

**Prairie Run Horse Ranch**  
18542 EW 15 RD  
Delaware, OK 74027

**\$325,000**  
17.630± Acres  
Nowata County



**Prairie Run Horse Ranch**  
**Delaware, OK / Nowata County**

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**SUMMARY**

**Address**

18542 EW 15 RD

**City, State Zip**

Delaware, OK 74027

**County**

Nowata County

**Type**

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

**Latitude / Longitude**

36.799049 / -95.547545

**Dwelling Square Feet**

2250

**Bedrooms / Bathrooms**

4 / 2

**Acreage**

17.630

**Price**

\$325,000

**Property Website**

<https://arrowheadlandcompany.com/property/prairie-run-horse-ranch-nowata-oklahoma/96900/>



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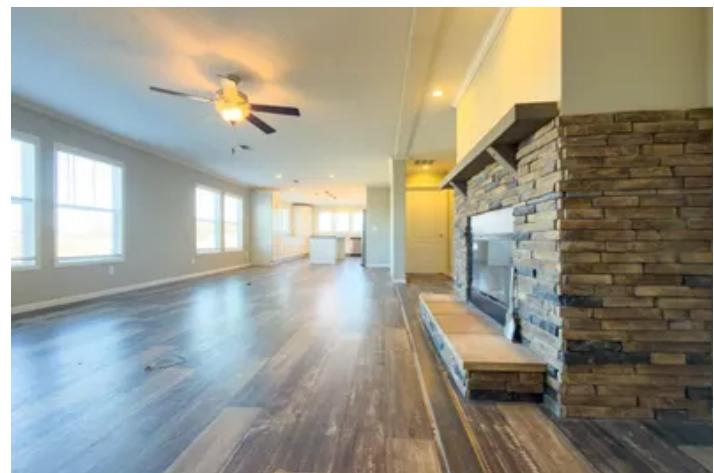
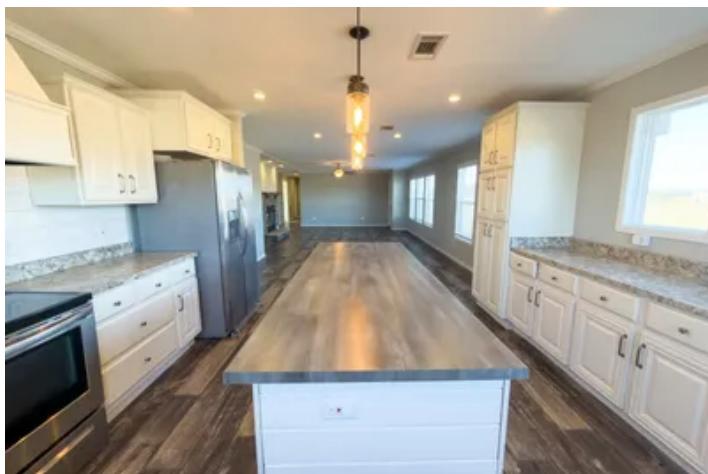
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**PROPERTY DESCRIPTION**

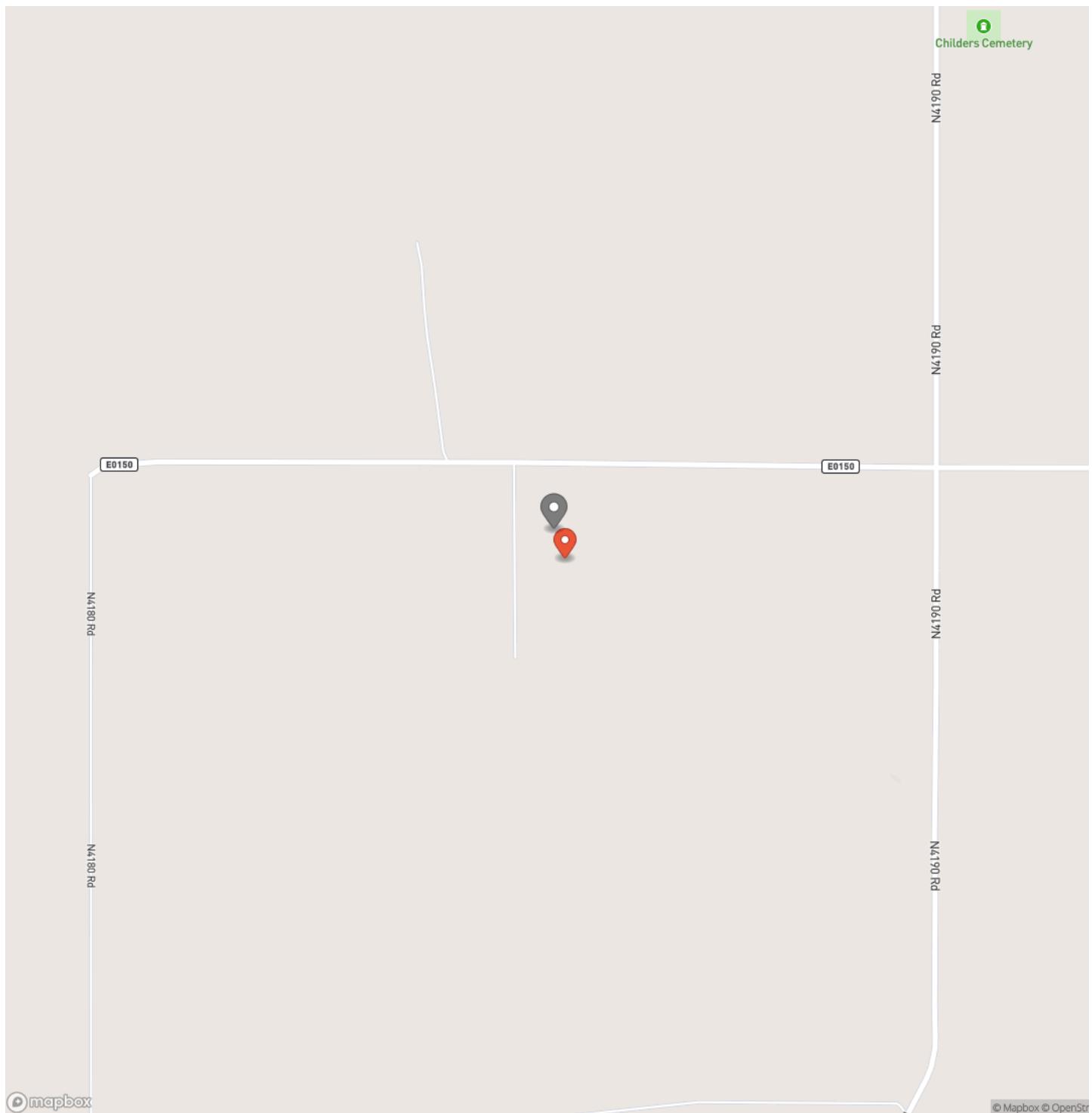
Welcome to the Prairie Run Horse Ranch, 17.63 +/- acres located in Nowata County, Oklahoma! Tucked off the county road, you are met with a nice solar-powered gated entrance that leads you to a nice 4 bedroom, 2 bathroom home along with an outdoor arena! The 2021 home provides stainless steel appliances and comfortable living space with plenty of natural light. Featuring a spacious primary suite with a large master bathroom, complete with a relaxing soaking tub and separate walk-in shower. A huge walk-in closet connects directly to the mudroom and laundry area, making it a highly practical layout for country living. The fully fenced property is well suited for horses and livestock, with existing horse stalls and open pasture ready for riding, turnout, or expansion. Whether you're relaxing on the porch, tending to your animals, or enjoying quiet evenings, this property offers the space and setting to slow down and enjoy the country lifestyle! The property is located 12 +/- miles from Nowata, 23+/- miles from Coffeyville, Kansas, and 56+/- miles from the 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:(918)859-2412).

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.

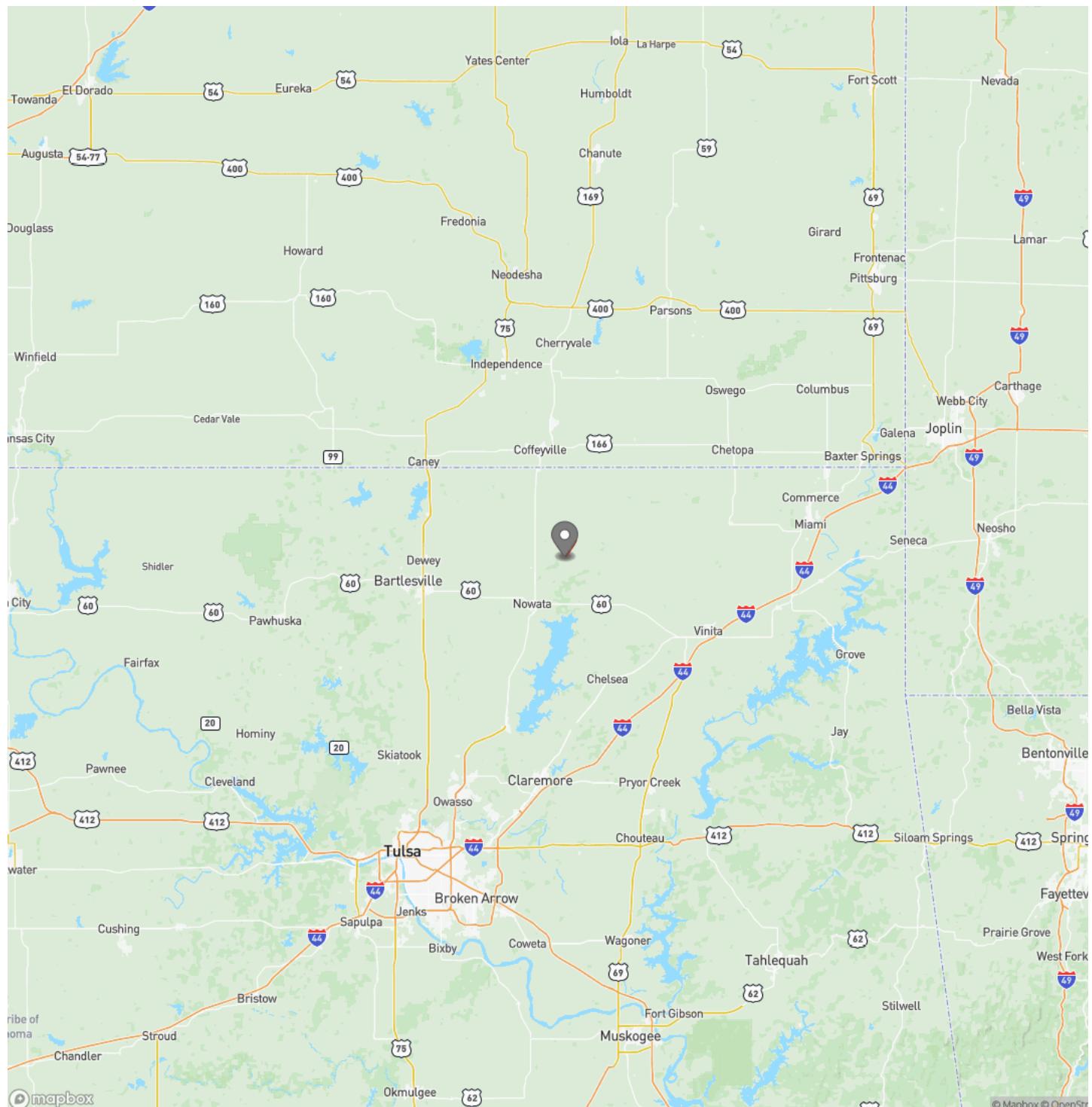
**Prairie Run Horse Ranch**  
**Delaware, OK / Nowata County**



## Locator Map



## Locator Map



## Satellite Map



## **Prairie Run Horse Ranch Delaware, 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**

## NOTES

## NOTES



**ARROWHEAD  
LAND COMPANY**

## **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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