

Quail Meadows Ranch
E0190 Rd
Nowata, OK 74048

\$320,000
80± Acres
Nowata County



Quail Meadows Ranch
Nowata, OK / Nowata County

SUMMARY

Address

E0190 Rd

City, State Zip

Nowata, OK 74048

County

Nowata County

Type

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

Latitude / Longitude

36.7407 / -95.6159

Acreage

80

Price

\$320,000

Property Website

<https://arrowheadlandcompany.com/property/quail-meadows-ranch-nowata-oklahoma/56542/>

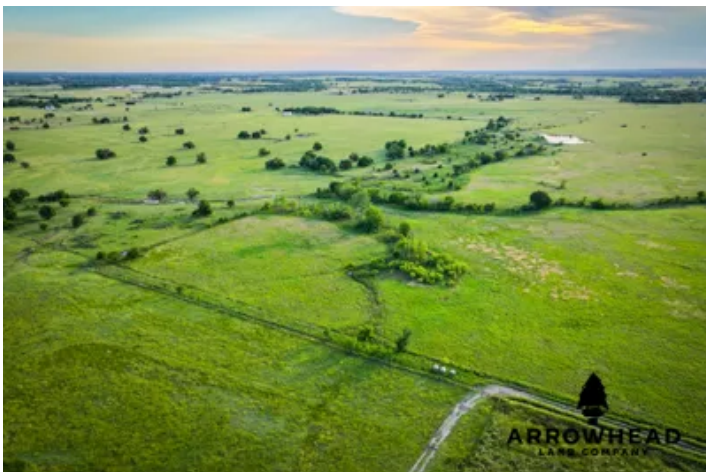


PROPERTY DESCRIPTION

If you are in the market for an excellent opportunity to add to any operation, graze cattle, or build your future dream home, then look no further. See what this +/- 80 acre Quail Meadows Ranch in Nowata County, Oklahoma, has to offer. This property features class 3 soil and improved grasses. There is a water tap in place and electric service along E0190 Rd. This fertile ground is currently being used for hay production and is bordered with some barbed wire fencing. There are two main draws that run north and south, thick with scrub brush and several mature cottonwood trees. Both hold water when it rains and provide exceptional habitat for whitetails. Along the southern fence line, you will find a beautiful mixture of wildflowers and native grasses stretching towards a large stock pond, excellent for fishing or hunting dove. The area below the pond is a major deer bedding area protected by cedar trees and dense floor cover. This parcel provides easy access and is situated just off a paved county road. Listen to the song of the bobwhite from this gorgeous Quail Meadows Ranch, conveniently located 19 +/- miles from the Kansas border and less than a mile from Highway 169 just north of Nowata. Thinking of flying in? You're just 45 +/- minutes from Tulsa International Airport. All showings are by appointment only. If you have any questions or are interested in a private showing, please contact Erica Brent at [\(918\) 863-0355](tel:9188630355).



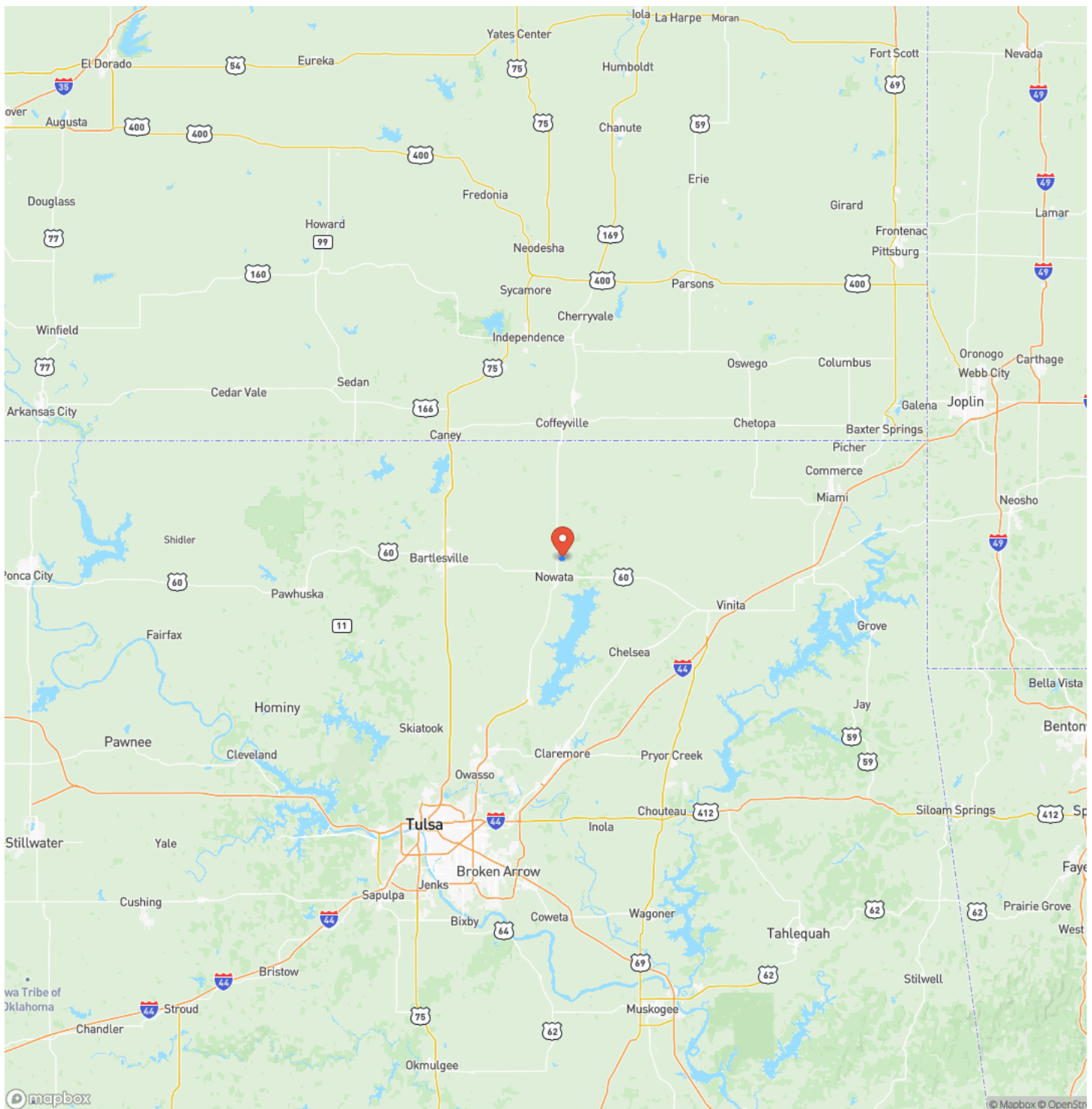
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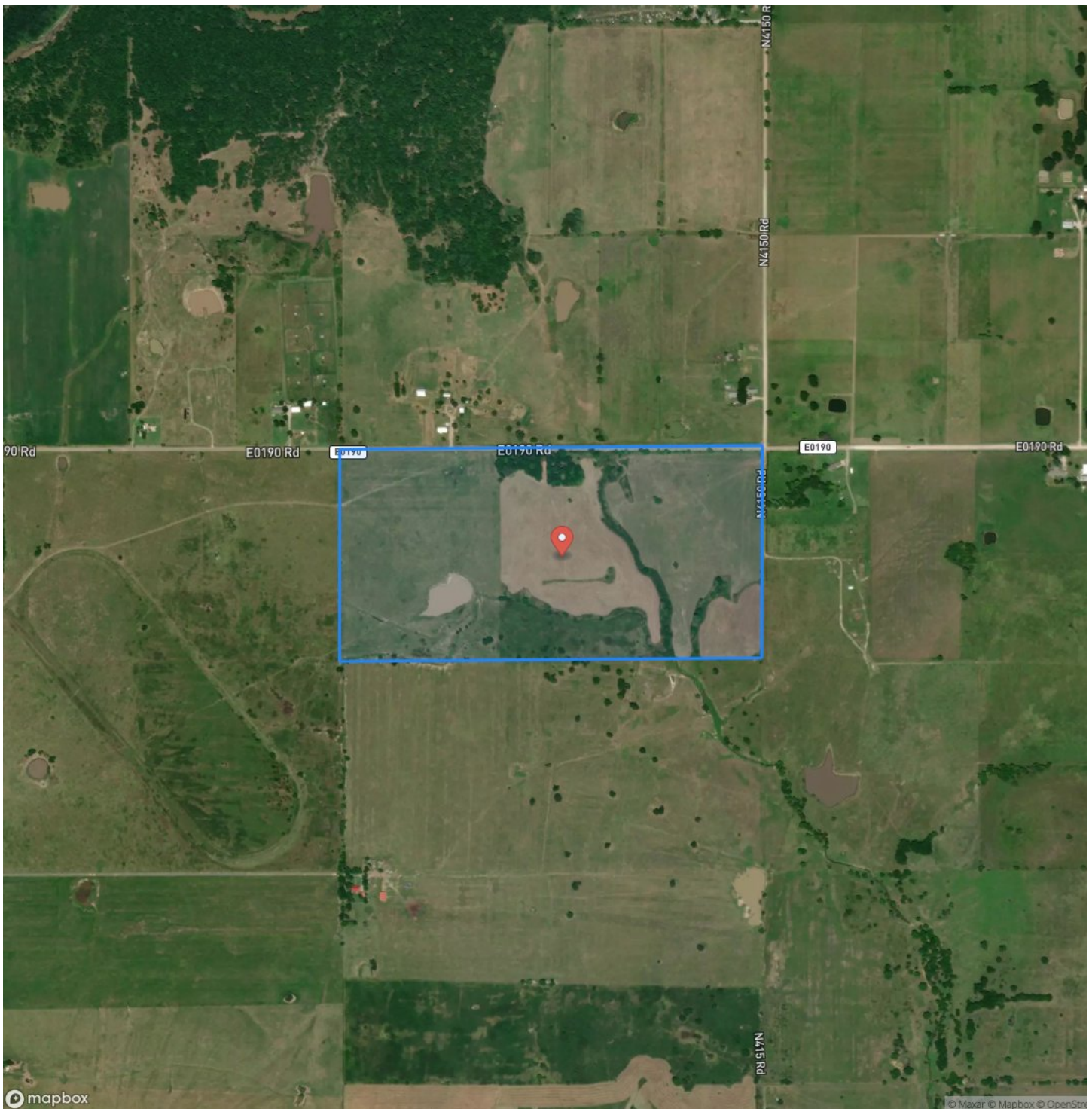
Locator Map



Locator Map



Satellite Map



Quail Meadows Ranch
Nowata, OK / Nowata County

LISTING REPRESENTATIVE

For more information contact:



Representative

Erica Brent

Mobile

(918) 863-0355

Email

erica.brent@arrowheadlandcompany.com

Address

City / State / Zip

Nowata, OK 74048

NOTES



MORE INFO ONLINE:

www.arrowheadlandcompany.com

This image shows a blank 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, 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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