaware, OK / Nowata County**

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**SUMMARY**

**Address**

Highway 169

**City, State Zip**

Delaware, OK 74048

**County**

Nowata County

**Type**

Farms, Hunting Land, Ranches, Undeveloped Land, Timberland, Recreational Land

**Latitude / Longitude**

36.751 / -95.6325

**Taxes (Annually)**

355

**Acreage**

265

**Price**

\$596,250

**Property Website**

<https://arrowheadlandcompany.com/property/california-creek-ranch-acres-nowata-oklahoma/34607/>



### **PROPERTY DESCRIPTION**

Looking for a versatile property that has no shortage of wildlife, a history of cattle grazing and hay production? Here it is! The gorgeous California Creek Ranch acres are a perfect combination for any outdoorsman looking for their next multiuse investment. Located in the heart of Nowata County, this property has much to offer, including a secluded oasis of your very own you can get away to hunt or fish. Whitetail, turkey, and excellent waterfowl potential. It is truly waiting for you.

The north 177 +/- acre tract provides an open, cleared landscape which the seller has utilized as a cow/calf operation, supporting 60 pair year round. With the proper management, this ground could sustain more intense grazing or a hay operation if that is what you're looking for. This portion of the property also offers four ponds and a solid cluster of trees that provide excellent protection for livestock and wild. There is no shortage of whitetail on this tract and many are seen while touring the property.

The additional south 88 +/- acres along the winding California Creek provide an exceptional habitat for whitetail, turkey, and as a bonus, significant waterfowl potential at this 1.5 acre hidden gem of a pond. The creek and pond in this particular location have held a significant amount of water through 2022's tough drought conditions, which has kept the wildlife ever present in this hidden oasis.

This total landscape is awaiting its next owner and is one to not miss out on. All showings are by appointment only. If you are interested private showing or have any questions please call Erica Brent at [918-863-0355](tel:918-863-0355).

This property is 45 +/- minutes from Tulsa International Airport and less than 25 minutes to Coffeyville, Kansas.

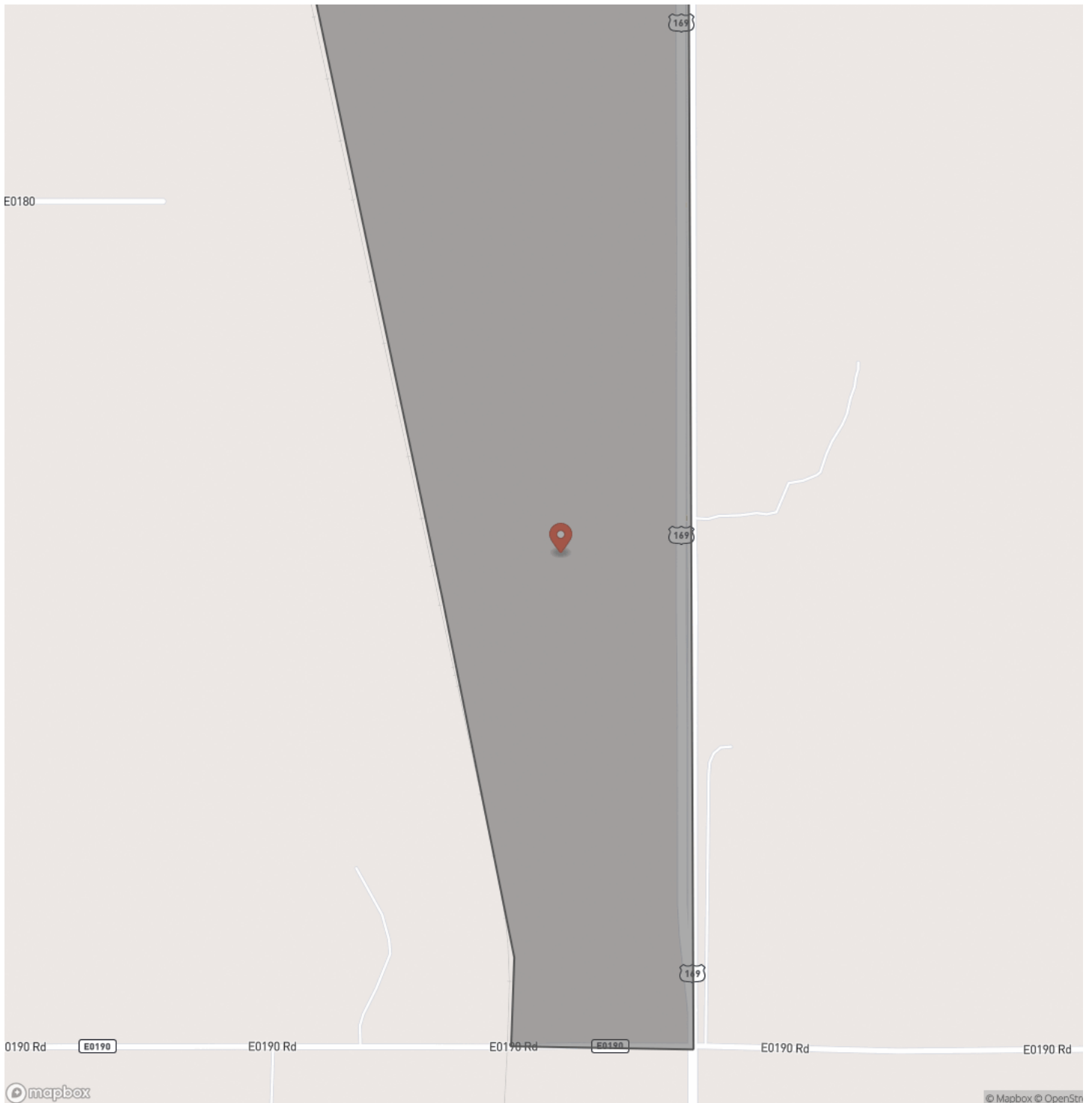




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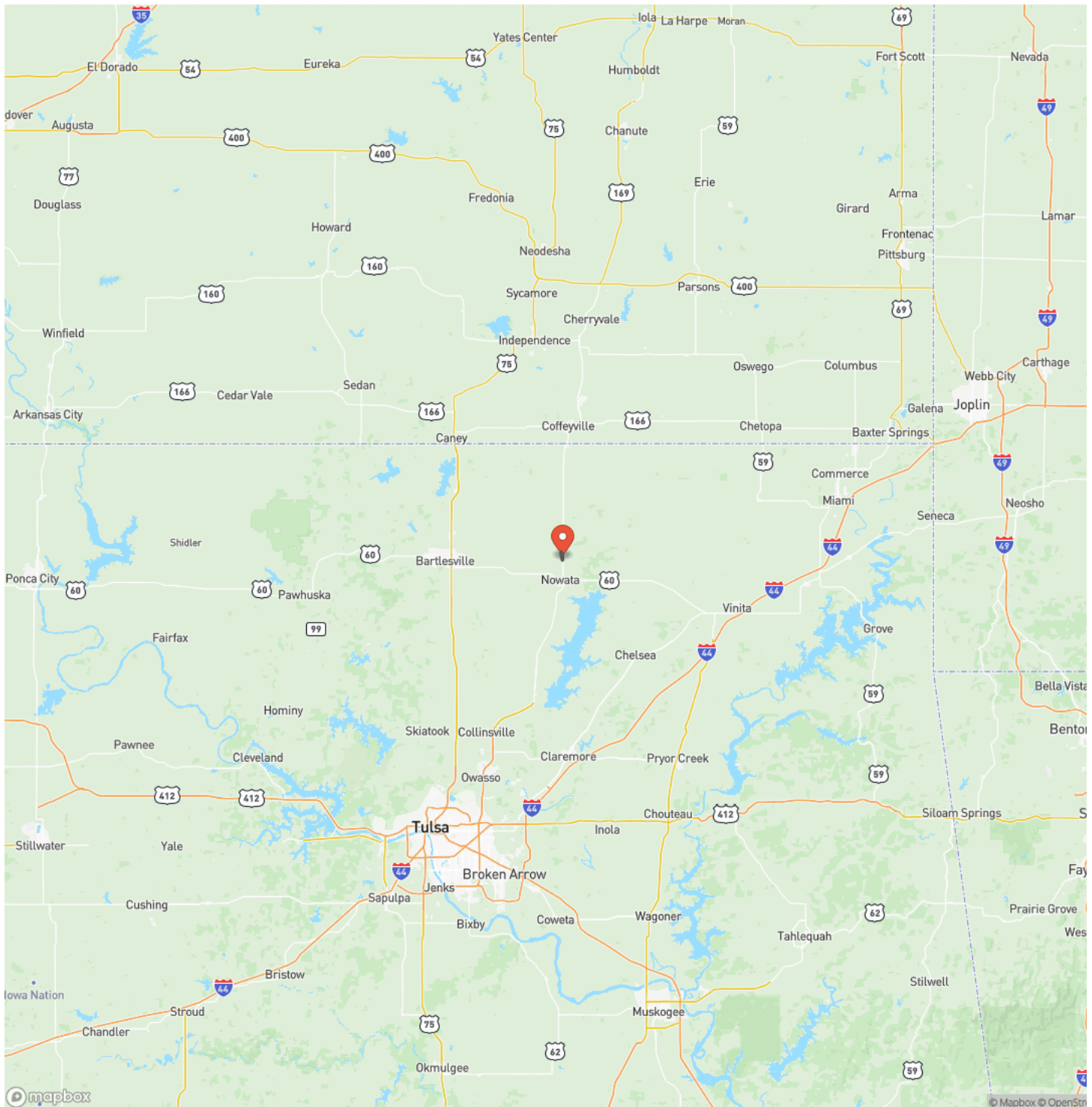


## Locator Map





## Locator Map



## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Erica Brent

## Mobile

(918) 863-0355

## Email

erica.brent@arrowheadlandcompany.com

**Address**

City / State / Zip

Nowata, OK 74048

## NOTES

[illegible]



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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 relation 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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