

**Cotton Creek Homesite**  
403620 W 600 RD  
Wann, OK 74083

**\$78,500**  
10± Acres  
Washington County





**Cotton Creek Homesite**  
**Wann, OK / Washington County**

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**SUMMARY**

**Address**

403620 W 600 RD

**City, State Zip**

Wann, OK 74083

**County**

Washington County

**Type**

Undeveloped Land, Hunting Land, Timberland, Recreational Land

**Latitude / Longitude**

36.93205 / -95.817875

**Acreage**

10

**Price**

\$78,500

**Property Website**

<https://arrowheadlandcompany.com/property/cotton-creek-homesite-washington-oklahoma/65208/>



### **PROPERTY DESCRIPTION**

Discover the perfect blend of convenience and peacefulness at Cotton Creek Homesite, a stunning +/- 10 acre property in Washington County, just +/- 2 miles northwest of Wann, Oklahoma. With quick and easy access to US-169, this beautiful parcel offers a unique opportunity. The property is heavily wooded with almost all hardwood timber, featuring an abundance of oak trees, cedar, and American elm. A wet-weather creek winds across the northwest corner of the property, also known as Cotton Creek. This land contains excellent habitat for whitetails. The property is ideally situated for transient deer crossing, thanks to the large neighboring blocks of timber. There are excellent treestand locations along heavy trails next to the creek, providing numerous prime spots for stand locations. Access is a breeze from gravel county road W600, leading to a private drive. Additionally, there is a high line cut along the back of the property, offering easy ATV access for hanging treestands or filling game feeders. This property isn't just a hunter's paradise—it's ready for your dream home. The property is already equipped with essential utilities, including power, a water tap, and a septic system, along with an outdoor storage facility. The investment potential here is immense, offering a peaceful retreat with the convenience of modern amenities. Cotton Creek Homesite is conveniently located +/- 19 miles from Bartlesville, +/- 54 miles from Owasso, and only +/- 6 minutes from the Kansas state line. Whether you are looking to hunt, relax, or build your future home, this property offers endless opportunities for outdoor activities and recreation. Don't miss your chance to own a beautiful piece of Oklahoma. 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).





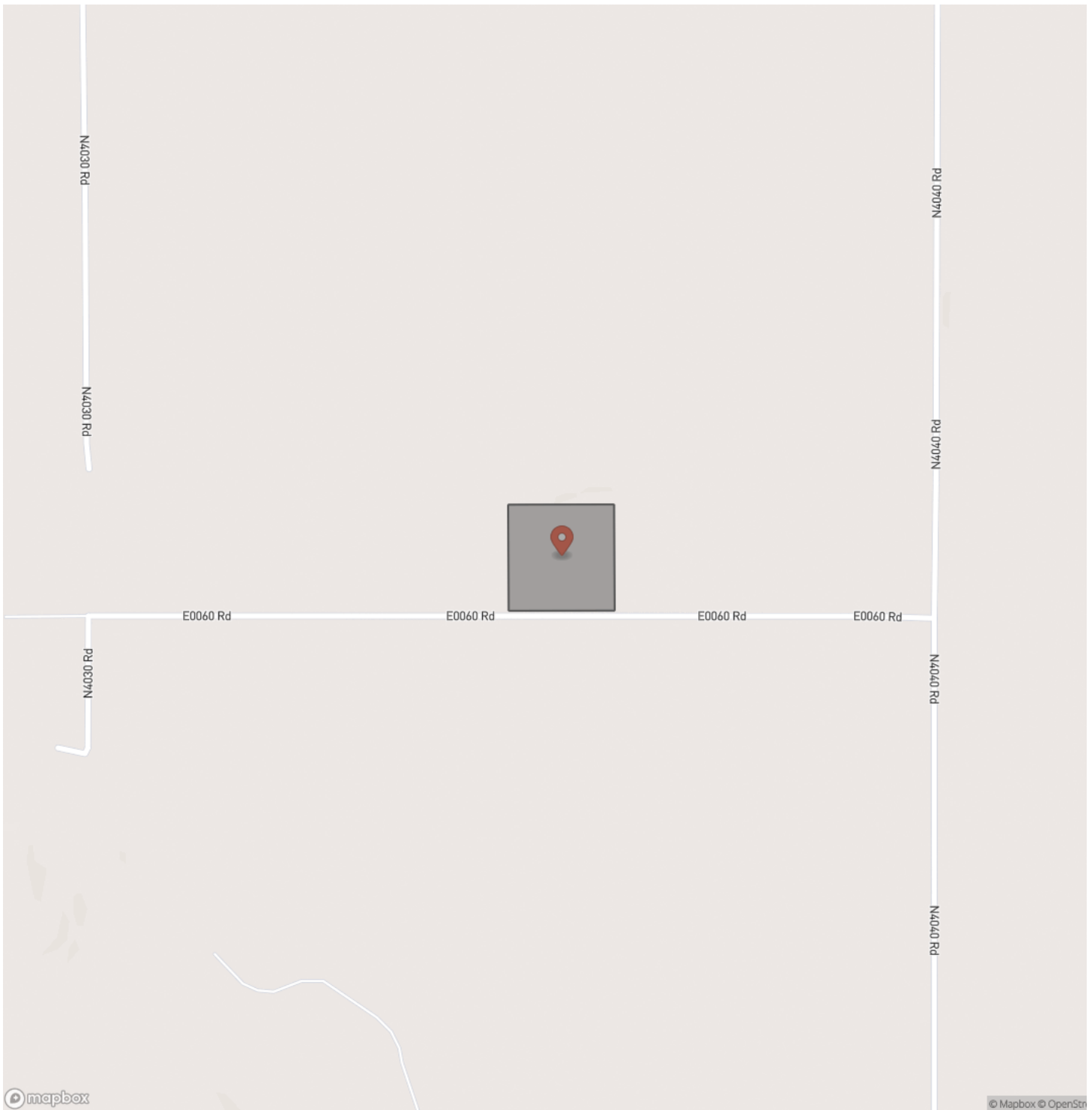
Cotton Creek Homesite  
Wann, OK / Washington County



**MORE INFO ONLINE:**

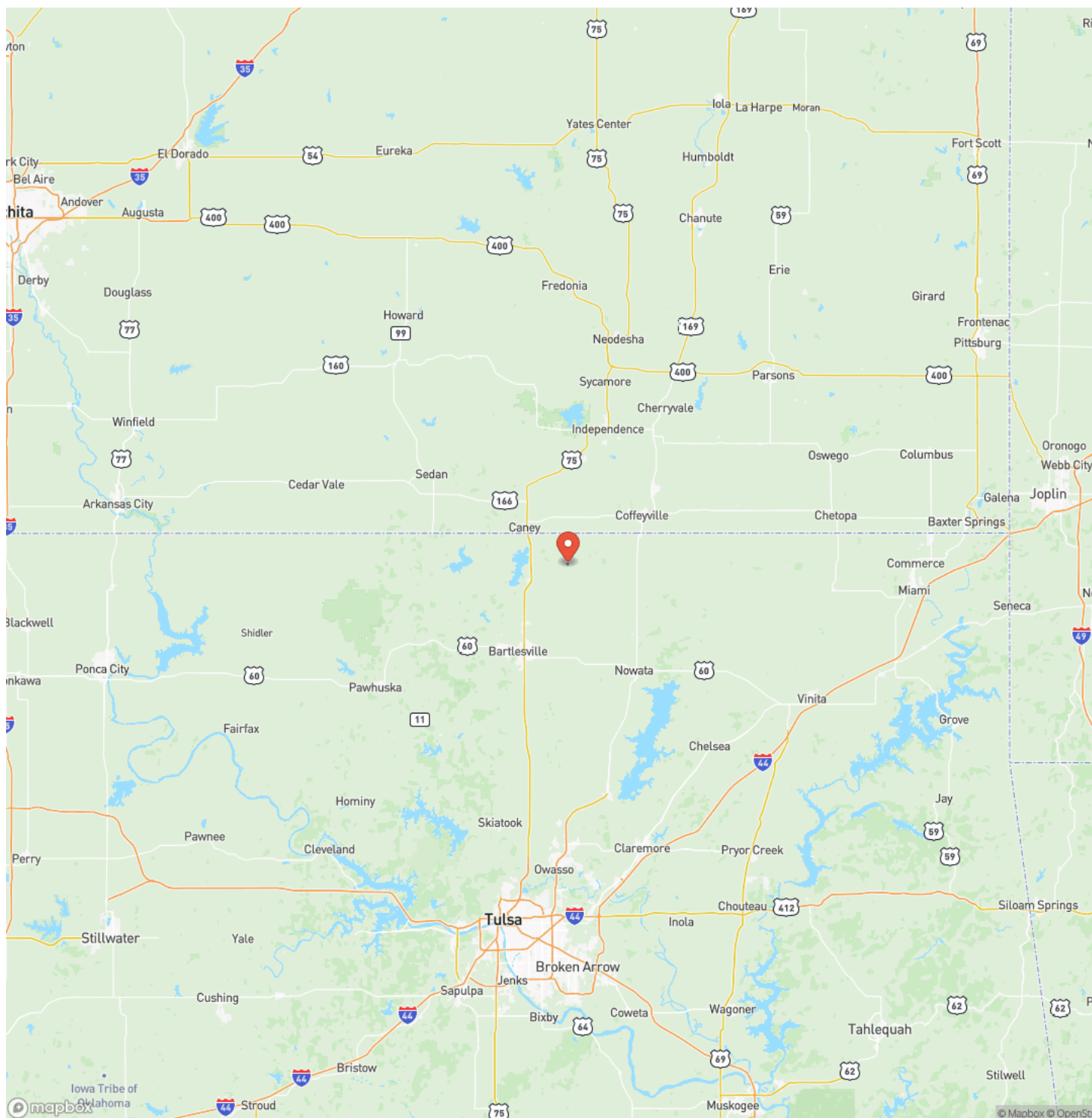
**[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)**

## Locator Map





## Locator Map



## Satellite Map



## 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

[illegible]



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

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