

The Shoefly Ranch
17083 EW 19 Rd
Nowata, OK 74048

\$465,000
40± Acres
Nowata County



The Shoefly Ranch
Nowata, OK / Nowata County

SUMMARY

Address

17083 EW 19 Rd

City, State Zip

Nowata, OK 74048

County

Nowata County

Type

Farms, Hunting Land, Horse Property, Ranches, Single Family, Residential Property

Latitude / Longitude

36.744405 / -95.57334

Dwelling Square Feet

2012

Bedrooms / Bathrooms

4 / 2

Acreage

40

Price

\$465,000

Property Website

<https://arrowheadlandcompany.com/property/the-shoefly-ranch-nowata-oklahoma/76393/>



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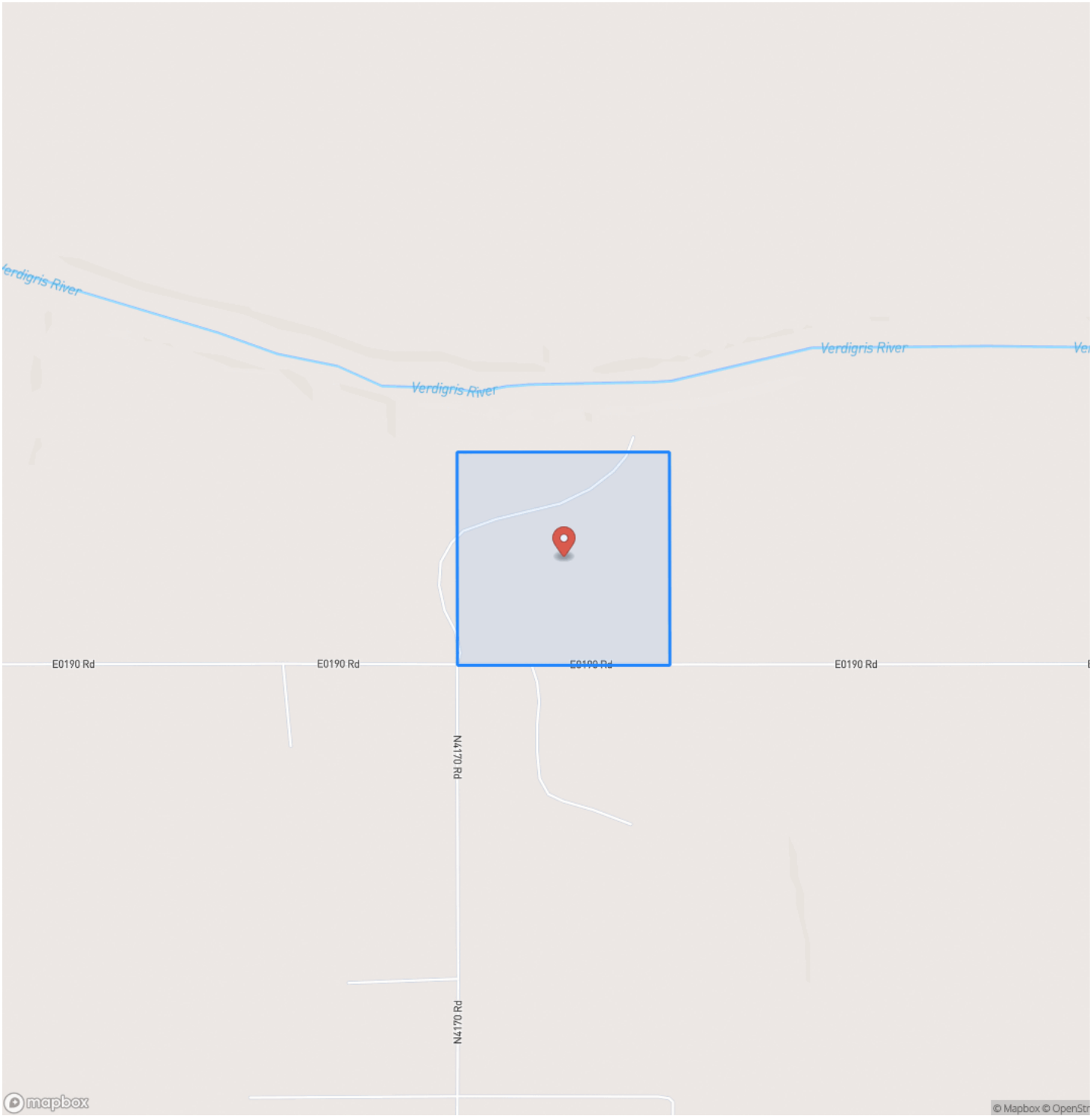
PROPERTY DESCRIPTION

PRICE REDUCED!! The Shoefly Ranch, located in Nowata County, Oklahoma, offers a unique blend of rural charm and modern amenities, perfect for those seeking peace and quiet in the country with convenient access to the city! Situated just east of US-169, south of the Verdigris River, and within +/- 5 miles of Oologah Lake, this stunning 40 +/- acre estate is ideal for those looking to live the country lifestyle. This property features a spacious 4-bedroom, 2-bathroom residence with 2,012 sq. ft. of living space. The home is equipped with a new metal roof installed in 2023, ensuring durability and low maintenance. Enjoy the beautiful sunsets from the inviting front porch, which overlooks a fully chain-link-fenced yard—perfect for pets. This home is equipped with central heat and air, complemented by a cozy wood stove for those chilly evenings. In addition to a wonderful home, this property boasts an immaculate 30x75 ft metal shop, built in 2024, featuring steel frame construction that is fully insulated. The shop includes two 10 ft and two 12 ft roll-up doors, providing ample space for projects, heavy equipment, and extra storage. The land itself is fully fenced around the perimeter and cross-fenced. There is a main gate accessible from gravel county road EW 19. A beautiful pond can be found along the western boundary, while the northern area is timbered, attracting local wildlife, including white-tailed deer. This land is perfect for small ranching operations, allowing for a few head of cattle and horses, with plenty of room for expansion. Shoefly Ranch is located +/- 42 minutes from Tulsa, +/- 33 minutes from Owasso, Oklahoma, and only +/- 24 miles from Coffeyville, Kansas. This property is an excellent opportunity for those looking to embrace the rural lifestyle without sacrificing modern conveniences. Don't miss out! All showings are by appointment only. If you would like more information or to schedule a private viewing, please contact Chuck Bellatti at [\(918\) 859-2412](tel:9188592412).

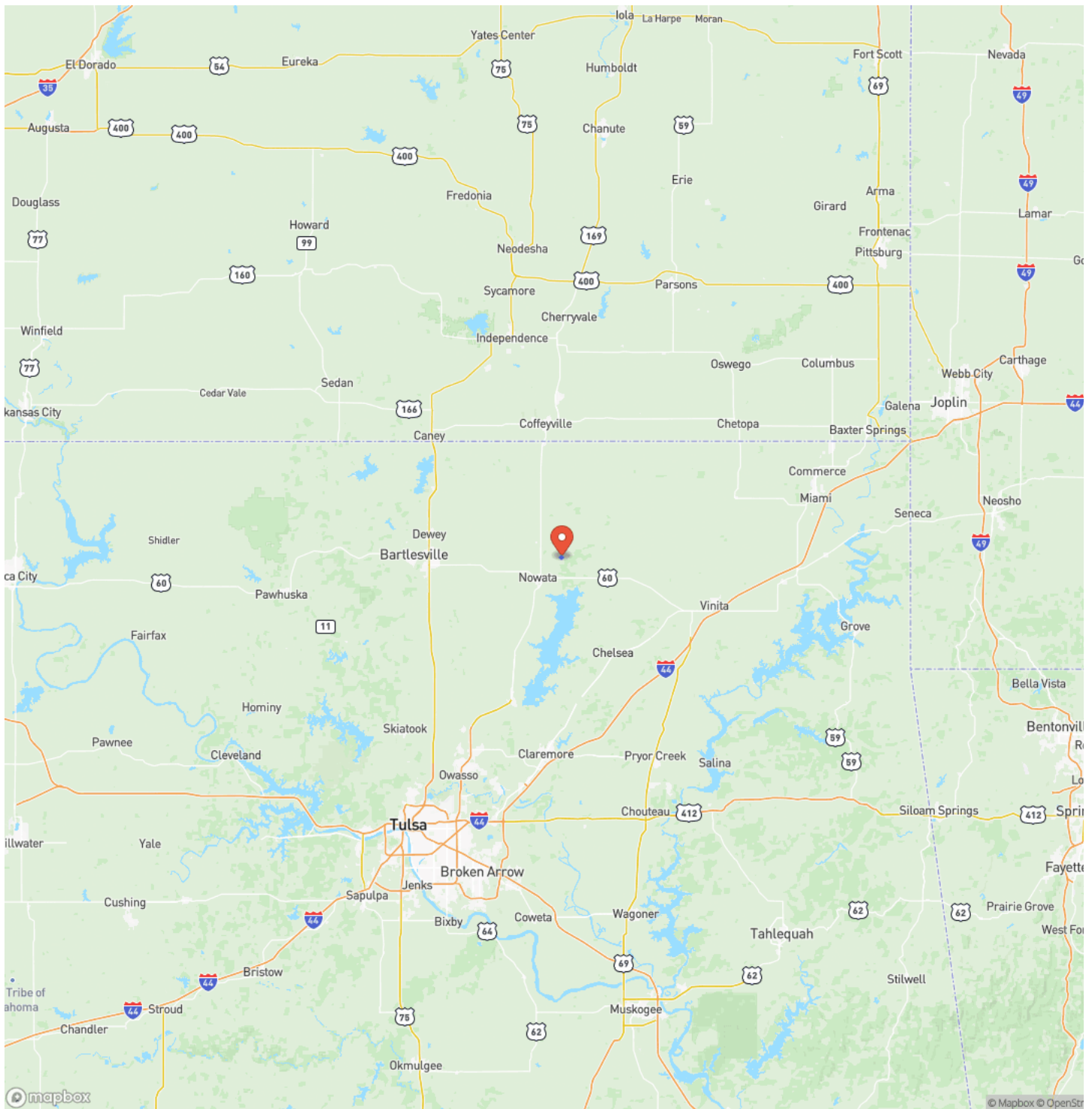
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Locator Map



Locator Map



Satellite Map



The Shoefly Ranch
Nowata, 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

NOTES

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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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