

Hunting/ Public Land Access on Oologah WMA  
22494 Ns Rd  
Nowata, OK 74048

**\$100,000**  
16.440± Acres  
Nowata County



## Hunting/ Public Land Access on Oologah WMA Nowata, OK / Nowata County

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### **SUMMARY**

#### **Address**

22494 Ns Rd

#### **City, State Zip**

Nowata, OK 74048

#### **County**

Nowata County

#### **Type**

Hunting Land, Recreational Land

#### **Latitude / Longitude**

36.692 / -95.5766

#### **Acreage**

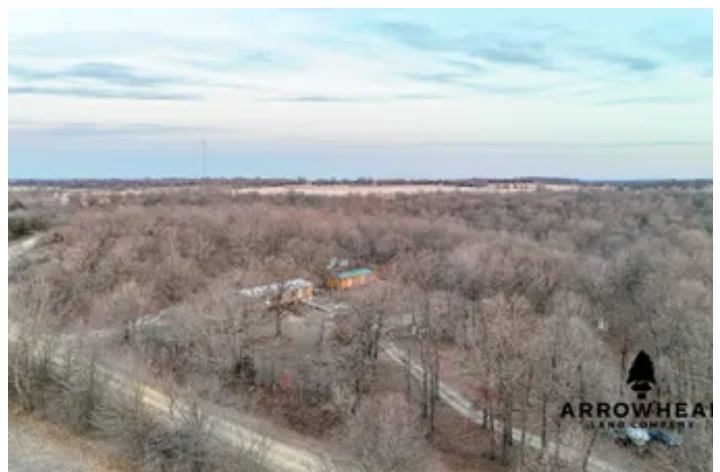
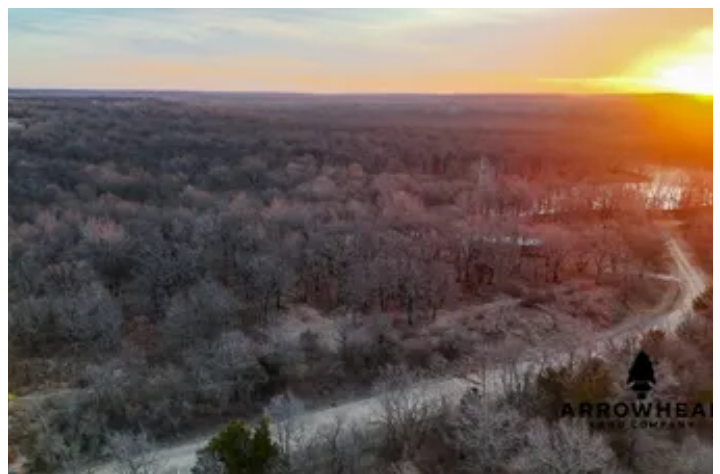
16.440

#### **Price**

\$100,000

#### **Property Website**

<https://arrowheadlandcompany.com/property/hunting-public-land-access-on-oologah-wma-nowata-oklahoma/52592/>



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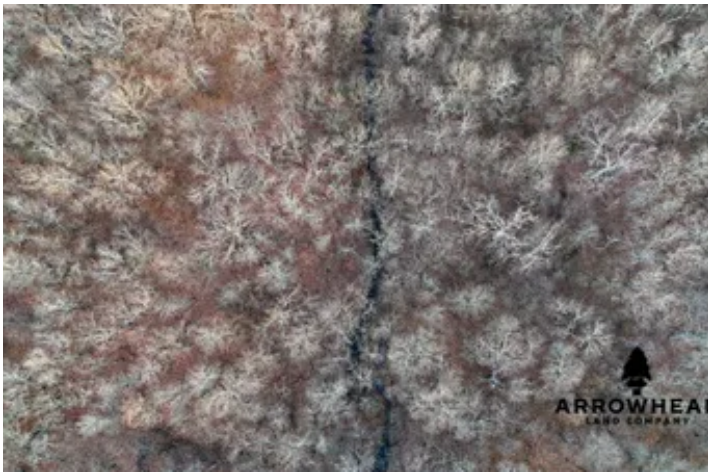
### **PROPERTY DESCRIPTION**

Welcome to the perfect hunting property! This 16 +/- acre property has everything you need to harvest mature whitetails. Additionally, it features power and a water well at your disposal, along with structures that can serve as hunting cabins, ensuring excellent lodging during your stay. One of the most appealing aspects of this property is its proximity to the Oologah Wildlife Management Area, providing incredible views and access to hunt thousands of acres teeming with big whitetails and ducks. Situated just 10 +/- minutes from Nowata, less than 40 +/- minutes from Bartlesville, and an hour from Tulsa, you have easy access to all amenities you may need. If you're in search of an affordable family/hunting property, then this is the one for you! For more information or to schedule a private viewing, please contact Chuck Bellatti at [\(918\) 859-2412](tel:9188592412).

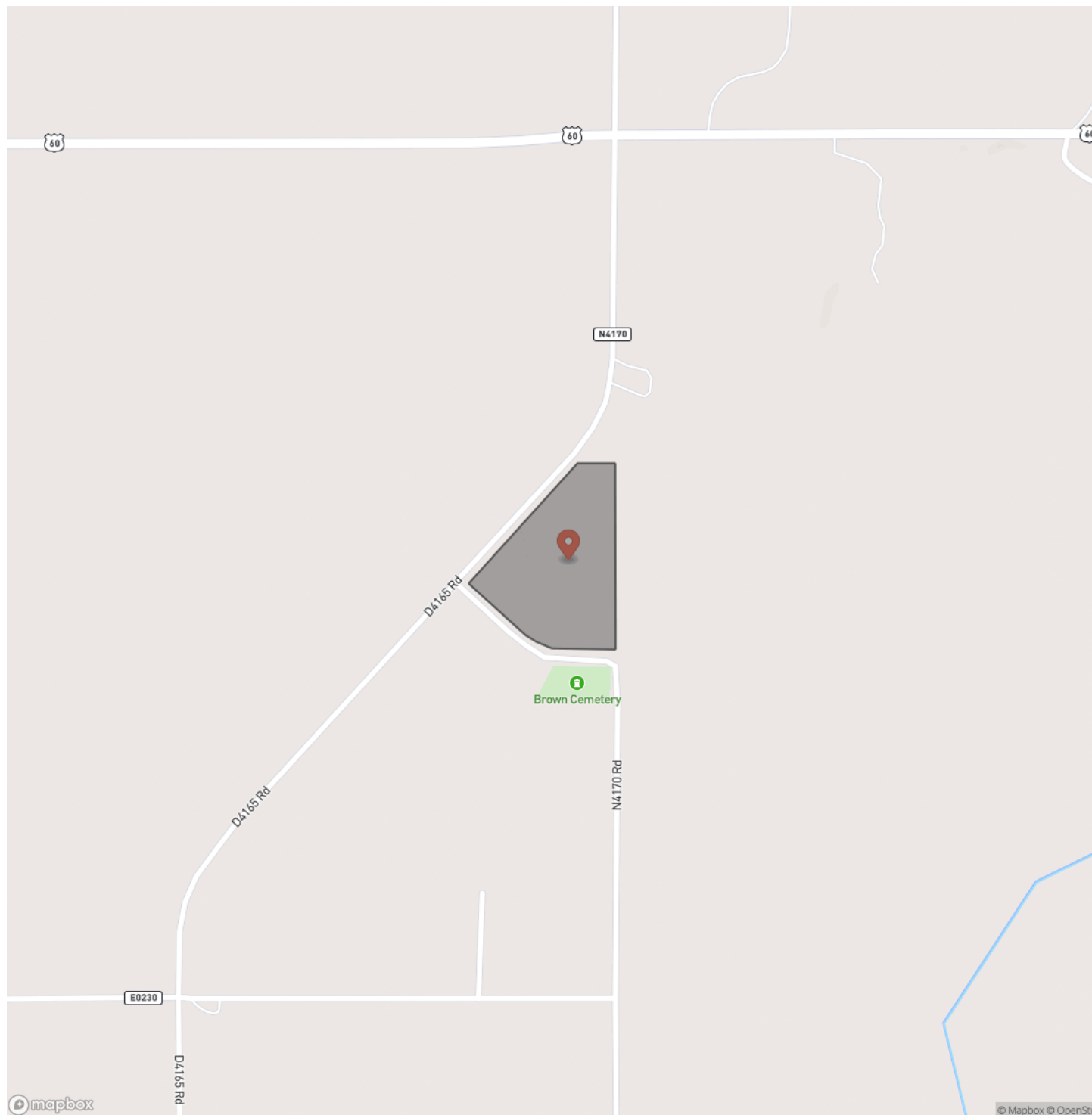




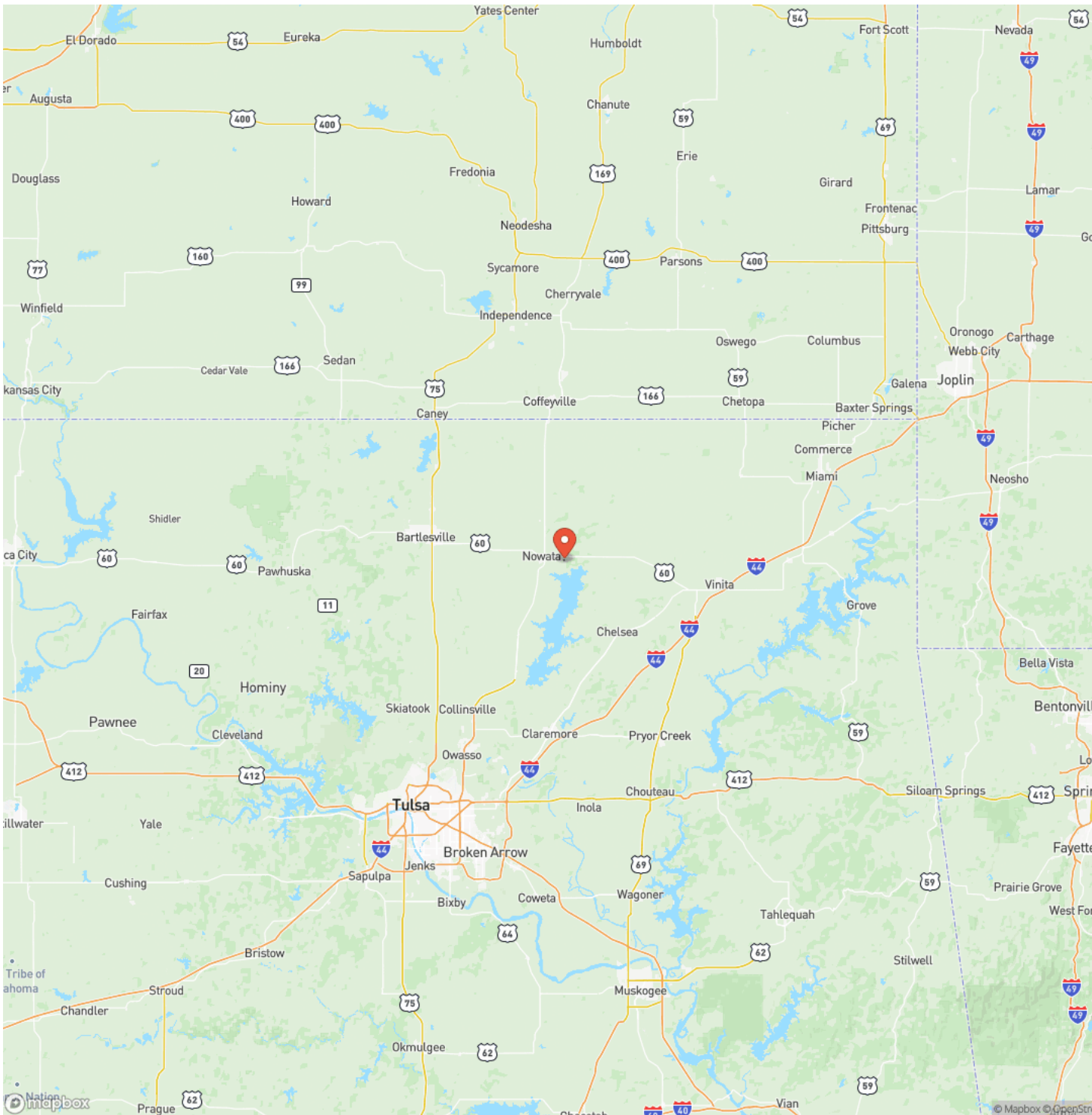
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Nowata, OK / Nowata County



## Locator Map



## Locator Map





## Satellite Map



## Hunting/ Public Land Access on Oologah WMA Nowata, 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

Ramona, OK 74061

## NOTES

[illegible]

**MORE INFO ONLINE:**

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



## This image shows a single 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.



## **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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**Arrowhead Land Company**  
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Sapulpa, OK 74066  
(405) 415-5977  
[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)

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