

**Multi-Use Farm**  
**Wann, OK 74083**

**\$212,000**  
**80± Acres**  
**Nowata County**



## Multi-Use Farm Wann, OK / Nowata County

---

### **SUMMARY**

#### **City, State Zip**

Wann, OK 74083

#### **County**

Nowata County

#### **Type**

Farms, Hunting Land, Undeveloped Land,  
Recreational Land

#### **Latitude / Longitude**

36.9292 / -95.7827

#### **Acreage**

80

#### **Price**

\$212,000

#### **Property Website**

<https://arrowheadlandcompany.com/property/multi-use-farm-nowata-oklahoma/30941/>



## Multi-Use Farm

Wann, OK / Nowata County

---

### **PROPERTY DESCRIPTION**

Nowata County is known for its beautiful rolling grasslands and deep hardwood timber river bottoms. For the cattle rancher or outdoorsman this area is everything you could ask for. Here is a piece of property that can offer the best of grazing with recreational opportunities as well. Located just northeast of Wann, Oklahoma it sits in some phenomenal cattle country. Barbed wire fencing around the perimeter and multiple cross fences allow for rotational grazing and the separation of a possible hay meadow. A nice pond provides the consistent water source needed for livestock and wildlife. Also, a hardwood timber draw, multiple brush thickets, and scattered shade trees give wildlife and livestock that much needed cover. This awesome property will be a great addition to a cattle operation and has the opportunity to be some great hunting. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Chuck Bellatti at [\(918\) 859-2412](tel:9188592412).



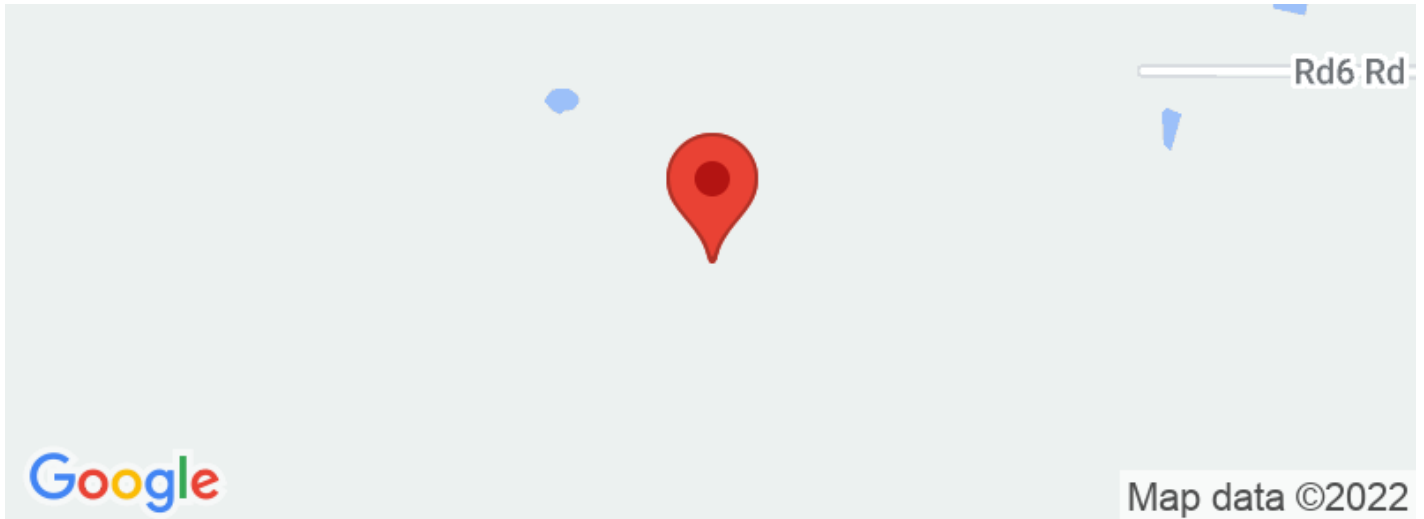


**Multi-Use Farm**  
**Wann, OK / Nowata County**

---



## Locator Maps



## Aerial Maps





**Multi-Use Farm**  
**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**

---

---

---

---

---

---

---



## NOTES

[illegible]



## **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.



---

**Arrowhead Land Company**  
205 E Dewey Ave  
Sapulpa, OK 74066  
(405) 415-5977  
[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)

---

