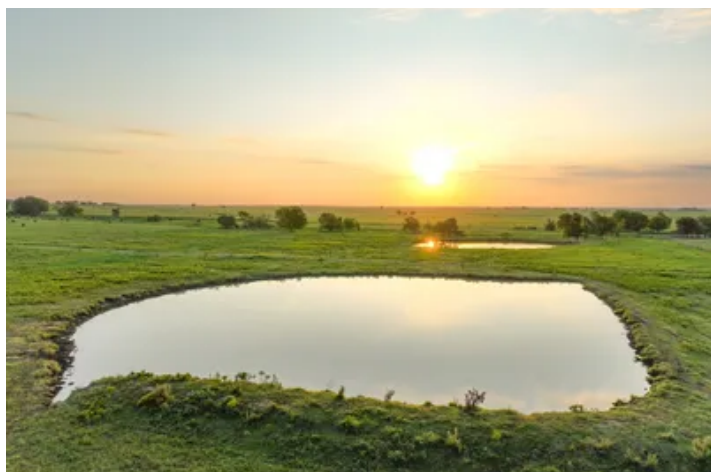


Cross-Fenced Cattle Ranch
N 4100 Rd
Nowata, OK 74048

\$525,000
120± Acres
Nowata County



Cross-Fenced Cattle Ranch
Nowata, OK / Nowata County

SUMMARY

Address

N 4100 Rd

City, State Zip

Nowata, OK 74048

County

Nowata County

Type

Farms, Undeveloped Land, Hunting Land, Ranches, Horse Property, Recreational Land

Latitude / Longitude

36.680913 / -95.706147

Acreage

120

Price

\$525,000

Property Website

<https://arrowheadlandcompany.com/property/cross-fenced-cattle-ranch-nowata-oklahoma/88566/>



Cross-Fenced Cattle Ranch

Nowata, OK / Nowata County

PROPERTY DESCRIPTION

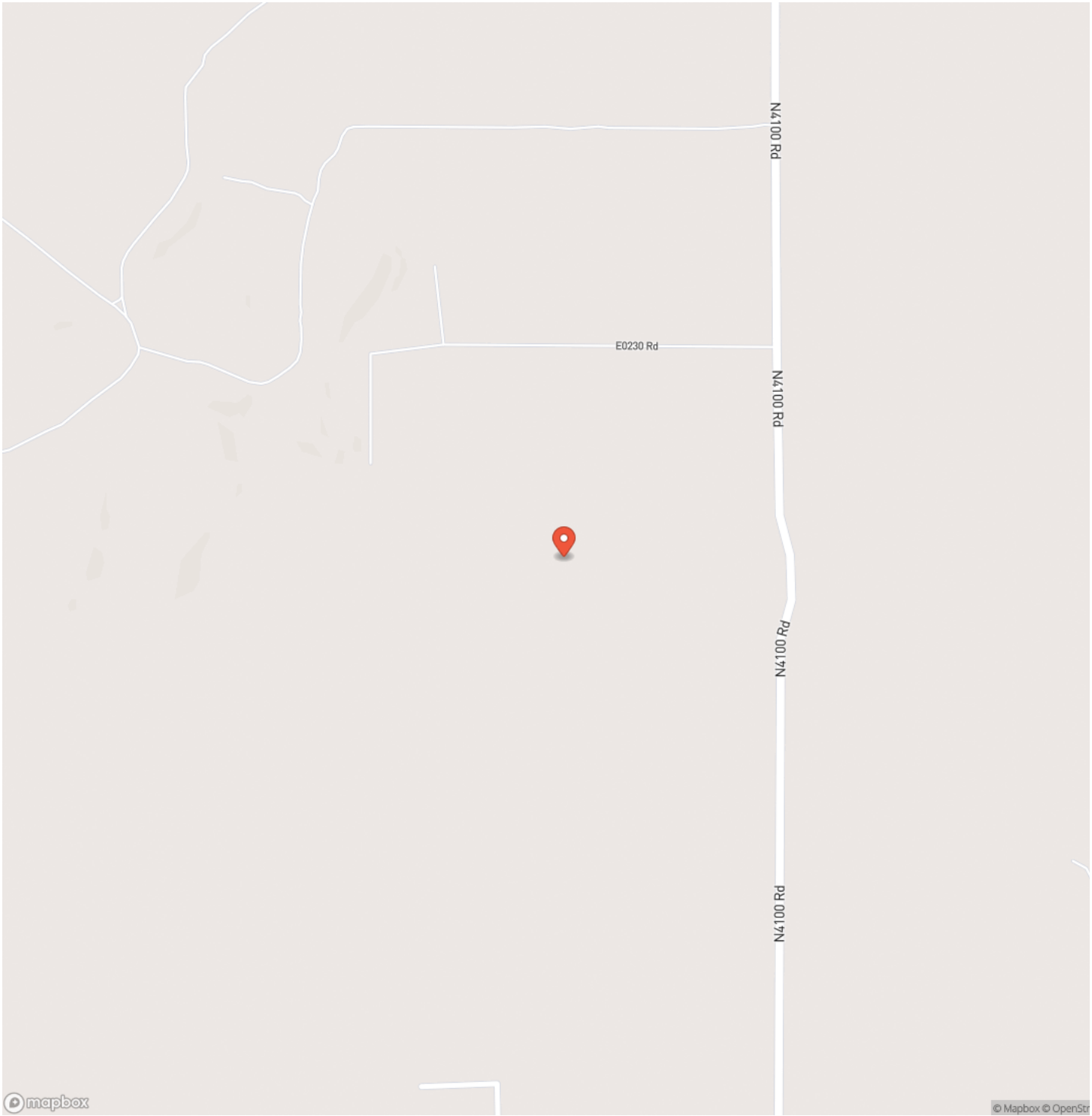
Take a look at this Nowata County, Oklahoma property, 120 +/- acres that is set up and ready for cattle with a rotational grazing system, multiple ponds, and full perimeter fencing! Well-maintained cattle pens add convenience for livestock management, making it a turn-key setup for ranching. Along the winding creek beds, mature hardwoods provide shade for livestock and create natural habitat that draws in deer and other wildlife, making this an excellent dual-use property for both cattle production and recreational hunting. Rural water is available on the north side of the property. Whether you're looking to expand your cattle operation or enjoy a private hunting retreat, this property can check those boxes! The property is conveniently located 5 +/- miles from Nowata, 19 +/- miles from Bartlesville and 45 +/- 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 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.

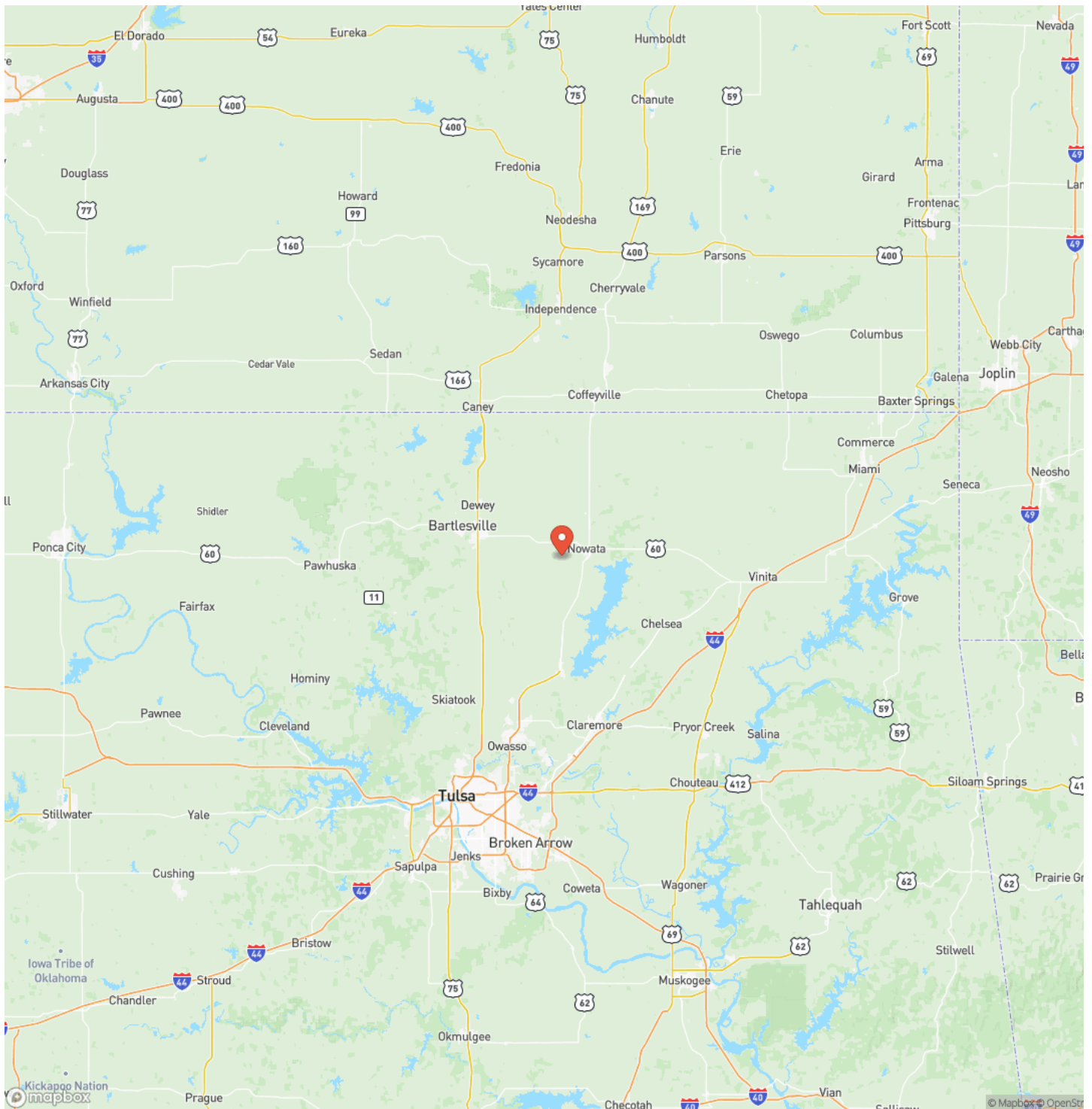
Cross-Fenced Cattle Ranch
Nowata, OK / Nowata County



Locator Map



Locator Map



Satellite Map



Cross-Fenced Cattle Ranch 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

NOTES

[illegible]

This image shows a full page of blank, lined paper. It features approximately 20 evenly spaced horizontal black lines across its entire width, typical of notebook or legal stationery. The background is a solid off-white color, and there are no margins, text, or other markings present.



www.arrowheadlandcompany.com

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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