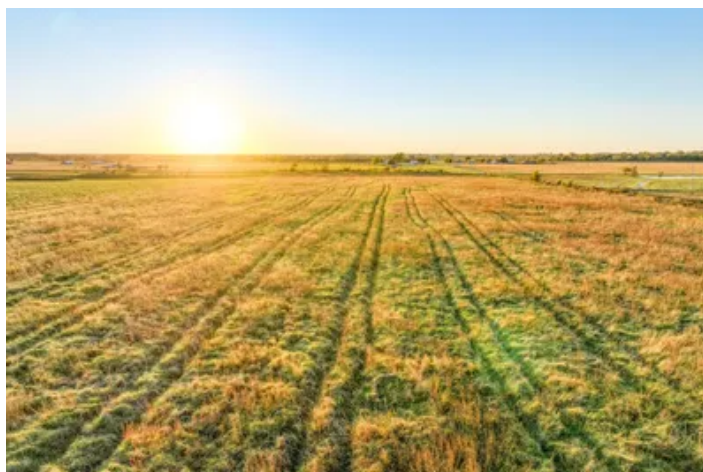


Road 28 Multi-Use Grasslands
EW 28 Rd
Talala, OK 74080

\$696,000
160± Acres
Nowata County



Road 28 Multi-Use Grasslands Talala, OK / Nowata County

SUMMARY

Address

EW 28 Rd

City, State Zip

Talala, OK 74080

County

Nowata County

Type

Farms, Undeveloped Land, Ranches, Recreational Land

Latitude / Longitude

36.608428 / -95.643169

Acreage

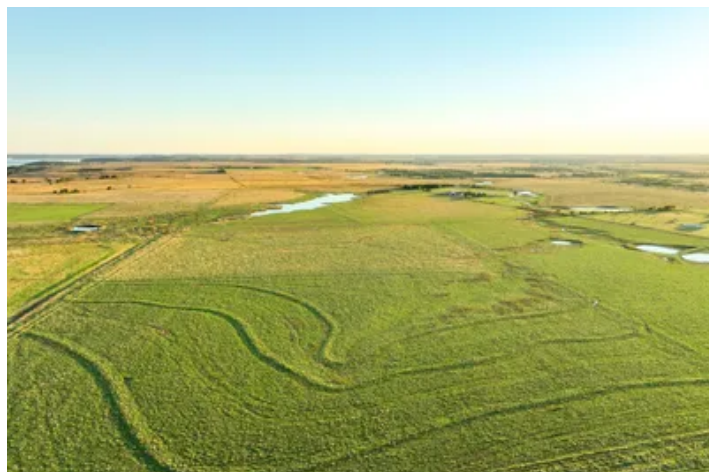
160

Price

\$696,000

Property Website

<https://arrowheadlandcompany.com/property/road-28-multi-use-grasslands-nowata-oklahoma/93227/>



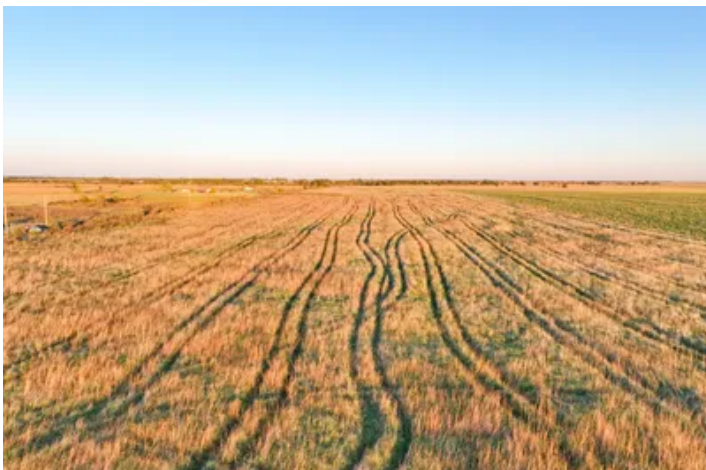
Road 28 Multi-Use Grasslands Talala, OK / Nowata County

PROPERTY DESCRIPTION

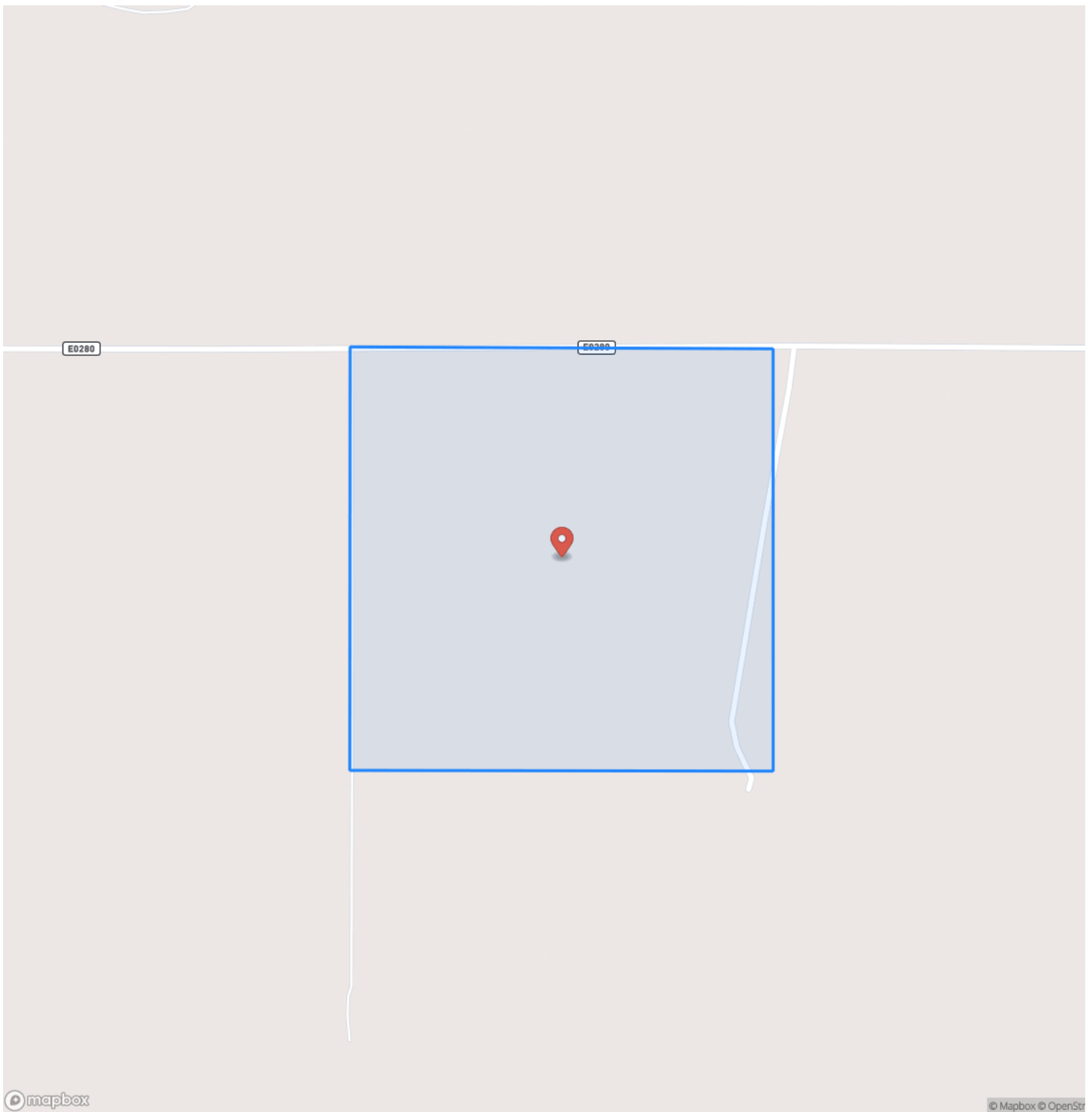
This 160 +/- acre property offers endless opportunity, whether you're looking for productive hay ground, prime grazing land, or a blank slate to build on without restrictions. The land offers excellent soils and grasses for livestock grazing. Terraces along the Northeast part of the property are evidence this property was once used for farming. A large pond provides a reliable water source for livestock or potential recreation. The property is partially fenced and ready to be customized to your operation's needs. Located in Nowata County, there's no zoning, no building permits, and no lot split requirements, giving you freedom to develop, divide, or use the land as you choose. Whether you're expanding your cattle operation or seeking rural investment ground, this property delivers space, flexibility, and opportunity! Located 7+/- miles from Nowata, 13+/- miles from Oologah and 38+/- miles from Tulsa International Airport! All showings are by appointment only. If you have any questions or are interested in a private showing, please contact Erica Brent at [\(918\) 863-0355](tel:9188630355).

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.

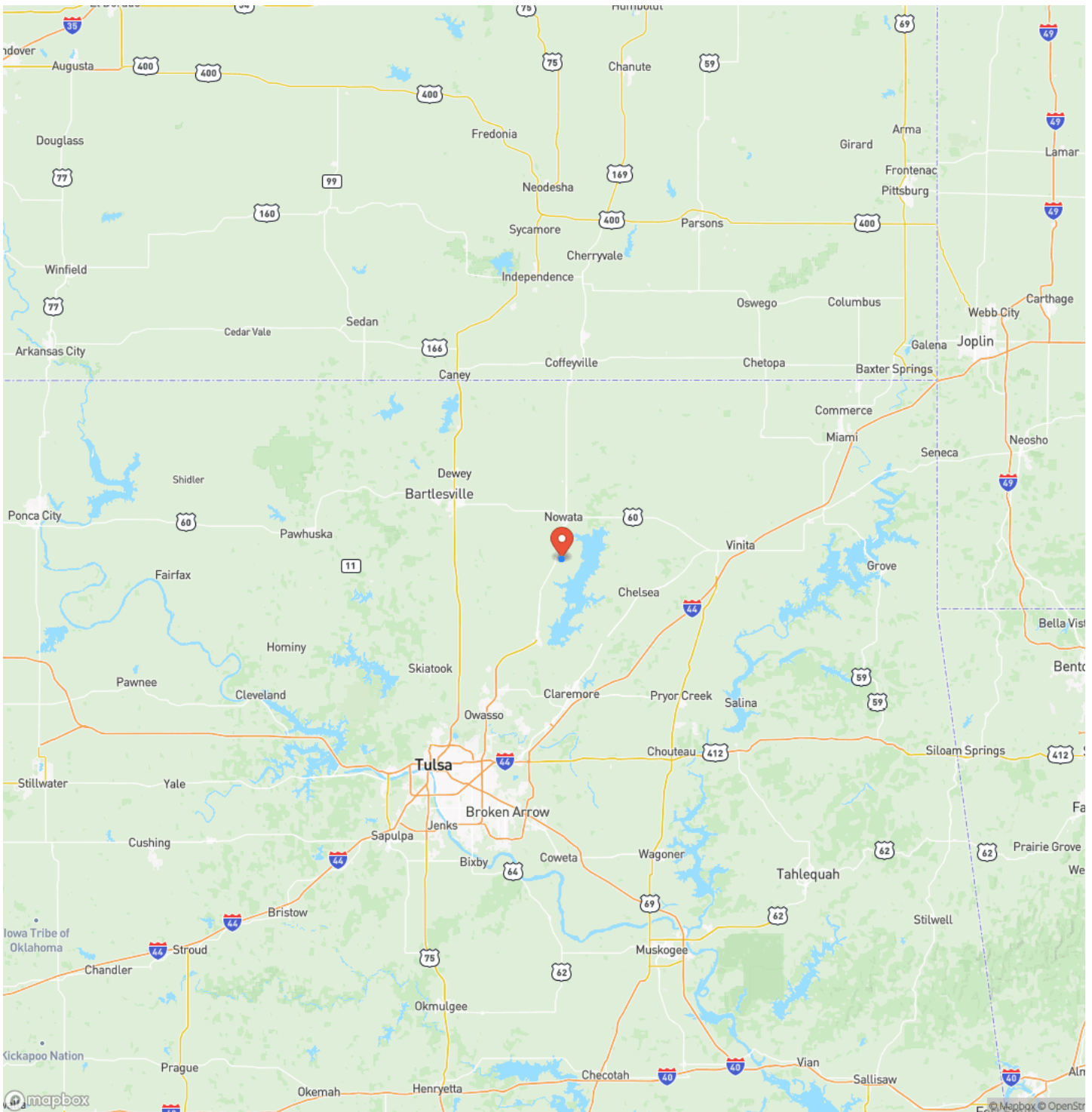
Road 28 Multi-Use Grasslands
Talala, OK / Nowata County



Locator Map



Locator Map



Satellite Map



Road 28 Multi-Use Grasslands Talala, OK / Nowata County

LISTING REPRESENTATIVE

For more information contact:



Representative

Erica Brent

Mobile

(918) 863-0355

Email

erica.brent@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

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



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.

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