

Charming Country Home On Acreage
16339 Vinita Rd
Nowata, OK 74048

\$245,000
2± Acres
Nowata County



Charming Country Home On Acreage Nowata, OK / Nowata County

SUMMARY

Address

16339 Vinita Rd

City, State Zip

Nowata, OK 74048

County

Nowata County

Type

Lot, Single Family

Latitude / Longitude

36.699792 / -95.587439

Dwelling Square Feet

2338

Bedrooms / Bathrooms

5 / 2

Acreage

2

Price

\$245,000

Property Website

<https://arrowheadlandcompany.com/property/charming-country-home-on-acreage-nowata-oklahoma/90807/>



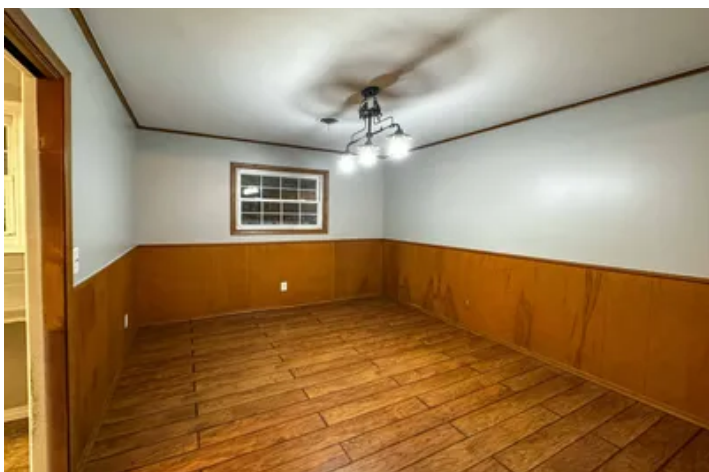
Charming Country Home On Acreage Nowata, OK / Nowata County

PROPERTY DESCRIPTION

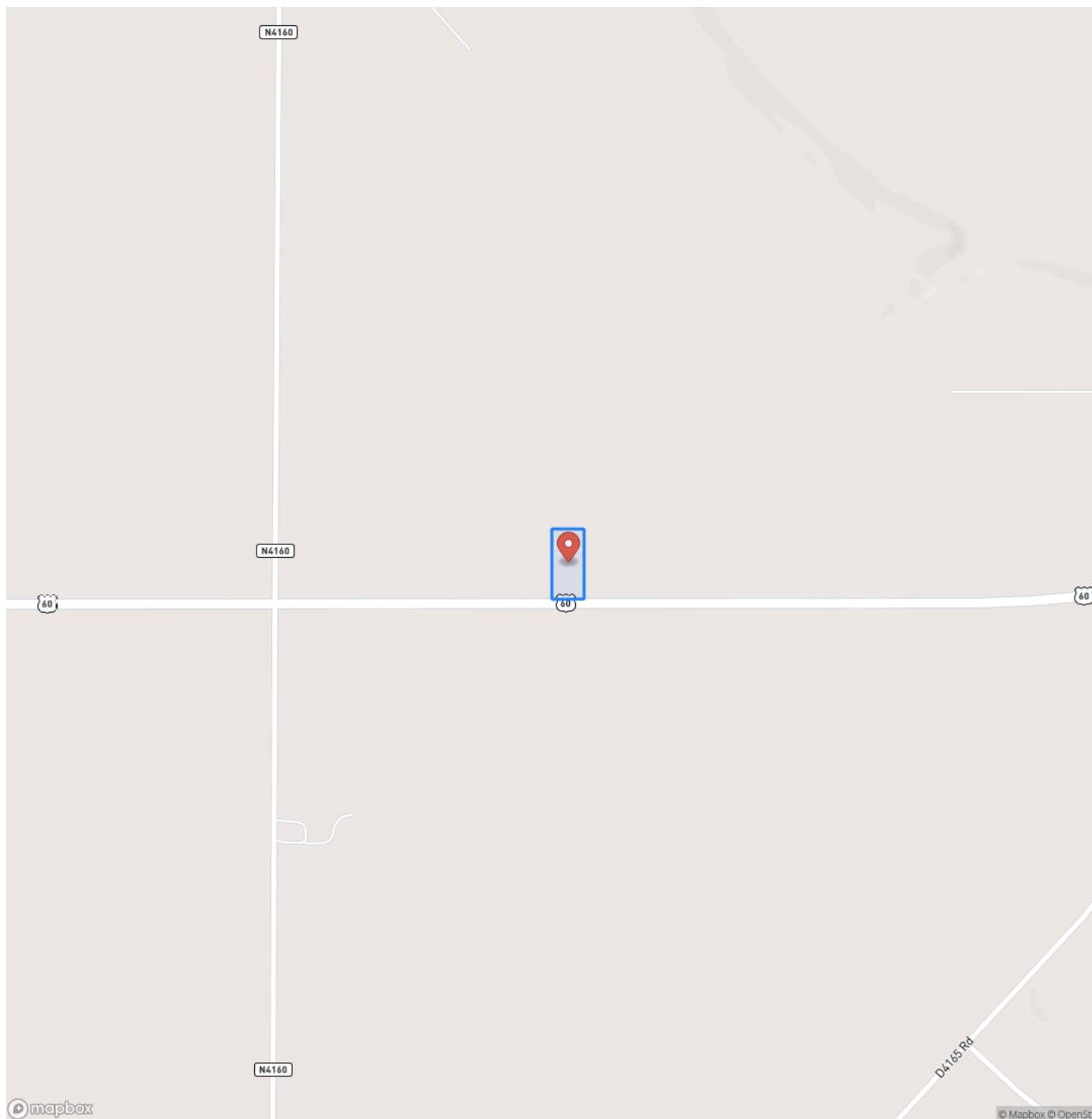
Take a look at this charming country home on acreage sitting on +/- 2 acres in Nowata County, Oklahoma! This spacious 2,338 +/- Sq Ft red, brick country home offers 5 bedrooms and 2 bathrooms, making it an ideal setup for a growing family or to house guests. Originally built in 1960 as a 3 bed / 2 bath, the home was expanded in 2022 with two versatile bonus rooms, perfect for use as additional bedrooms, offices, or flex spaces. The home has been thoughtfully maintained and improved over the years, with a roof replaced in 2006, a heat pump installed in 2012, and a brand-new septic system in 2023. In September 2025, both new carpet was laid in the bonus rooms and the existing carpeting throughout the rest of the home was professionally cleaned, leaving everything in excellent condition. The entire interior was also freshly painted in September 2025, giving the home a bright and inviting feel. Outdoors, the property is well equipped for both self-sufficiency and enjoyment. Multiple chicken coops with power and lighting double as functional outbuildings, providing room for poultry, and small livestock. The 2010-built 30x30 metal shop with 10ft side walls adds tremendous value with its durable construction, wide overhead door, and attached lean-to, giving you the perfect place to park tractors, trailers, or equipment out of the weather. For added security, there is a large fenced yard with gated entry, as well as a concrete in-ground storm shelter that offers peace of mind during Oklahoma's storm season. The property is also rich in established, fruit-bearing landscaping. You'll find four plum trees, one peach tree, one pear tree, and more than 30 feet of mature blackberry bushes—all producing fruit. A full-sun garden bed is already in place, making it easy to grow vegetables and enjoy a homestead lifestyle right out your back door. Practicality is built into this property with reliable and affordable utilities and services that make country living simple and comfortable. The propane tank is provided by Burns Propane and rents annually for just +/- \$150. The City of Nowata provides water and trash service together at +/- \$155 a month. Electric service is through American Electric Power (AEP) with an AVG monthly payment of +/- \$280. High-speed cable internet is available from Sparklight at approximately +/- \$70 per month, ensuring that you can stay connected while enjoying a rural lifestyle. With fenced sections, fruit trees, a garden bed, a shop with lean-to, and plenty of room to expand, this property is as functional as it is welcoming. Located along US-60 (Vinita Road), just +/- 2.5 miles east of Nowata, this home offers the perfect blend of quiet country living and highway convenience. You're only +/- 37 miles from Vinita, +/- 42 minutes to Tulsa International Airport, and just +/- 20 minutes from the Kansas state line. If you've been searching for a property that offers plenty of room to raise a family, raise animals, garden, and expand—while enjoying the peace and quiet of the Oklahoma rural countryside and easy access to local amenities—this is the place for you. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Steve Horner at [\(918\) 859-0699](tel:9188590699).

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.

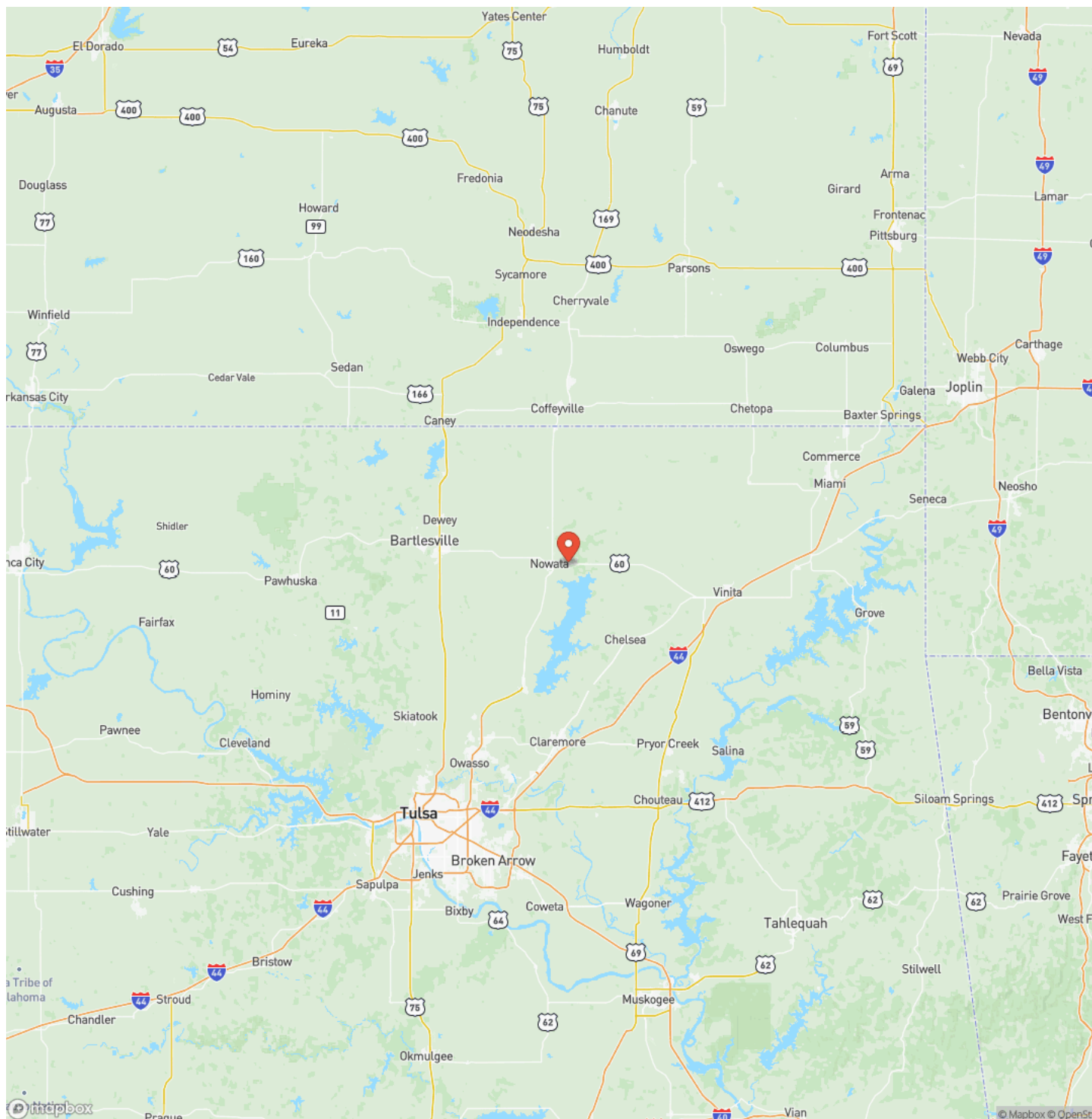
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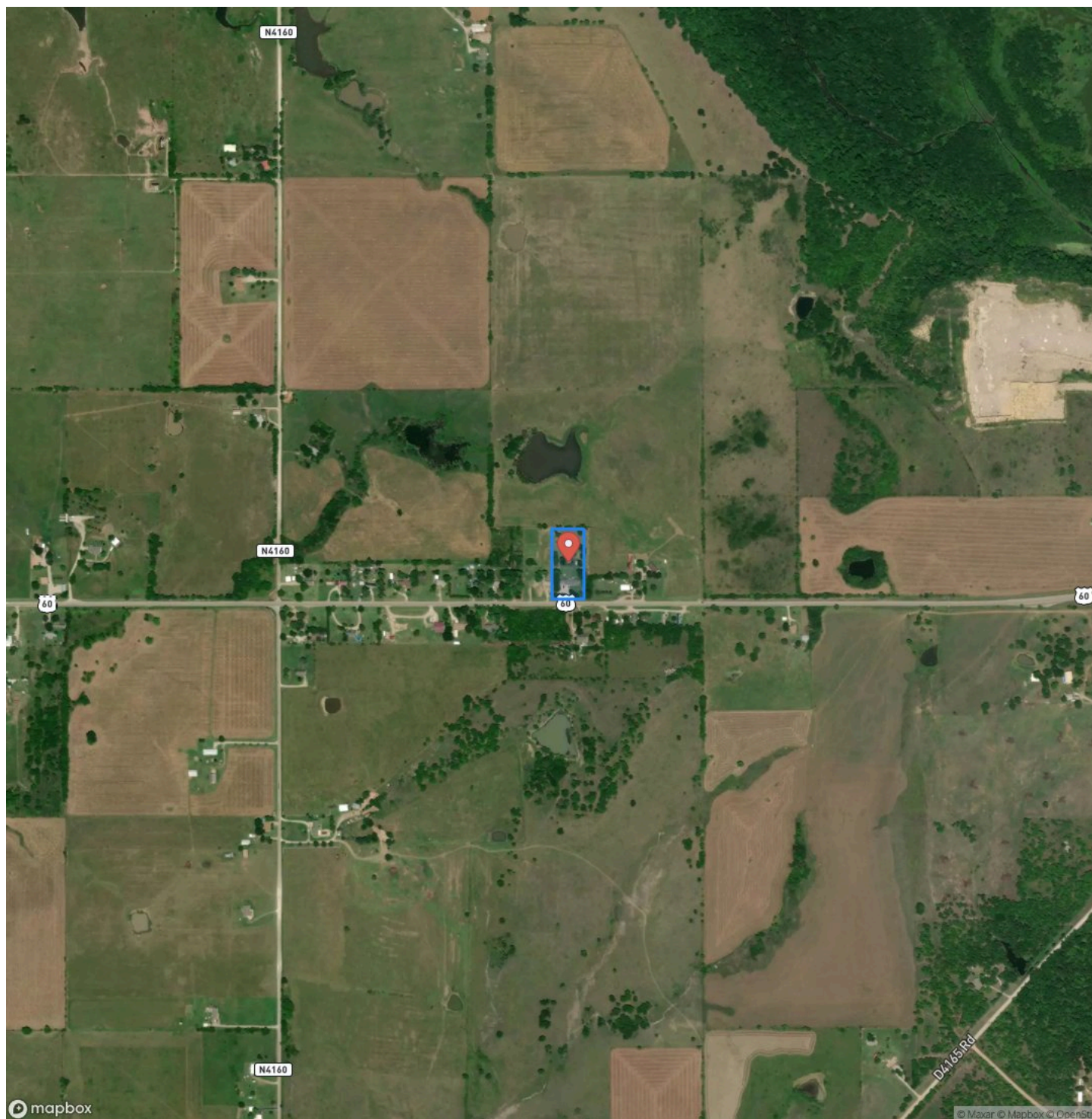
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE
For more information contact:



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Steve Horner
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(918) 859-0699
Email
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Address
City / State / Zip

NOTES

Notes section with multiple horizontal lines for text entry.



This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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DISCLAIMERS

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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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