

Green Country Grow Site
597 S HWY 169
Nowata, OK 74027

\$650,000
5.970± Acres
Nowata County



Green Country Grow Site
Nowata, OK / Nowata County

SUMMARY

Address

597 S HWY 169

City, State Zip

Nowata, OK 74027

County

Nowata County

Type

Recreational Land, Commercial, Business Opportunity

Latitude / Longitude

36.7633 / -95.6311

Acreage

5.970

Price

\$650,000

Property Website

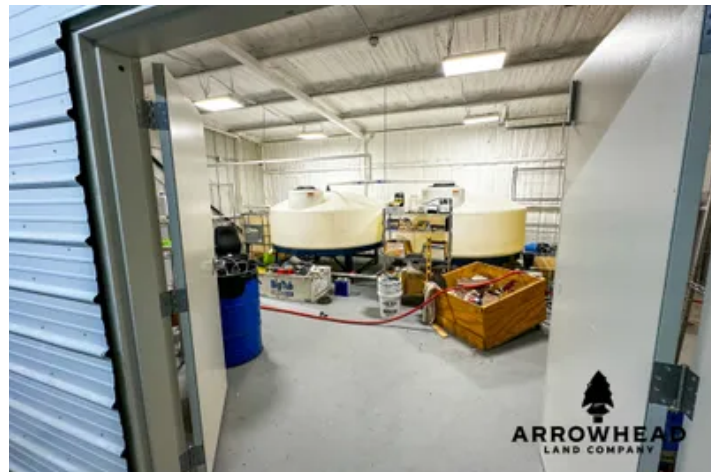
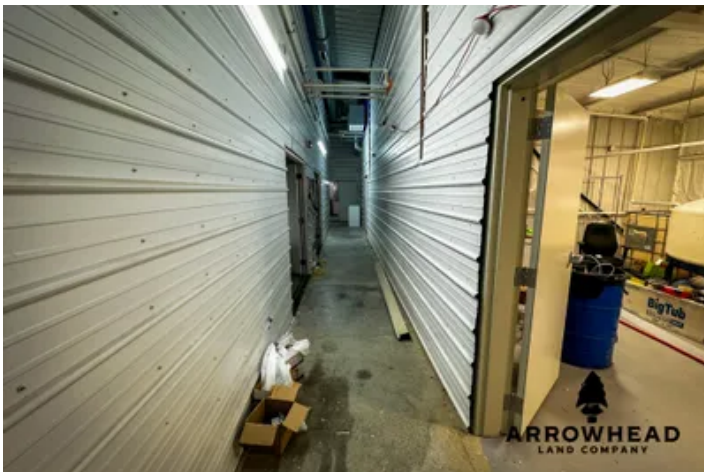
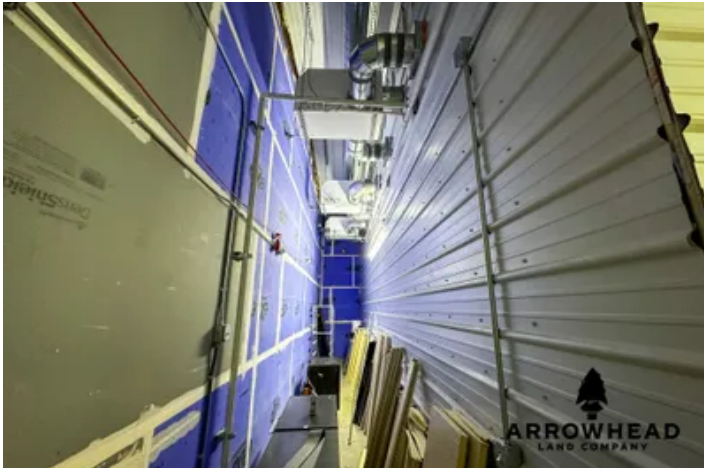
<https://arrowheadlandcompany.com/property/green-country-grow-site-nowata-oklahoma/59193/>



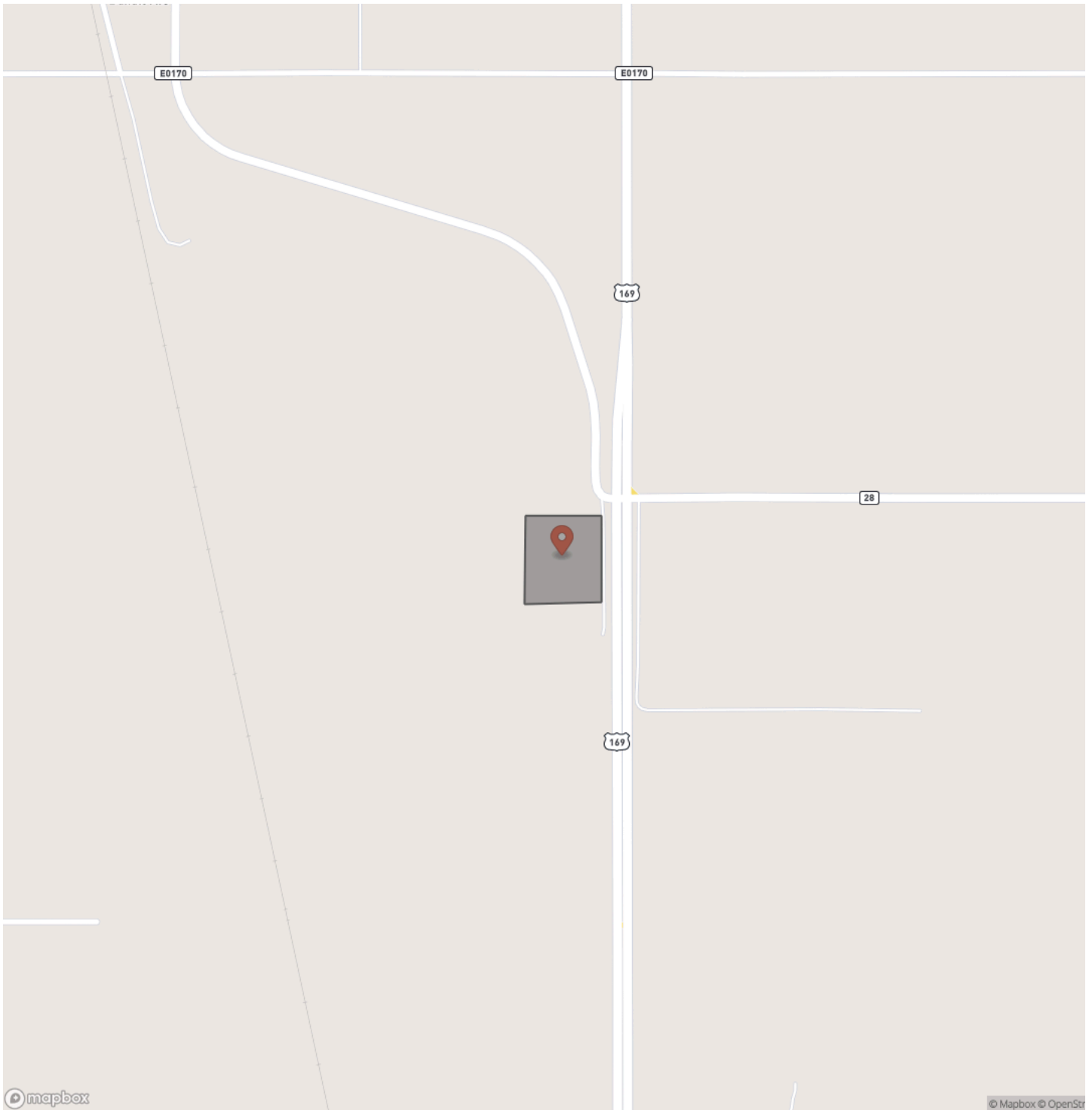
PROPERTY DESCRIPTION

PRICE REDUCED!!! Are you in the market to start or expand your growing operation? Green Country Grow Site is located just south of Delaware, Oklahoma, in Nowata County on the west side of Highway 169. This +/- 6-acre lot is home to a red and white 40x80 insulated steel structure with 17 ft ceilings. This turnkey property has 3-phase power GE in place with a Spectra switchboard/300 KVa. The main veg room is sized at 590 sq ft, and two flower rooms are sized at 800 sq ft each. Each grow room has two Trane rooftop style units, 7.5 tons each (15 tons per room). The dehumidifiers are first generation Quest 220's, with three in each room. Inside the drying room, you will find three Quests and a Larkin walk-in cooler to help maintain a proper environment for drying and curing products. The grow lights on site are MedicGrow Spectrum Y Wireless LEDs with UV/IR supplementation and their own controller. A Trolmaster Pro controller and components are used to run all environmental systems. Air curtains are available for all exterior doorways, as well as sticky mats and sanitizer mats for protection in all crop-sensitive areas. There is a large walk-in safe that doubles as an above-ground storm shelter for employees. Included in the sale are a refrigerator and a microwave located in the break room, an additional large fridge, and two deep freezers. The security system, fire, and smoke alarms are all Glenn Security. There is a non-potable well and two rain tanks outside with an 11,000-gallon capacity. The building utilizes rainwater collection that feeds into two 1,020-gallon storage tanks inside. A pump system moves the rainwater to each of the separate main grow rooms. The water is both sediment and UV filtered as it enters the interior tanks. There is a bathroom with a shower and laundry on site, along with a 30-amp service RV pad with water, electric hook up, and septic. This top-notch facility is secured with an 8 ft chain-link fence topped with barbed wire. For added security and convenience, there is a solar-powered gate just off the Highway 169 frontage road. Not interested in growing? No problem. This much commercial space in such a prime location would be a great fit for any type of industrial business venture. Nowata County has no lot split requirements and does not require zoning or building permits. The building is on city water. Both the potential and the possibilities are endless! Come and see for yourself! Green Country Grow is conveniently located +/- 30 minutes from Bartlesville, OK, +/- 30 minutes from Coffeyville, KS, and just +/- 50 minutes from Tulsa International Airport. All showings are by appointment only. If you would like more information or to schedule a private viewing, please contact Chuck Bellatti at [\(918\) 859-2412](tel:9188592412).

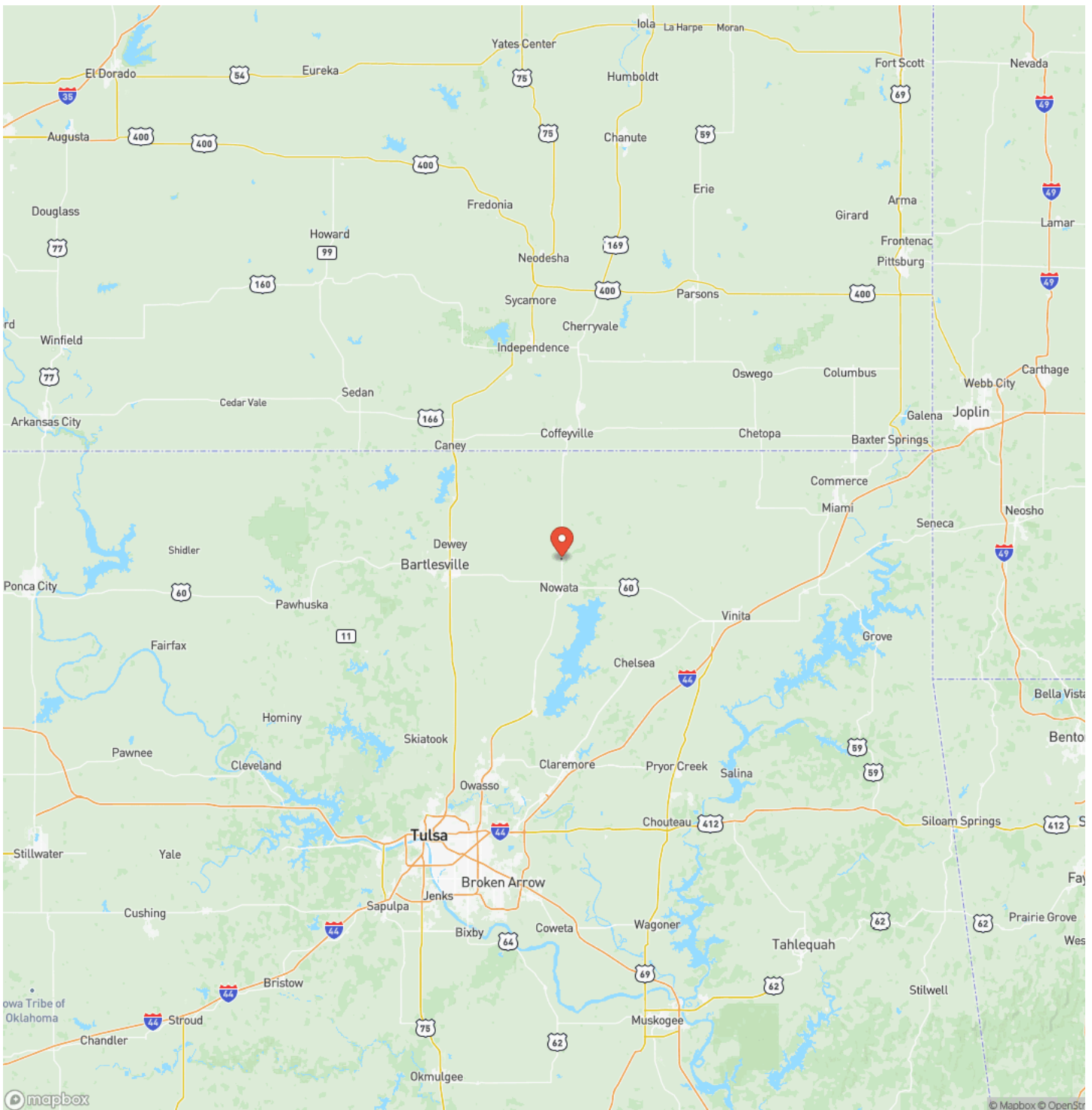
Green Country Grow Site
Nowata, OK / Nowata County



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

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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.



www.arrowheadlandcompany.com

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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