

Tract 3 Country Acres Homesite
N4070 Rd
Wann, OK 74083

\$55,000
9.500± Acres
Nowata County



Tract 3 Country Acres Homesite Wann, OK / Nowata County

SUMMARY

Address

N4070 Rd

City, State Zip

Wann, OK 74083

County

Nowata County

Type

Farms, Ranches, Recreational Land, Undeveloped Land, Lot

Latitude / Longitude

36.9956 / -95.7294

Acreage

9.500

Price

\$55,000

Property Website

<https://arrowheadlandcompany.com/property/tract-3-country-acres-homesite-nowata-oklahoma/56954/>

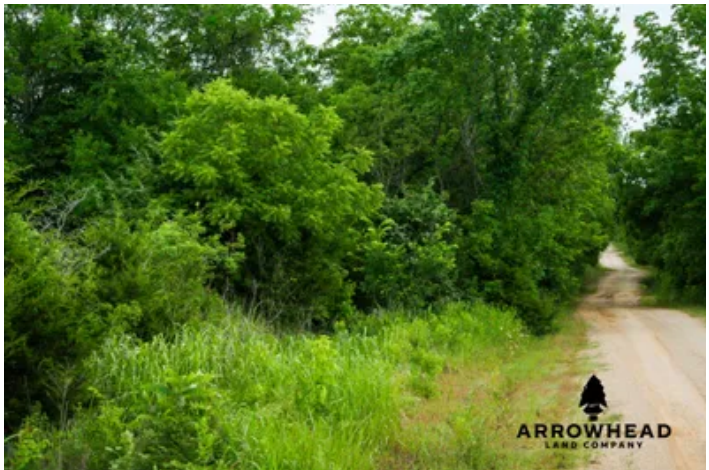


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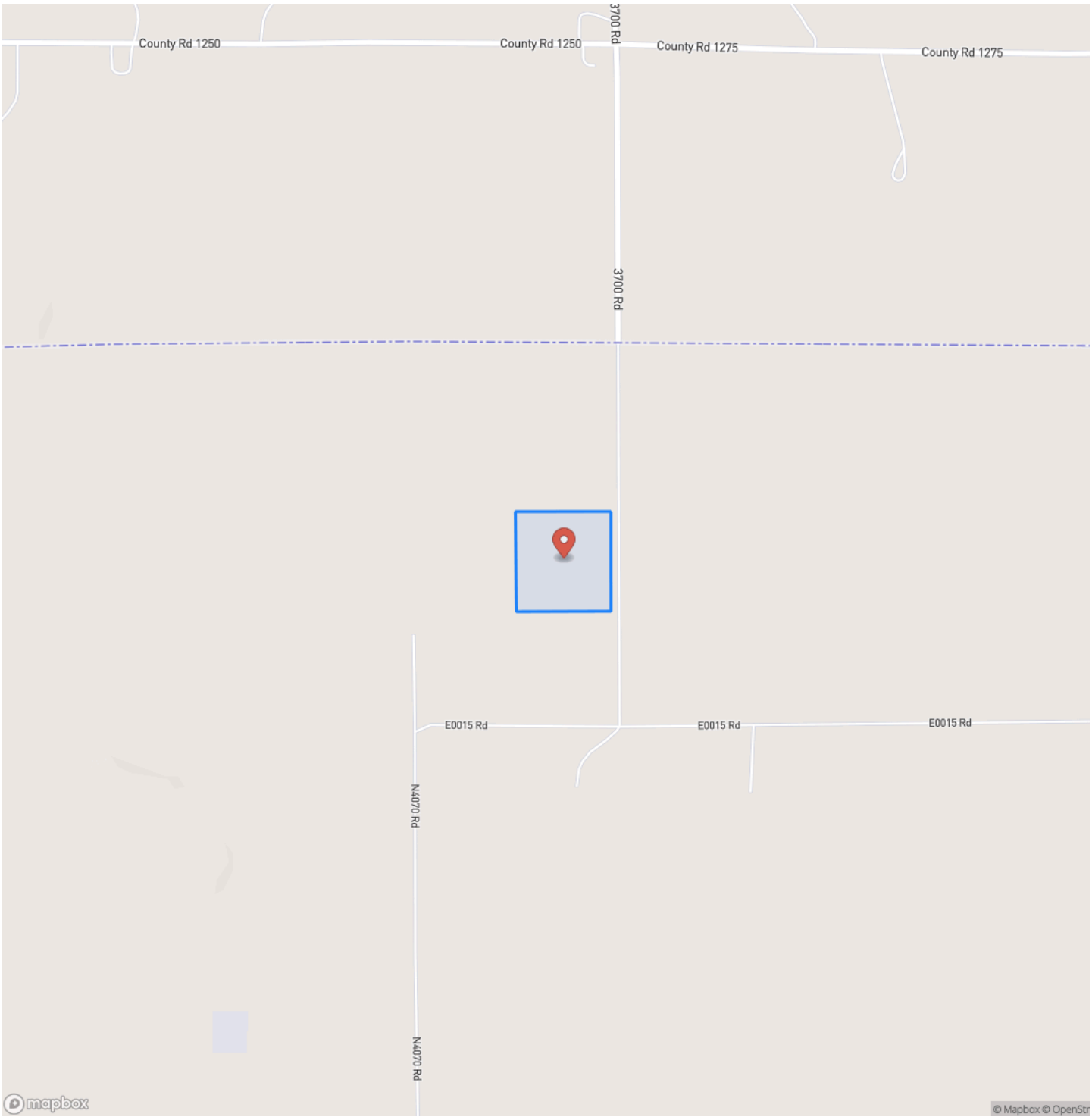
PROPERTY DESCRIPTION

Having the freedom to design a space that fits you and your family's needs is what life is all about. Don't miss this golden opportunity to grab your piece of the American dream, alive and well, in Nowata County, Oklahoma. If you have been in the market for somewhere you could expand your current farming operations, or possibly build your future dream home, your new 9.5 +/- acre "Country Acres Homesite" awaits. With the addition of a well, this property would make an excellent future homesite. Rural water is not available. It is situated with easy access and close to power, just off the gravel county road. This parcel has plenty of space for a barn, pens, and even space for your horses to roam, and then some. This tract has nice clusters of trees sprinkled throughout, sitting in an open mixture of wildflowers and native grasses. Regardless of whether you decide to construct a custom home, run hay production, or simply hold on to the land and enjoy some peace and beauty that Oklahoma offers, don't let the sun set on this deal. Located less than a mile from the Kansas state line between US-75 and US-169, the places you could enjoy and commute to are endless. Additional acreage is available. You are +/- 25 minutes to Bartlesville, Oklahoma or +/- 60 minutes to Tulsa. All showings are by appointment only. If you would like more information or would like to schedule a private viewing, please contact Chuck Bellatti today at [\(918\) 859-2412](tel:9188592412).

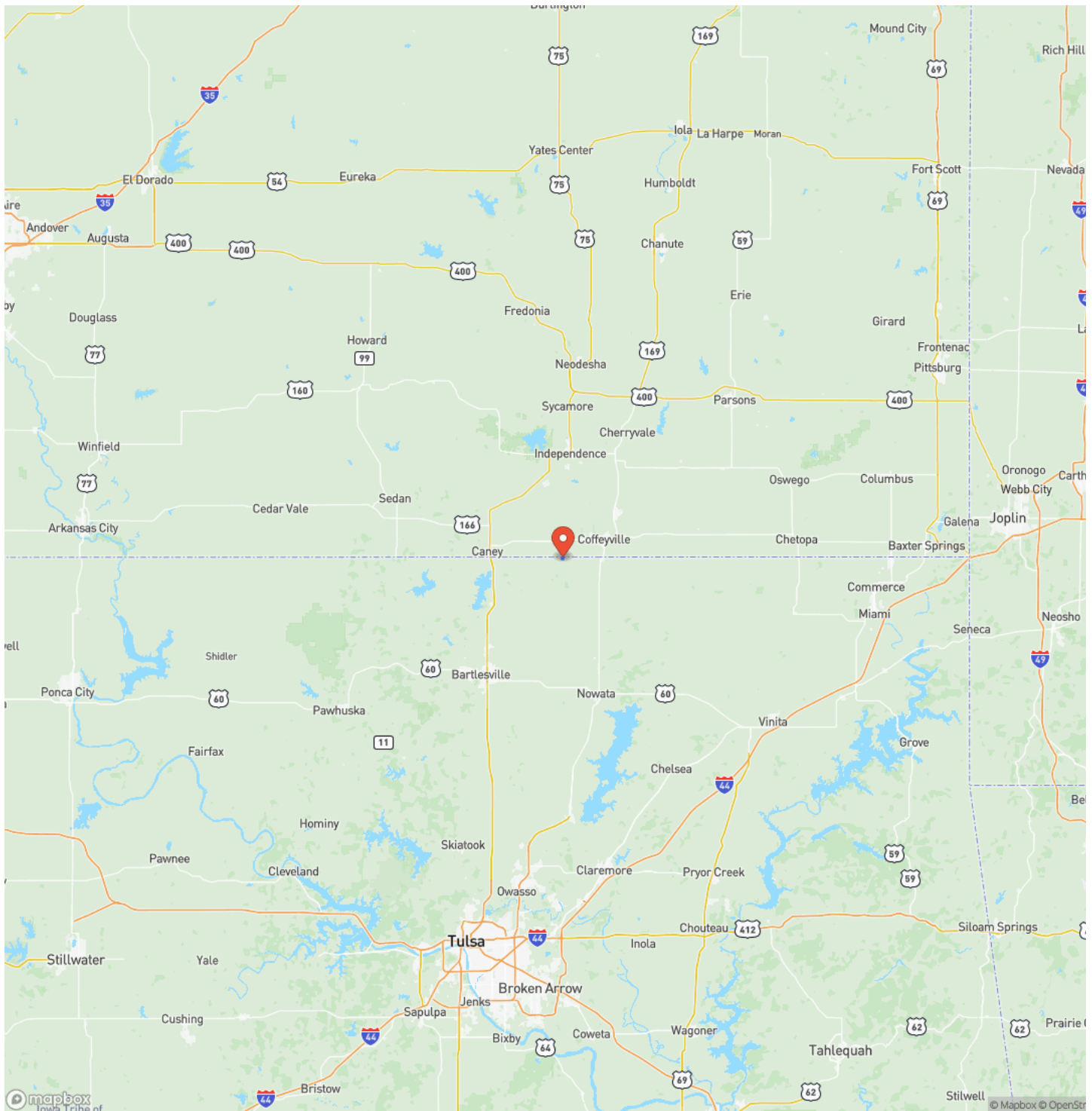
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Locator Map



Locator Map



Satellite Map



**Tract 3 Country Acres Homesite
Wann, 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

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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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