

**Rolling Hills Hay Farm**  
27648 NS 424 Rd  
Chelsea, OK 74016

**\$680,000**  
80± Acres  
Nowata County



**Rolling Hills Hay Farm**  
**Chelsea, OK / Nowata County**

---

**SUMMARY**

**Address**

27648 NS 424 Rd

**City, State Zip**

Chelsea, OK 74016

**County**

Nowata County

**Type**

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

**Latitude / Longitude**

36.61569 / -95.446147

**Dwelling Square Feet**

1925

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

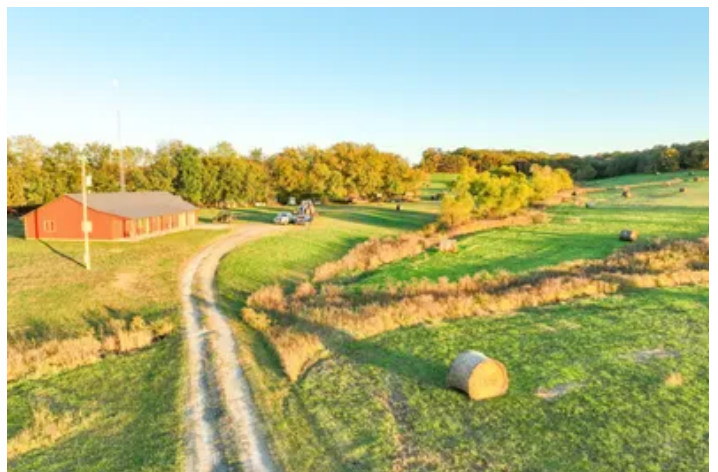
80

**Price**

\$680,000

**Property Website**

<https://arrowheadlandcompany.com/property/rolling-hills-hay-farm-nowata-oklahoma/93379/>





**PROPERTY DESCRIPTION**

This beautiful 80 +/- acre property offers the best of country living with a 3-bedroom, 2-bath, 1,925 +/- sq. ft. home surrounded by rolling pastures, scattered timber, and open meadows in Nowata County, Oklahoma! The property is partially fenced along with a solar powered front gate. Currently, this property is being used for hay production, providing both income potential and space for livestock. A large pond stocked with bass and crappie is perfect for fishing, while an additional pond that could be used to water livestock sets on the opposite side of the property. The mix of timber and open ground creates ideal wildlife habitat — deer sign is abundant, making this property a hunter's dream. Whether you're looking for a place to raise a family, run livestock, or enjoy weekends in the outdoors, this property has it all — a comfortable home, productive acreage, and a peaceful setting that's hard to beat. The property is located 22 +/- miles from Vinita, 37 +/- miles from Bartlesville and 49 +/- miles from the Tulsa International Airport. All showings are by appointment. If you have any questions or are interested in a private showing, please contact Chuck Bellatti at [\(918\) 859-2412](tel:9188592412).

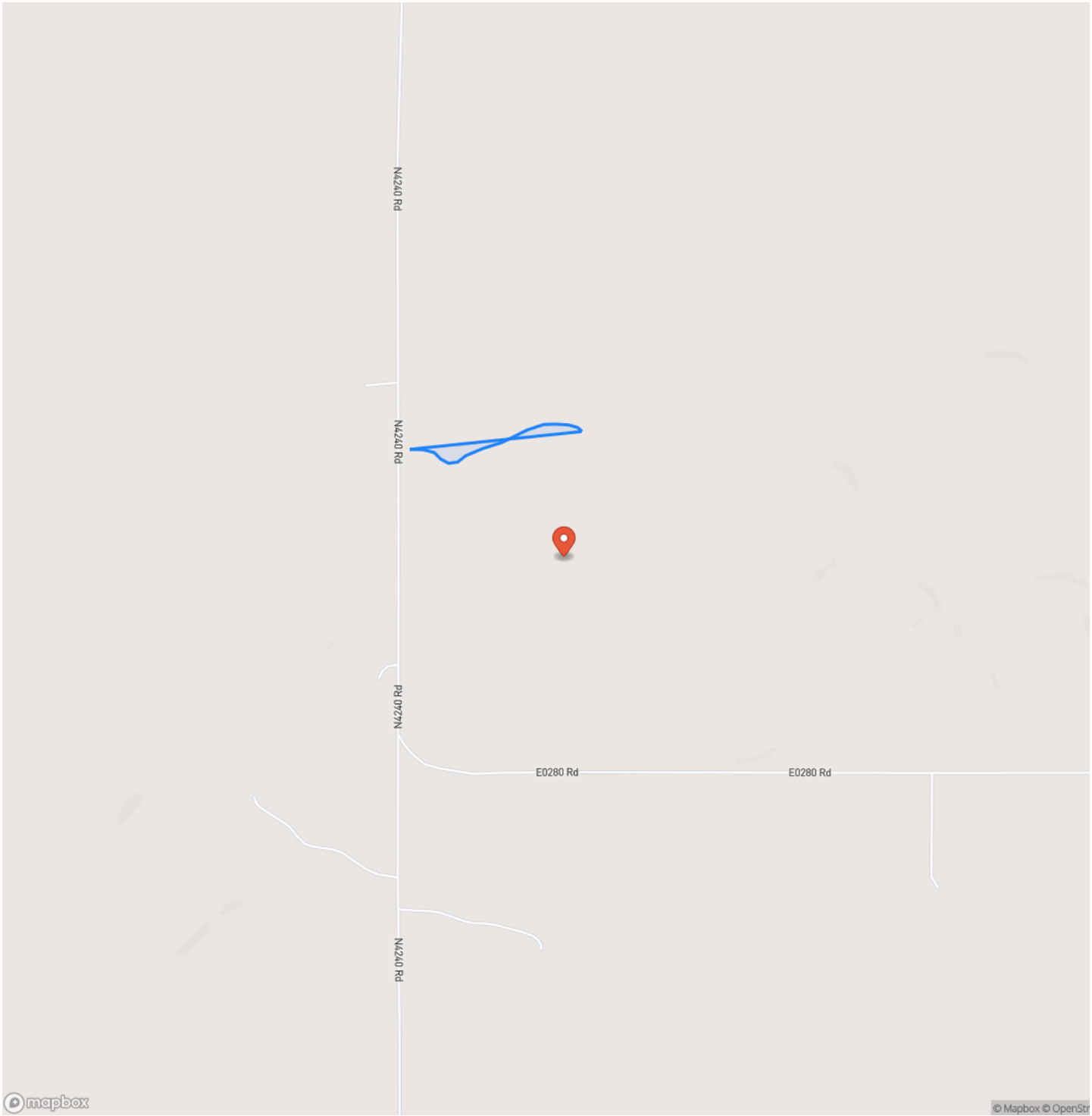
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey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

**Rolling Hills Hay Farm**  
**Chelsea, OK / Nowata County**

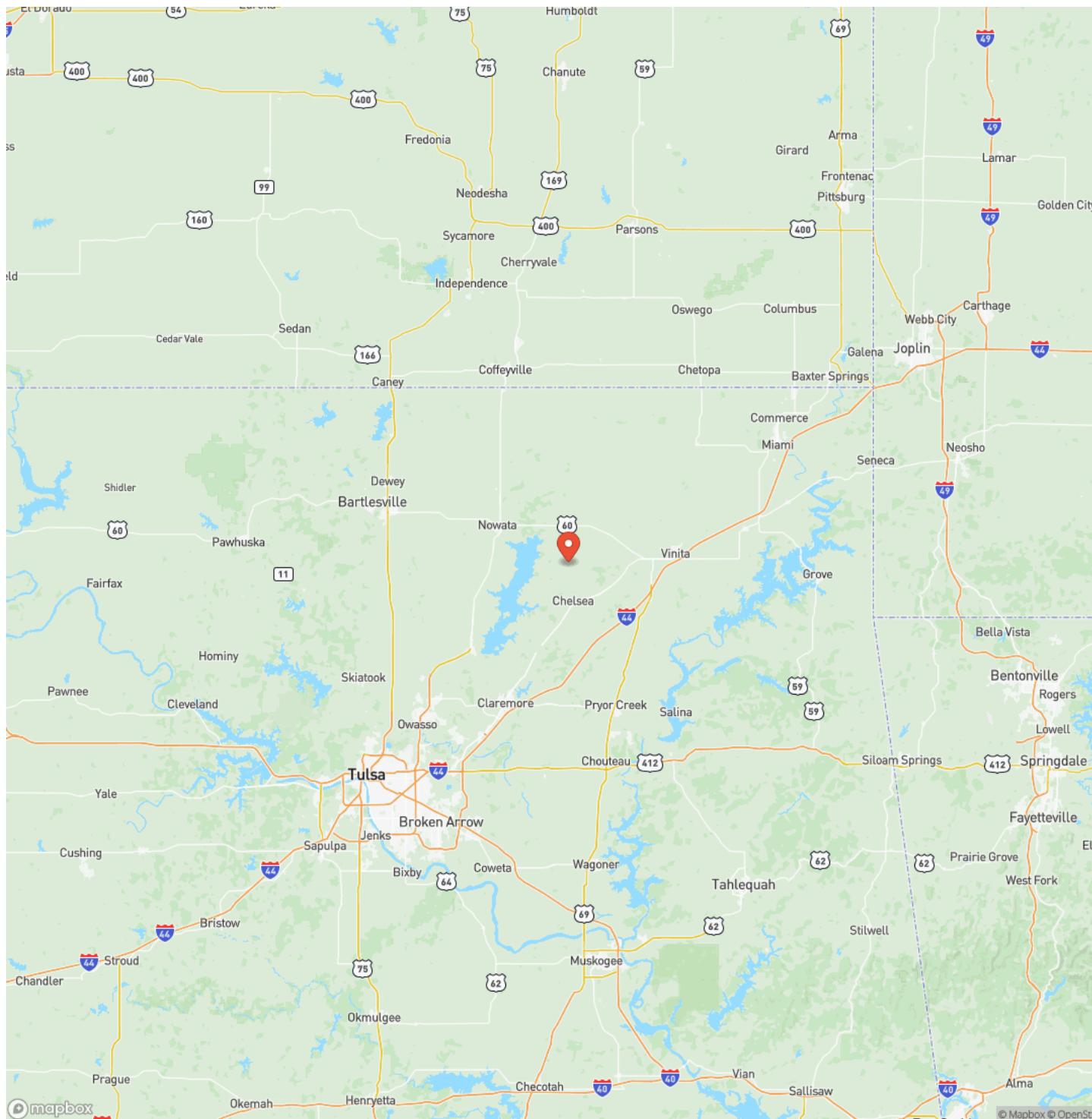
---



# Locator Map

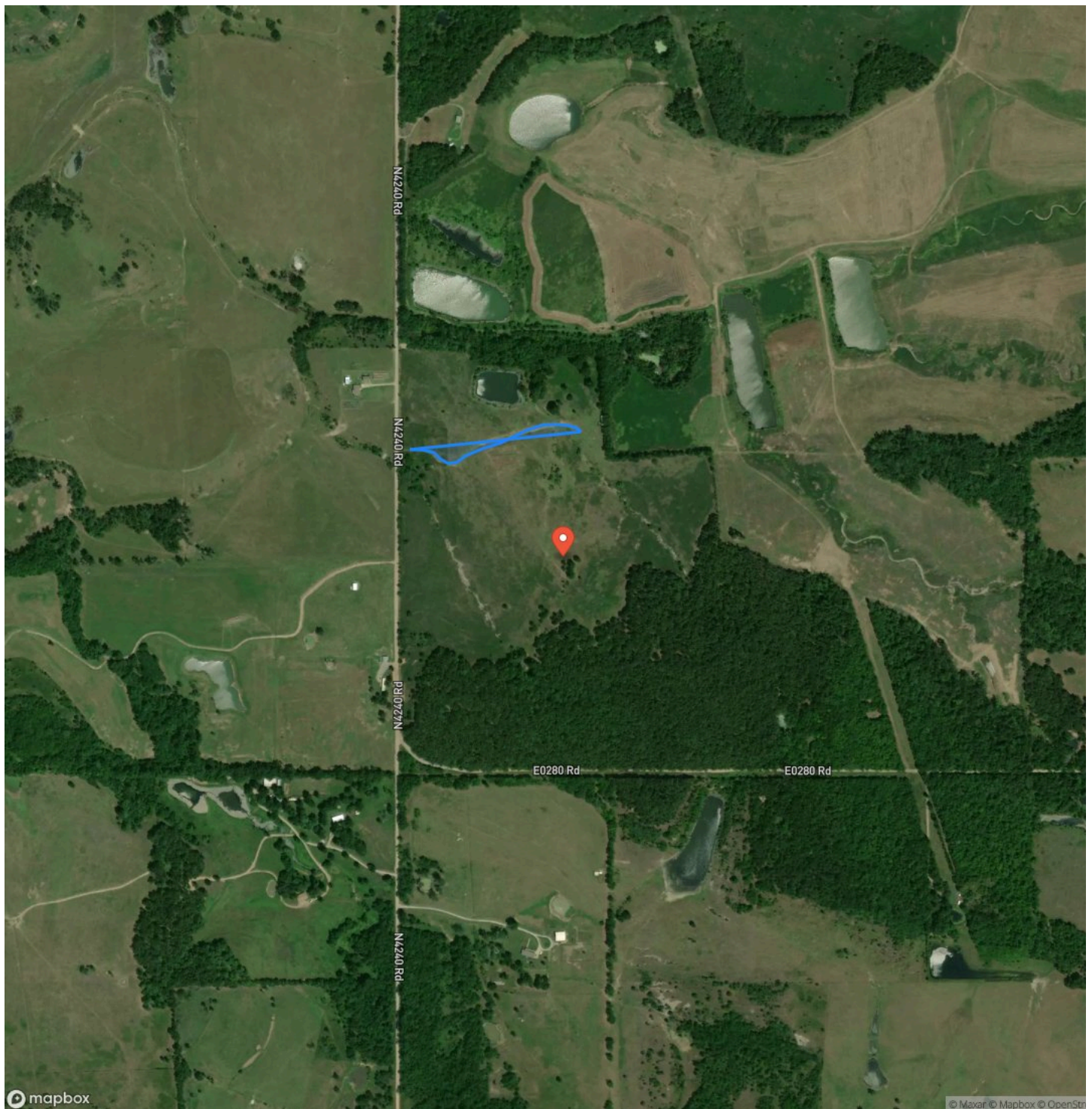


## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Chuck Bellatti

## Mobile

(918) 859-2412

## Email

chuck.bellatti@arrowheadlandcompany.com

**Address**

City / State / Zip

## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



[illegible]

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

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

---

**Arrowhead Land Company**  
205 E Dewey Ave  
Sapulpa, OK 74066  
(833) 873-2452  
[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)

---

