

V Cross T Ranch
N 4080 Rd
Nowata, OK 74048

\$975,000
146± Acres
Nowata County



V Cross T Ranch
Nowata, OK / Nowata County

SUMMARY

Address

N 4080 Rd

City, State Zip

Nowata, OK 74048

County

Nowata County

Type

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

Latitude / Longitude

36.7061 / -95.7366

Dwelling Square Feet

1600

Bedrooms / Bathrooms

2 / 1

Acreage

146

Price

\$975,000

Property Website

<https://arrowheadlandcompany.com/property/v-cross-t-ranch-nowata-oklahoma/98416/>



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PROPERTY DESCRIPTION

Introducing the V Cross T Ranch, a 146+/- acre ranch located in Nowata County, Oklahoma! This stellar property is fully equipped for country living, livestock, and recreation! The centerpiece of the ranch is a versatile 40x80 barndominium that perfectly blends comfortable living with functional workspace. The 1,600+/- square-foot barndominium-style living quarters feature 2 bedrooms and 1 bathroom and are thoughtfully designed with handicap-accessible amenities. Attached is an additional 1,600+/- square-foot shop, providing ample space for equipment, projects, or storage. The shop includes concrete flooring, power, water, three 14-foot overhead doors, and two mini splits-one dedicated to the shop and one for the office. The property is well-suited for livestock and pasture management, featuring new barbed-wire perimeter fencing and solar-powered electric cross fencing for easy pasture rotation and separation. A 46+/- acre pasture is not hot wire. A beautiful custom solar-powered entrance gate enhances both the architecture and security of the ranch. Equestrian and livestock facilities are already in place, including three horse stalls connected to a 35x35 shop with a dedicated tack room, well-built livestock pens, and a brand-new Arrowquip chute for safe and efficient handling (Arrowquip chute does not convey with the property). Poultry needs are covered as well, with two fully functional chicken coops. Multiple lean-to structures provide additional shelter for animals or equipment. Water is abundant with two stocked ponds, and the land itself offers an ideal mix of open pasture and wooded draws. The property is covered in thick, healthy native grasses that support both grazing and wildlife. Whether you're looking for a working ranch, a private country homestead, or a recreational retreat with room to grow, the V Cross T Ranch is fully equipped and ready to go! The property is conveniently located 15+/- miles from Bartlesville, 29+/- miles from Coffeyville, Kansas, and 50+/- miles from Tulsa International Airport. All showings are by appointment only. If you would like more information or would like to schedule a private viewing 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.

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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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