

Livestock Ready Updated Country Home
16427 Vinita Rd
Nowata, OK 74048

\$268,000
6± Acres
Nowata County



**Livestock Ready Updated Country Home
Nowata, OK / Nowata County**

SUMMARY

Address

16427 Vinita Rd

City, State Zip

Nowata, OK 74048

County

Nowata County

Type

Ranches, Residential Property, Single Family

Latitude / Longitude

36.6997 / -95.5856

Dwelling Square Feet

2100

Bedrooms / Bathrooms

3 / 2

Acreage

6

Price

\$268,000

Property Website

<https://arrowheadlandcompany.com/property/livestock-ready-updated-country-home-nowata-oklahoma/101727/>



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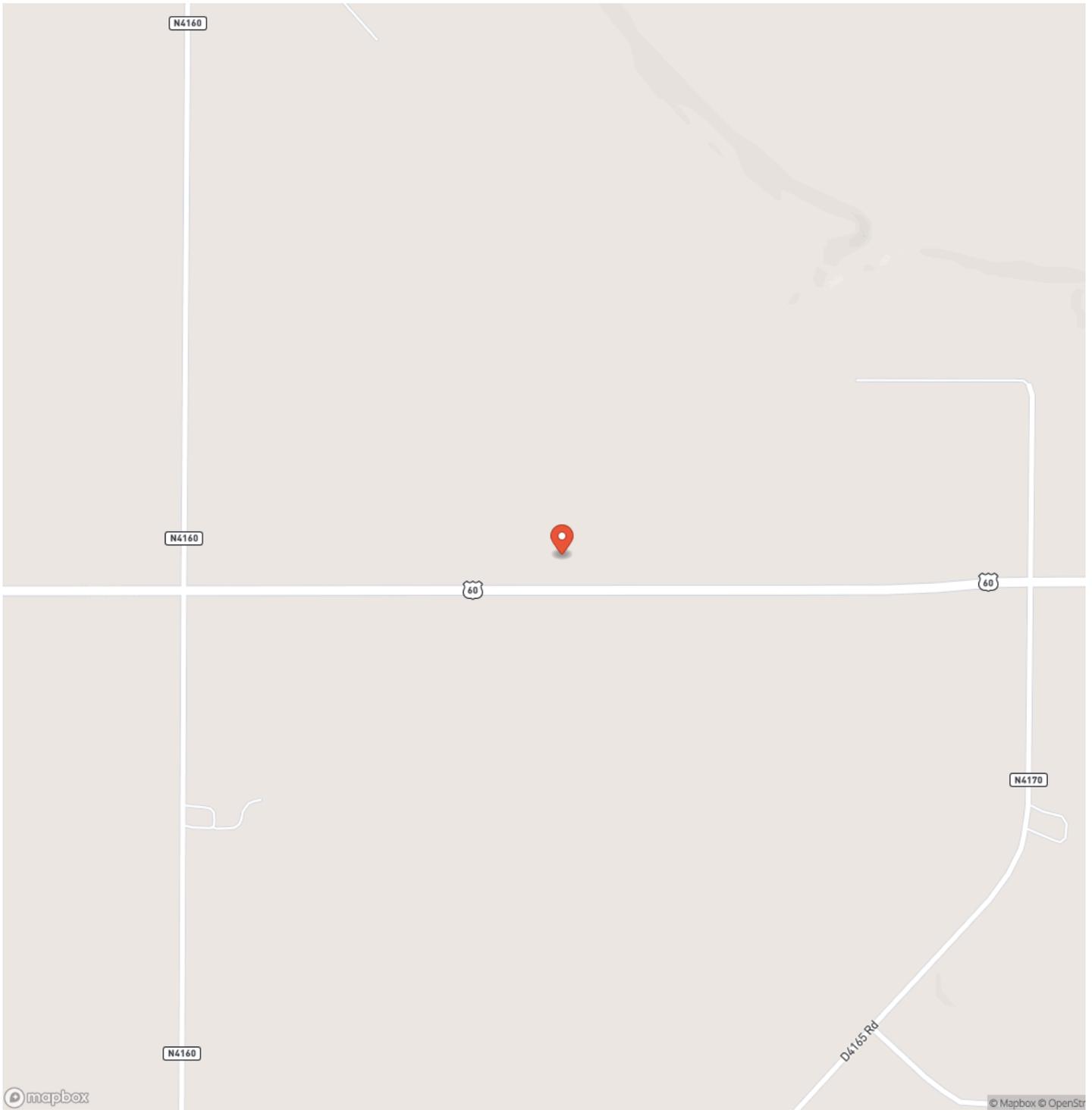
PROPERTY DESCRIPTION

Move-in ready and livestock-ready, this fully remodeled 3 bed, 2 bath, +/- 2,100 sq ft manufactured home on +/- 6 acres in Nowata County is set up and ready to go! Built in 2003 with a metal roof, the home features vaulted ceilings with exposed beams, a stone fireplace with gas insert, freshly cleaned carpet throughout, and new flooring in the kitchen, utility room, and primary bath. The kitchen offers updated countertops, island seating, and includes appliances, dishwasher, microwave, stove, refrigerator, washer, dryer, and chest freezer. The oversized primary suite features a double vanity, soaking tub, and separate shower. Outside is where this property stands out. The +/- 6 acres are fully usable and set up for livestock with new barbed wire fencing, cross-fencing, multiple gates, and a functional layout. This property includes a barn with 3 horse stalls, working pens, covered loafing areas, and 2 shipping containers for added storage. A separate cross-fenced section in the northwest corner offers excellent potential for your own private arena. The property also features both a main driveway and a secondary gated entrance off Vinita Rd (US-60) in the southeast corner. The home's front yard offers mature shade trees along a gravel drive, and a covered front porch. Additional updates include new AC and heat pump (approximately 2 years old) and an aerobic septic system that was recently serviced and reworked in the fall of 2025. Utilities include AEF electric service and City of Nowata trash service. Located along US-60 (Vinita Rd) just +/- 2.5 miles east of Nowata, this property offers a quiet country setting with convenient access to local amenities. This updated country home is only +/- 35 minutes to Vinita, +/- 45 minutes to Tulsa International Airport, and +/- 20 minutes to the Kansas state line. If you're looking for a clean, functional small acreage property where the hard work is already done, this one checks all the boxes! 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.

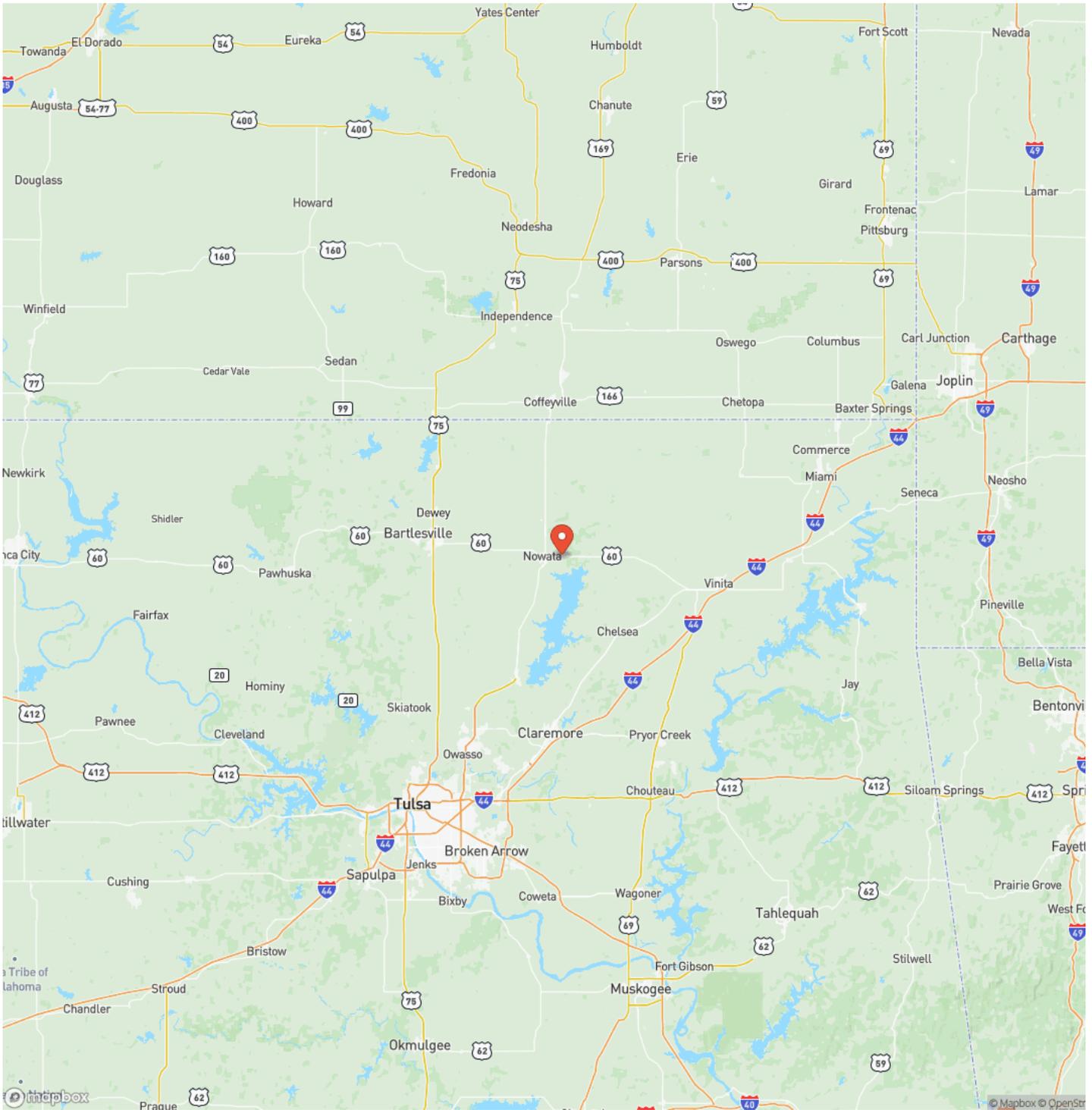
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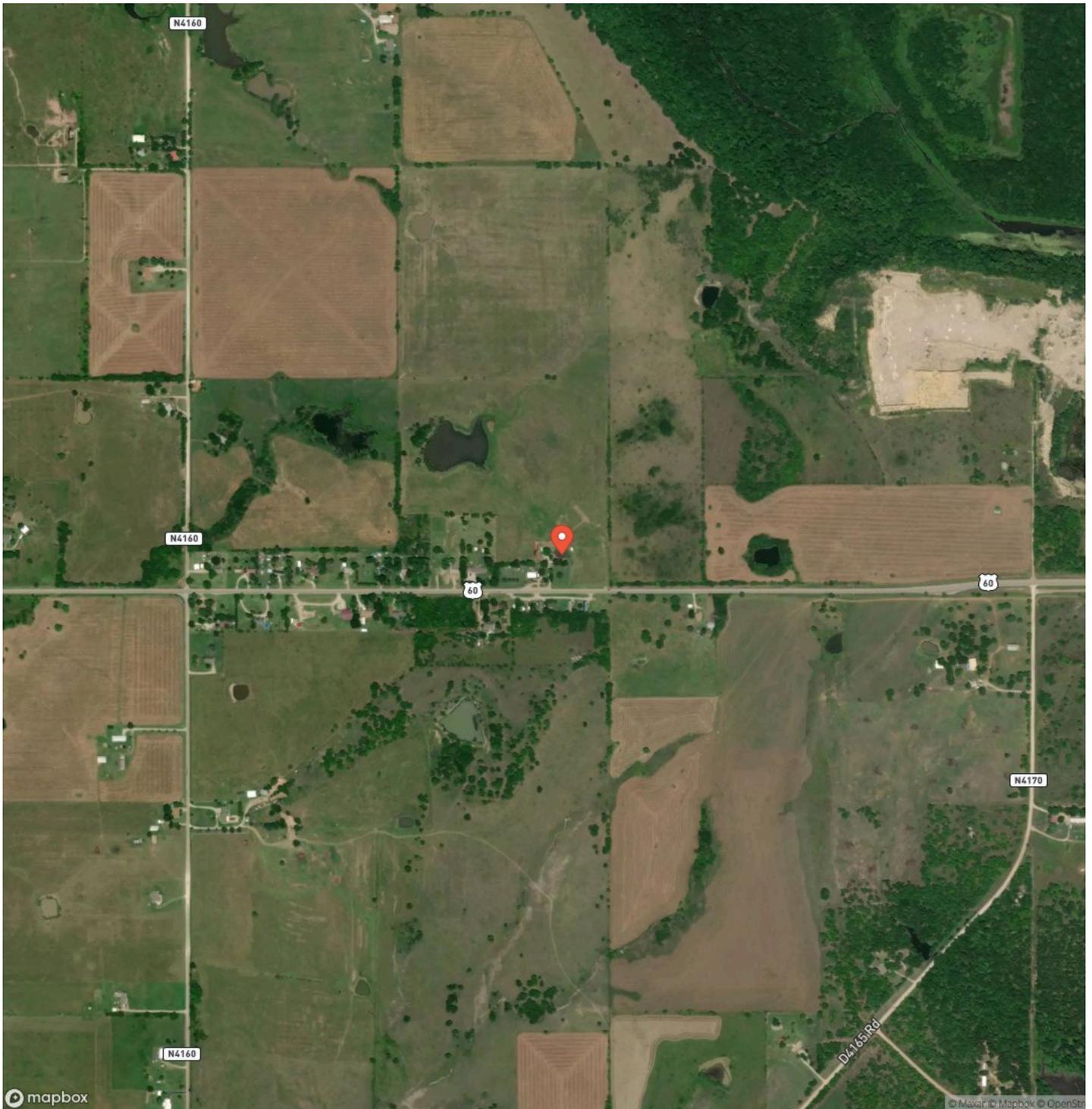
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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