

California Creek Mixed-Use Farm
12497 EW 17 RD
Delaware, OK 74027

\$580,000
110± Acres
Nowata County



California Creek Mixed-Use Farm
Delaware, OK / Nowata County

SUMMARY

Address

12497 EW 17 RD

City, State Zip

Delaware, OK 74027

County

Nowata County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Timberland, Single Family

Latitude / Longitude

36.7751 / -95.6567

Dwelling Square Feet

1300

Bedrooms / Bathrooms

2 / 1

Acreage

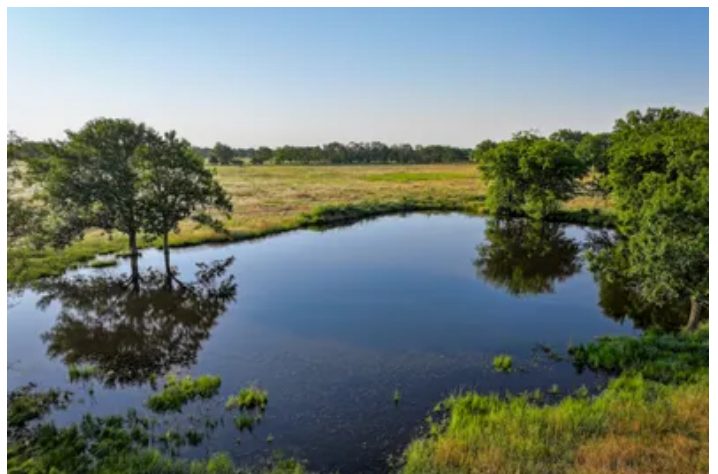
110

Price

\$580,000

Property Website

<https://arrowheadlandcompany.com/property/california-creek-mixed-use-farm-nowata-oklahoma/83682/>



California Creek Mixed-Use Farm

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PROPERTY DESCRIPTION

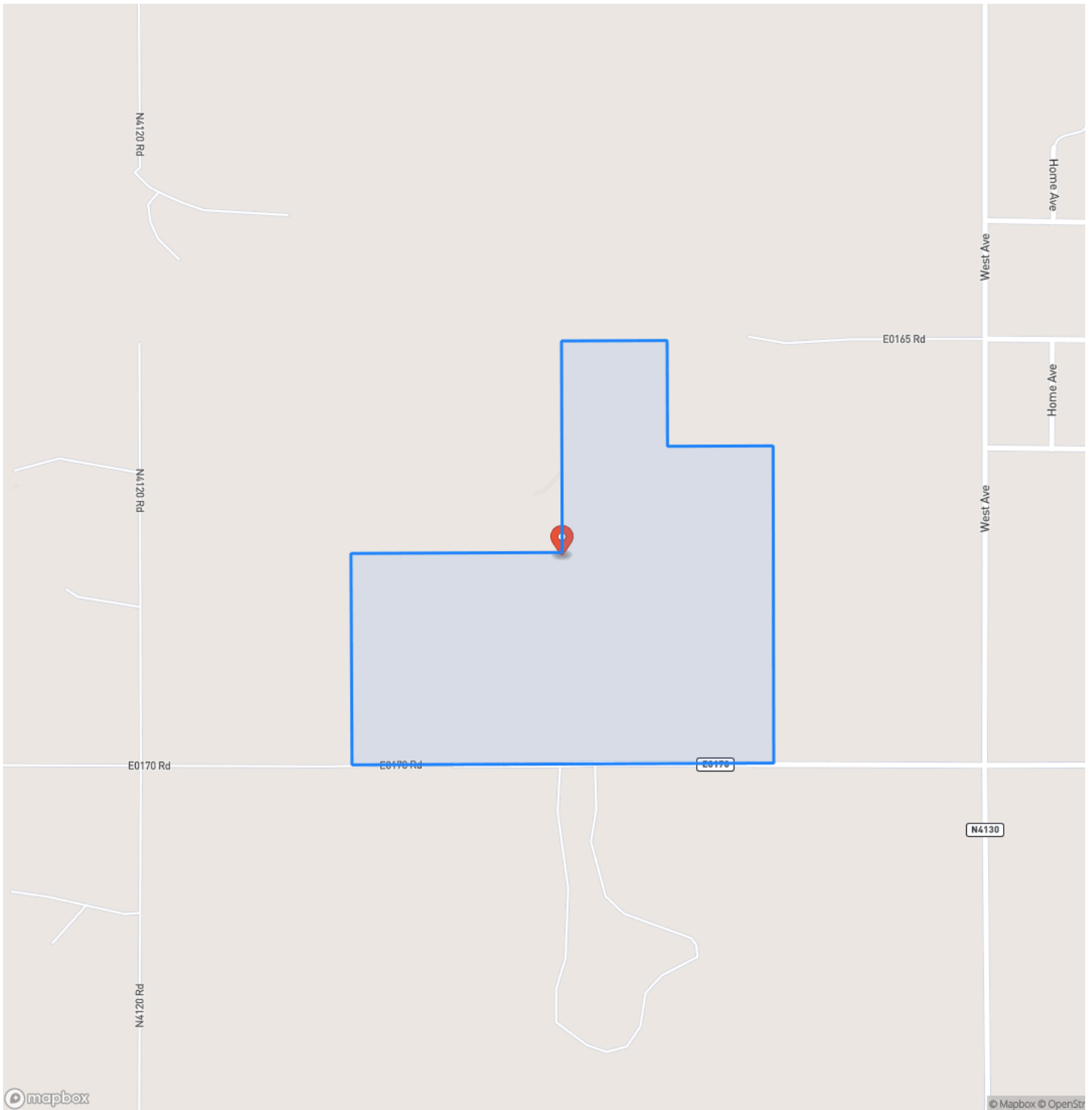
Welcome to the California Creek Mixed-Use Farm, a truly versatile ± 110 -acre property located just ± 1.5 miles west of the US-169 corridor on CR-17, and only ± 5 minutes from the town of Nowata! Whether you're a rancher, farmer, hunter, or investor, this property offers an incredible blend of income potential, recreation, and rural comfort in one turnkey package. At the heart of the property sits a well-maintained 1,300 sq. ft. brick home featuring 2 bedrooms, 1 bathroom, central heat and air, and an attached 1-car garage—perfect for a primary residence, weekend getaway, or rental opportunity. The land itself is a dynamic mix of approximately 50% open pasture and 50% mature hardwood timber. With four ponds, serviceable pipe working pens, a loafing shed, and a squeeze chute, the setup is ready to support livestock and expand agricultural operations. The fertile bottom ground, consisting of Class I and II soils, is ideal for hay production and grazing. Towering cottonwoods line California Creek, which winds through the western edge of the property. This natural corridor provides ideal cover and habitat for deer, wild turkeys, and hogs, while also offering excellent duck hunting and fishing opportunities. Whether you're looking to build your dream home, put down roots in the current home, establish a hunting retreat, or secure a productive farm with agricultural value, this one checks all the boxes. The California Creek Mixed-Use Farm is conveniently located ± 56 miles from Tulsa International Airport, and only ± 30 minutes from both Vinita, Oklahoma, and Coffeyville, Kansas—offering quick highway access without sacrificing privacy and seclusion. All showings are by appointment only. If you would like more information or wish to schedule a private viewing, please contact Chuck Bellatti at [\(918\) 859-2412](tel:9188592412).

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.

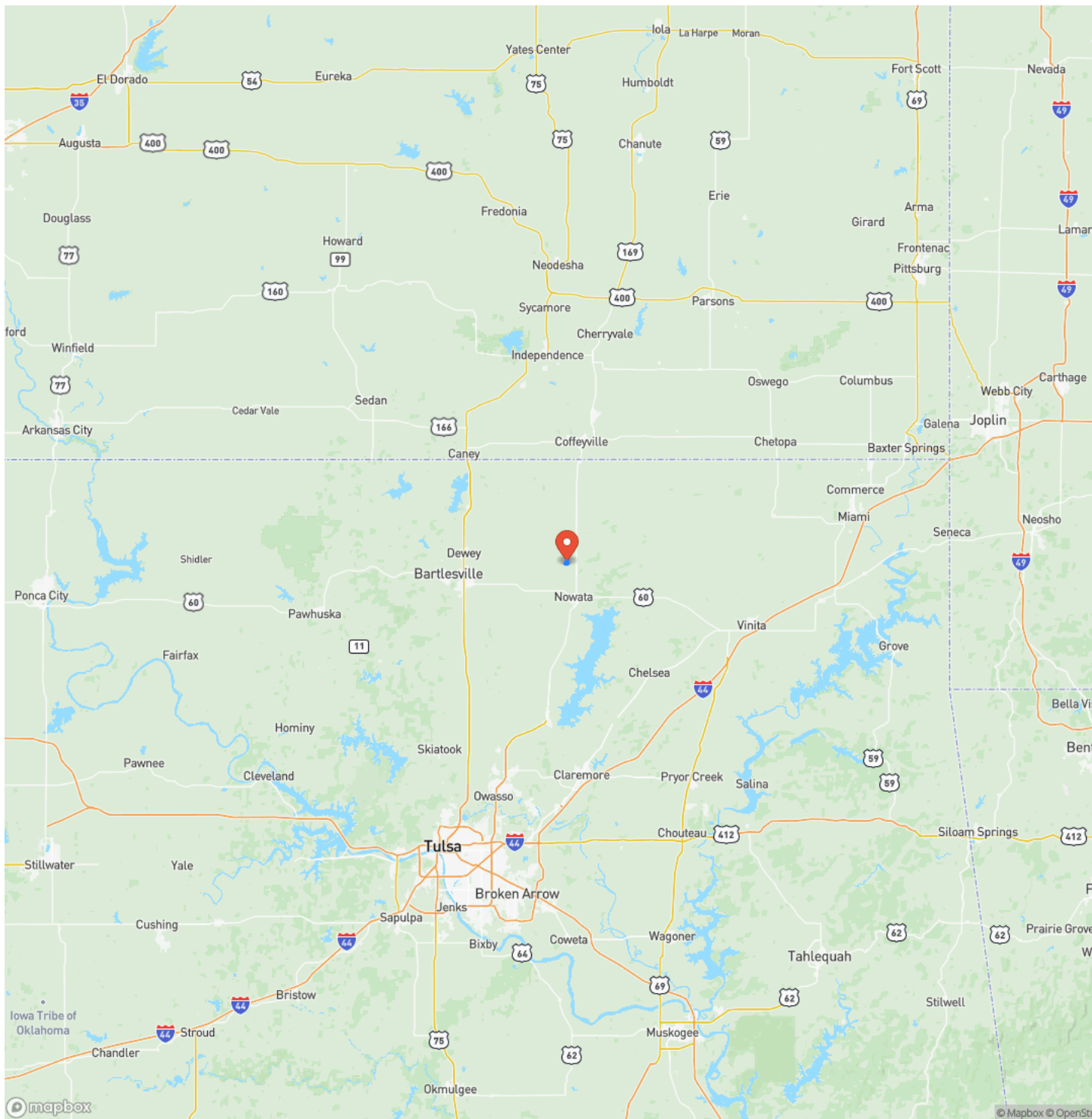
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Delaware, OK / Nowata County



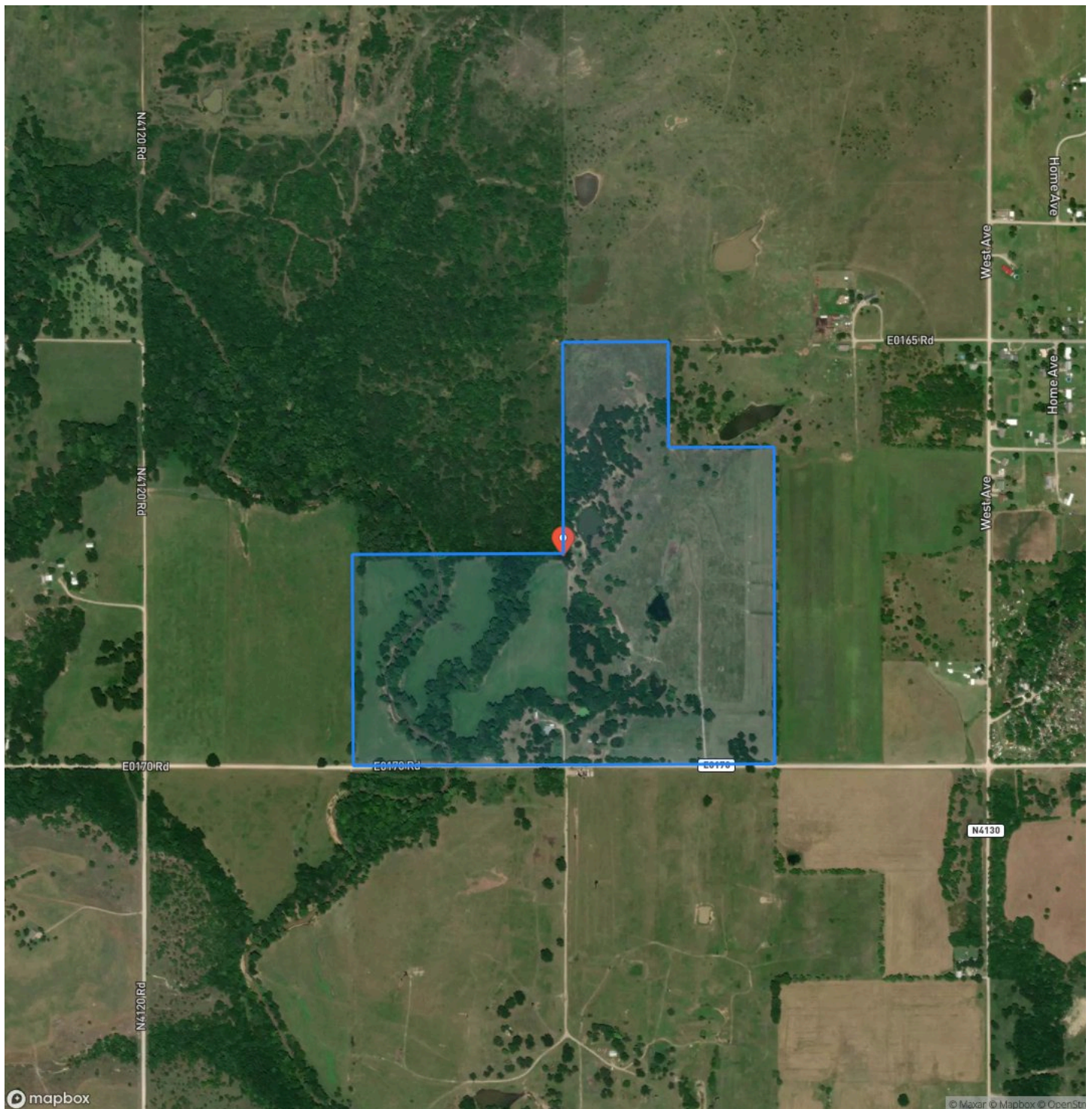
Locator Map



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

NOTES

[illegible]

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



www.arrowheadlandcompany.com

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
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