

Country Acres Homesite
E0015 Rd
Wann, OK 74083

\$110,000
19± Acres
Nowata County



Country Acres Homesite
Wann, OK / Nowata County

SUMMARY

Address

E0015 Rd

City, State Zip

Wann, OK 74083

County

Nowata County

Type

Farms, Undeveloped Land, Ranches, Recreational Land, Lot

Latitude / Longitude

36.994663 / -95.729281

Acreage

19

Price

\$110,000

Property Website

<https://arrowheadlandcompany.com/property/country-acres-homesite-nowata-oklahoma/64682/>



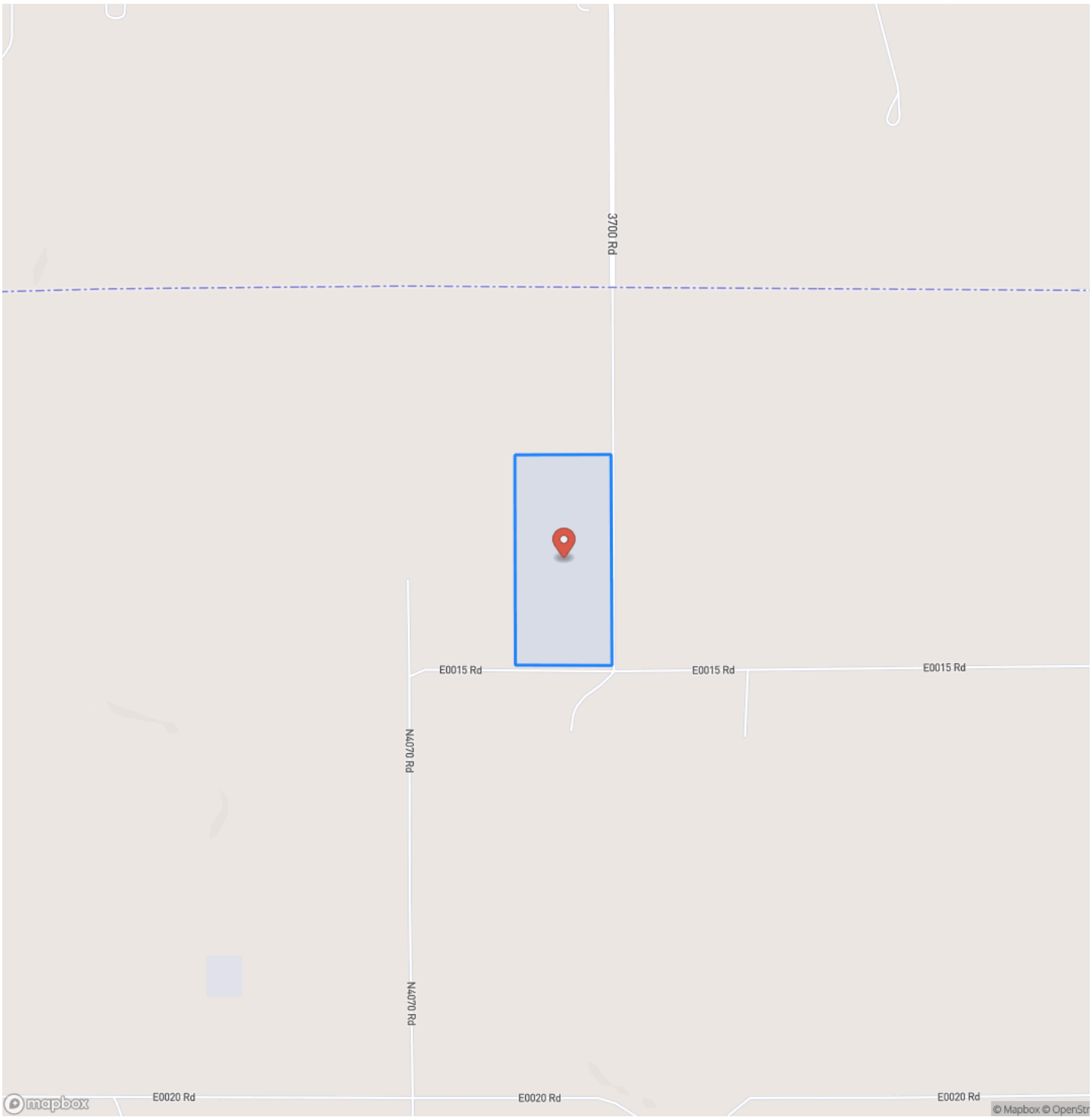
PROPERTY DESCRIPTION

Discover the freedom to create your dream life. Imagine owning +/- 19 buildable acres in the heart of Nowata County, Oklahoma, where the possibilities are as vast as the open sky. This is your golden opportunity to design a small family farm or build a custom home that perfectly fits your family's needs. Embrace the American dream, alive and well, right here in Nowata County. The possibilities for your vision are endless. Whether you're looking to expand your current farming operations or lay the foundation for your future dream home, this +/- 19-acre "Country Acres Homesite" awaits. This expansive property provides ample room for a barn, pens, and plenty of space for your horses to roam. You could construct a new shop where you can work right from home, surrounded by the overwhelming beauty of Oklahoma's countryside. Whether you decide to harvest hay, raise livestock, or simply enjoy the peace and quiet, this land offers the perfect setting for your rural lifestyle. With the addition of a well, this property becomes the ideal canvas for your agricultural ambitions or residential aspirations. While rural water is not available, the close proximity to power ensures that modern conveniences are within reach. One of the key features of this property is its prime location along with easy access. Situated just off gravel County Road 3700, it's less than +/- 1 mile north to the Kansas state line, between US-75 and US-169. With nearby towns and access to major highways, you're never far from the amenities and attractions of nearby cities. Located +/- 1 hour from Tulsa International Airport and just +/- 25 miles from Bartlesville, this once-in-a-lifetime Oklahoma investment opportunity is ready and waiting for you! All showings are by appointment only. For more information or to schedule a private viewing, please contact Chuck Bellatti at [\(918\) 859-2412](tel:9188592412).

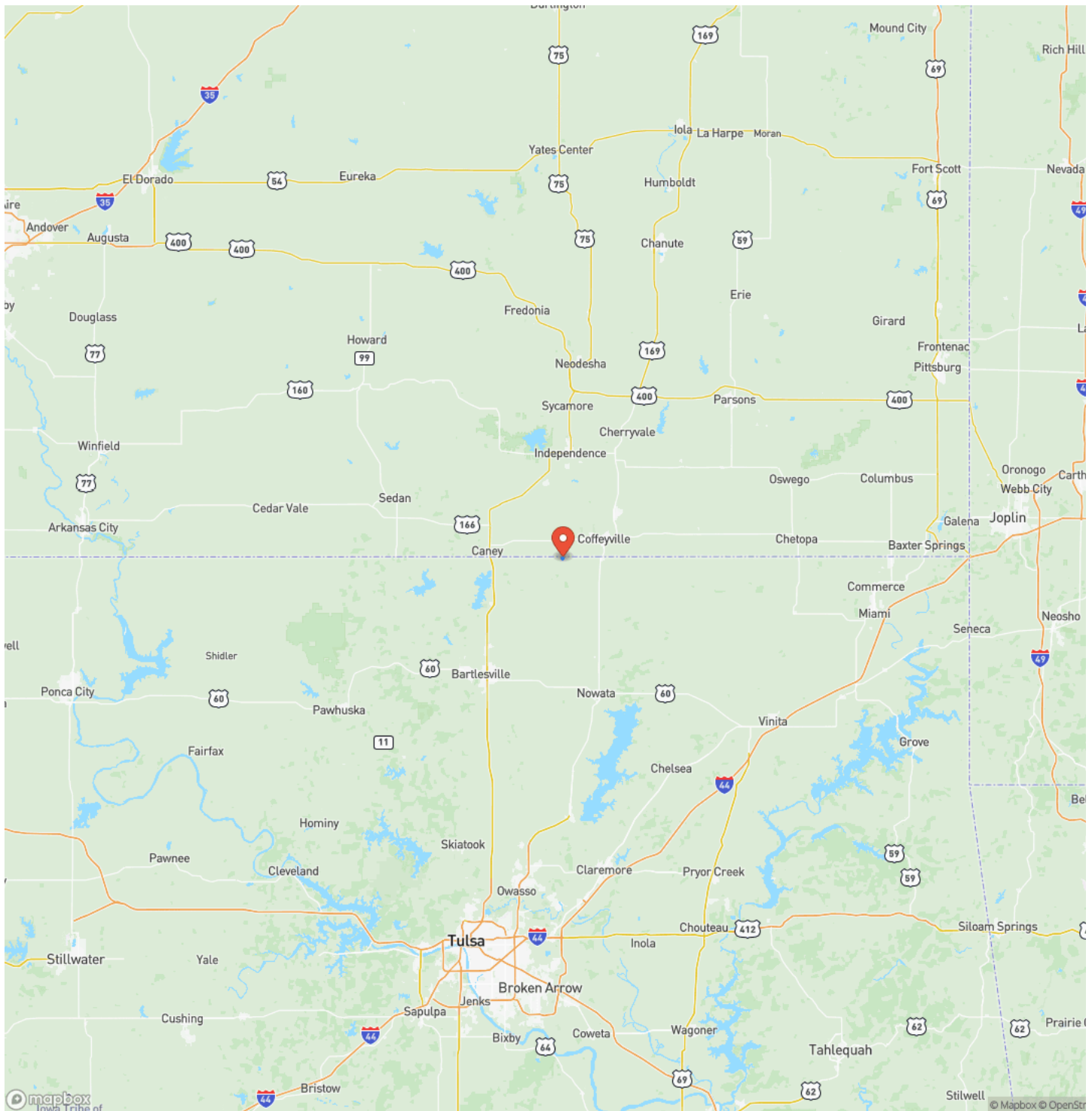
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Wann, OK / Nowata County



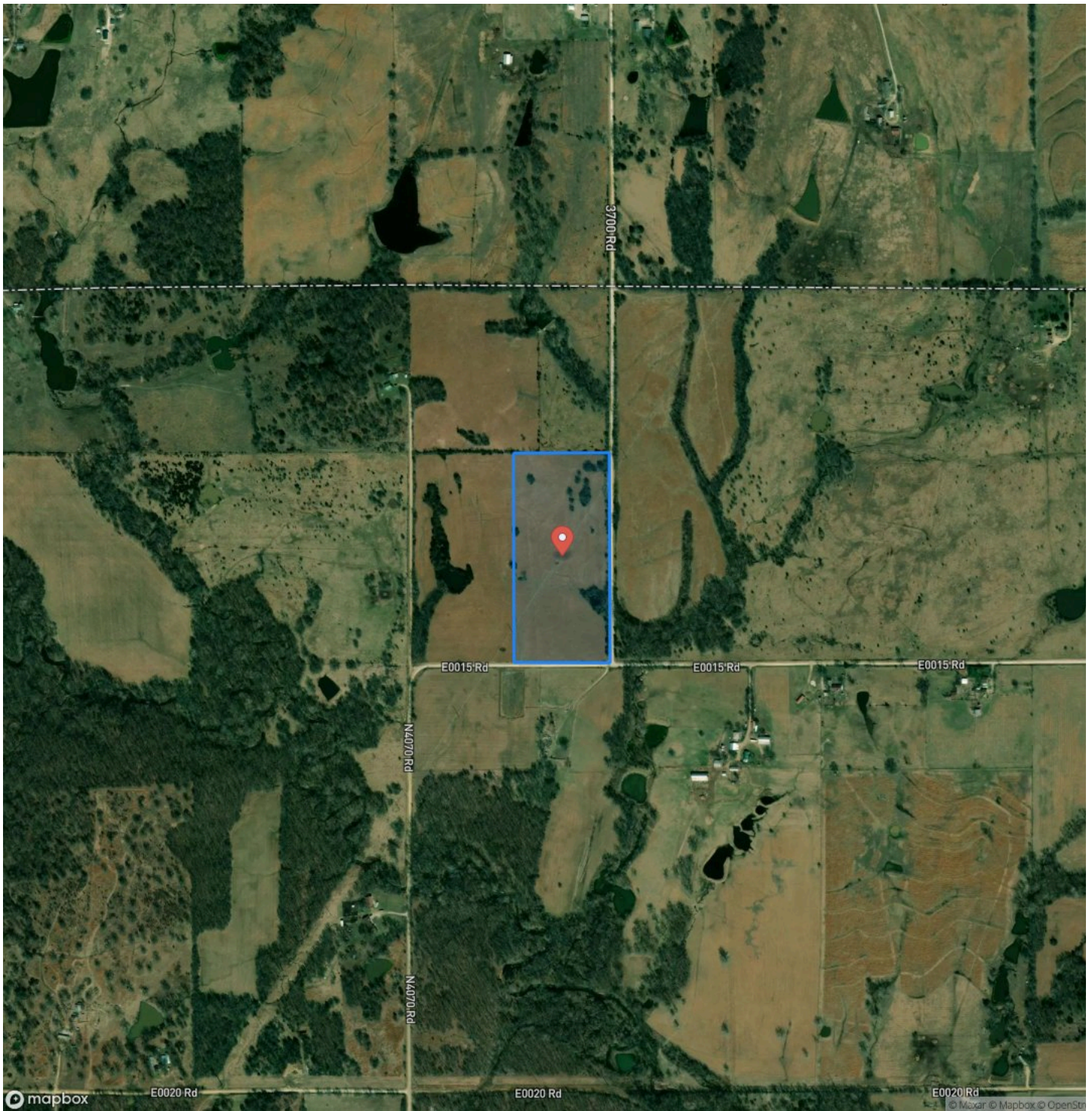
Locator Map



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

Ramona, OK 74061

NOTES

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

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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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

