

Timber Hunting Close to Kansas
NS 407 Rd
Wann, OK 74083

\$175,000
50± Acres
Nowata County



Timber Hunting Close to Kansas Wann, OK / Nowata County

SUMMARY

Address

NS 407 Rd

City, State Zip

Wann, OK 74083

County

Nowata County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

36.9543 / -95.7375

Acreage

50

Price

\$175,000

Property Website

<https://arrowheadlandcompany.com/property/timber-hunting-close-to-kansas-nowata-oklahoma/38415/>



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PROPERTY DESCRIPTION

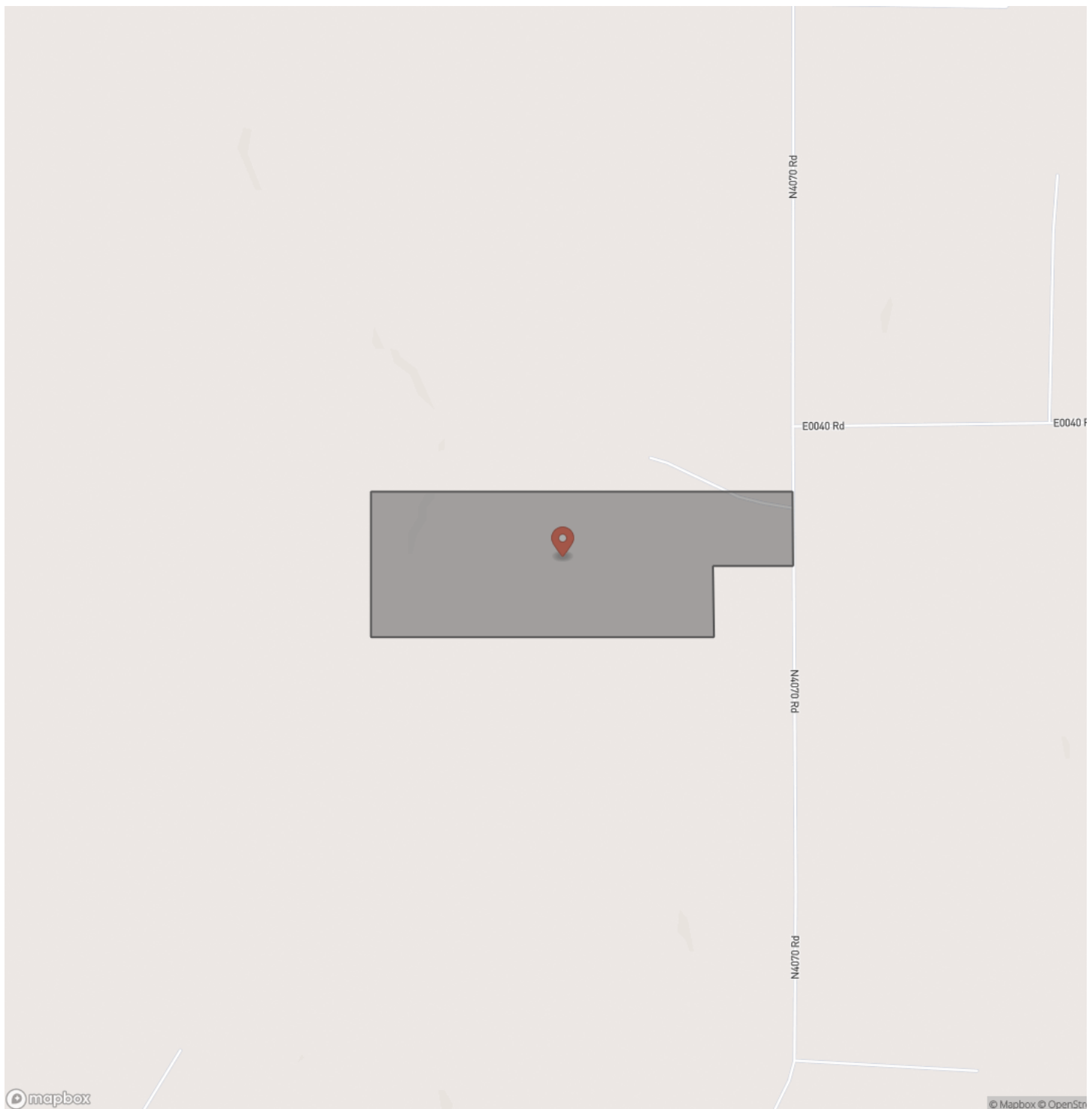
Take a look at an amazing hunting property on this stunning 50 +/- acre timber ground located in Nowata County, Oklahoma. The property is surrounded by towering hardwood timber, providing a serene natural setting for any outdoors enthusiast. The area is known for its abundant wildlife, making it an ideal location for hunting deer and turkey. The property features a nice creek, providing a natural water source for the local wildlife and a great travel corridor for the deer. Additionally, the property is home to an abundance of acorns, a favorite food source for the deer. Trails and rubs throughout the property indicate the frequent presence of deer in the area, providing ample opportunities for successful hunting. This hunting property also features a well-maintained trail system, allowing easy access to all areas of the property. The open area on the southwest side of the property presents a prime opportunity for a food plot, adding to the overall attractiveness of the property for hunting. Located just 3 +/- miles from the Kansas border, this property is easily accessible from both Kansas and Oklahoma. With its stunning natural setting and abundant wildlife, this property offers an unbelievable amount of opportunity for hunters looking for a prime location to pursue their passion. Don't miss out on this beautiful farm with great hunting potential. All showings are by appointment only. For more information or to schedule a private viewing please contact Chuck Bellatti at [\(918\) 859-2412](tel:9188592412)



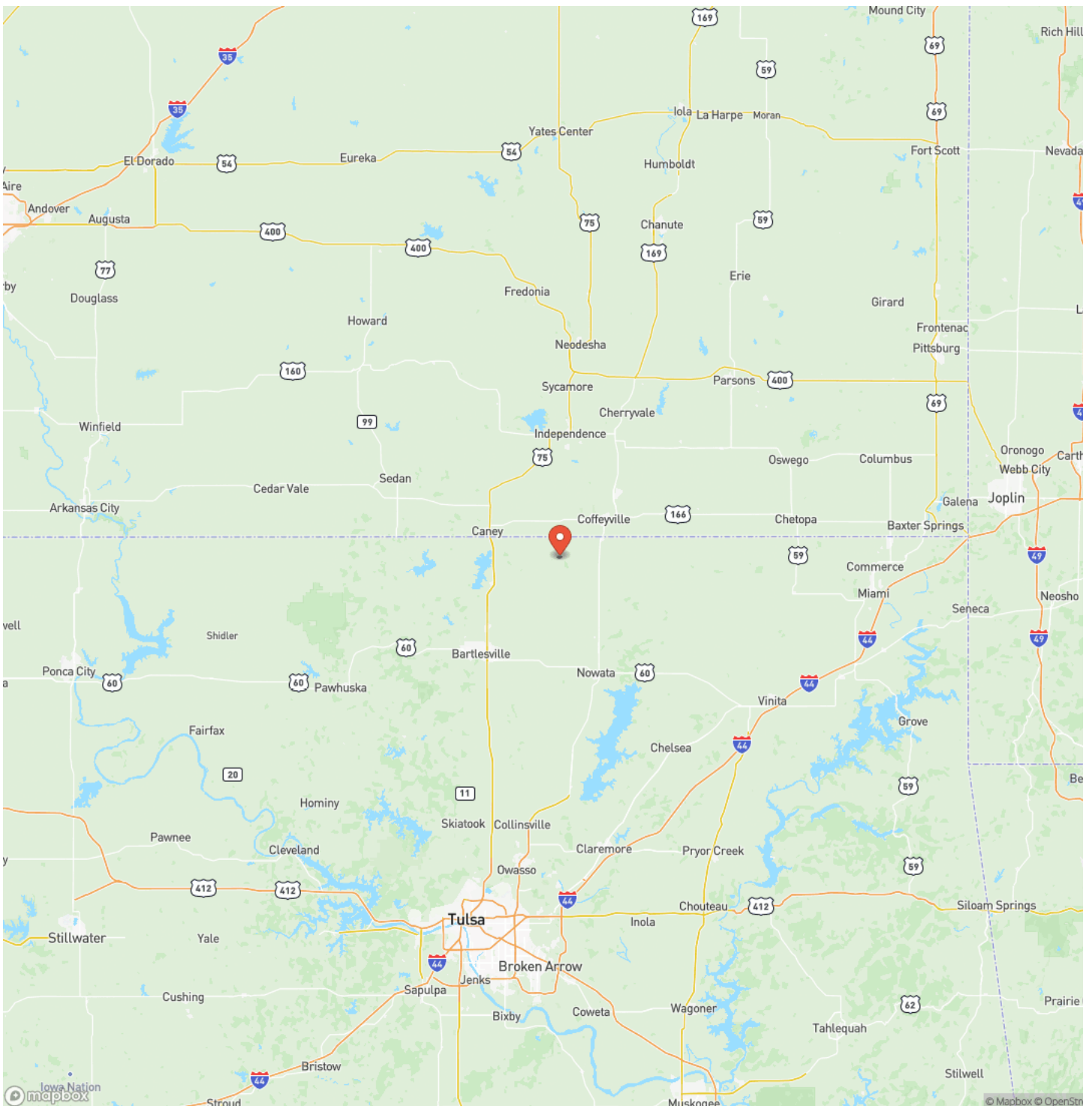
Timber Hunting Close to Kansas
Wann, OK / Nowata County



Locator Map



Locator Map



Satellite Map



Timber Hunting Close to Kansas Wann, 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

Ramona, OK 74061

NOTES



MORE INFO ONLINE:

www.arrowheadlandcompany.com

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.



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, 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 relation 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.



Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(405) 415-5977
www.arrowheadlandcompany.com

