

**Snow Creek Farm**  
E0040 Rd  
South Coffeyville, OK 74072

**\$480,000**  
160± Acres  
Nowata County



**MORE INFO ONLINE:**

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



**Snow Creek Farm**  
**South Coffeyville, OK / Nowata County**

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**SUMMARY**

**Address**

E0040 Rd

**City, State Zip**

South Coffeyville, OK 74072

**County**

Nowata County

**Type**

Farms, Hunting Land, Recreational Land,  
Undeveloped Land

**Latitude / Longitude**

36.961128 / -95.574092

**Acreage**

160

**Price**

\$480,000

**Property Website**

<https://arrowheadlandcompany.com/property/snow-creek-farm-nowata-oklahoma/32210/>



## **PROPERTY DESCRIPTION**

Whether you are looking for a phenomenal recreational property, cattle ranch, or potential residence this beautiful Nowata County farm could be the one for you. Located just minutes south of South Coffeyville this special property is easily accessed by a gravel road on the south and east sides. As you come through the south gate you are greeted by massive pecan trees that tower over the lush native grasses. A nice pasture road brings you to a beautiful pond up the hill that will provide livestock with a constant water source and offer fun fishing opportunities. The pastures throughout the farm will support a sizable herd of cattle and the cross fencing separates a 20 +/- acre hay meadow. This hay meadow along with 25 +/- acres of tillable ground will offer a possible return on your investment. The large Snow Creek flows through the southeast end of the farm, with large hardwood timber lining its banks it provides incredible habitat for wildlife. If hunting is something that you are interested in, this wooded draw could offer great opportunities when fall rolls around. With many agriculture fields nearby, sustainable water sources, and plenty of cover this farm has everything you need to produce some nice bucks. Electricity and rural water are available near the southwest side of the farm and gives you the option to build your dream home overlooking a beautiful pond or a small hunting cabin for a weekend getaway. This do it all farm is one that you are not going to want to miss out on. All showings are by appointment only. If you would like to schedule a private viewing please contact Chuck Bellatti at [\(918\) 859-2412](tel:9188592412).



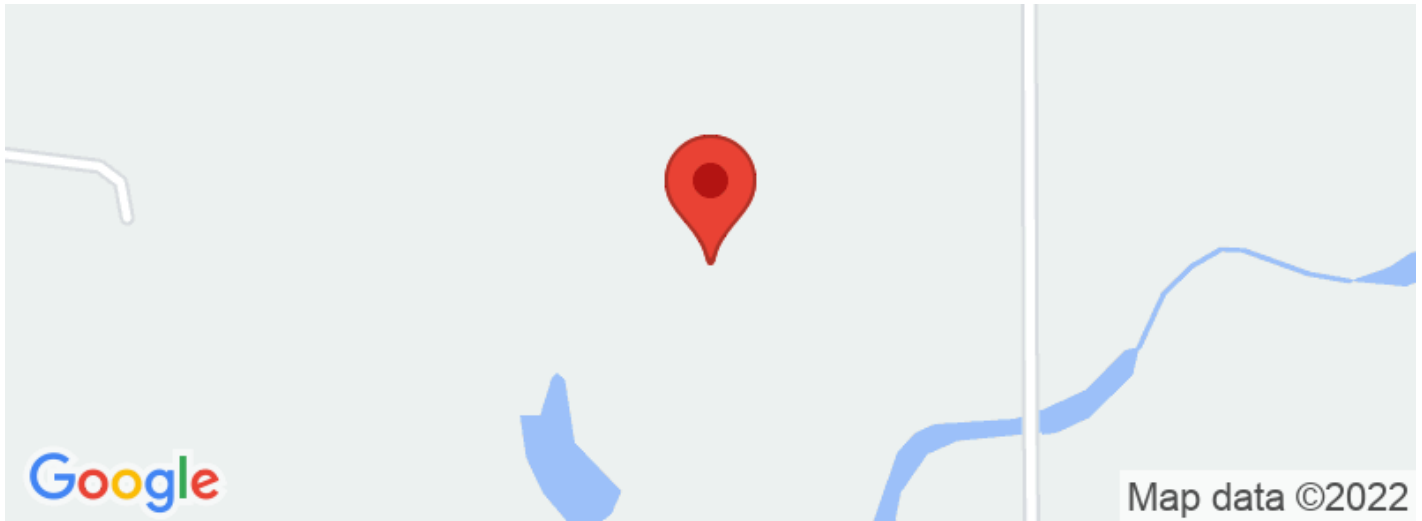
**Snow Creek Farm**  
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## Locator Maps



## Aerial Maps



## 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

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## NOTES

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## 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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