

Tract 2 Country Acres Homesite  
EW 0015 RD  
Wann, OK 74083

**\$55,000**  
9.500± Acres  
Nowata County





## Tract 2 Country Acres Homesite Wann, OK / Nowata County

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### SUMMARY

#### Address

EW 0015 RD

#### City, State Zip

Wann, OK 74083

#### County

Nowata County

#### Type

Farms, Ranches, Recreational Land, Undeveloped Land, Lot

#### Latitude / Longitude

36.9938 / -95.7294

#### Acreage

9.500

#### Price

\$55,000

#### Property Website

<https://arrowheadlandcompany.com/property/tract-2-country-acres-homesite-nowata-oklahoma/56952/>



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### **PROPERTY DESCRIPTION**

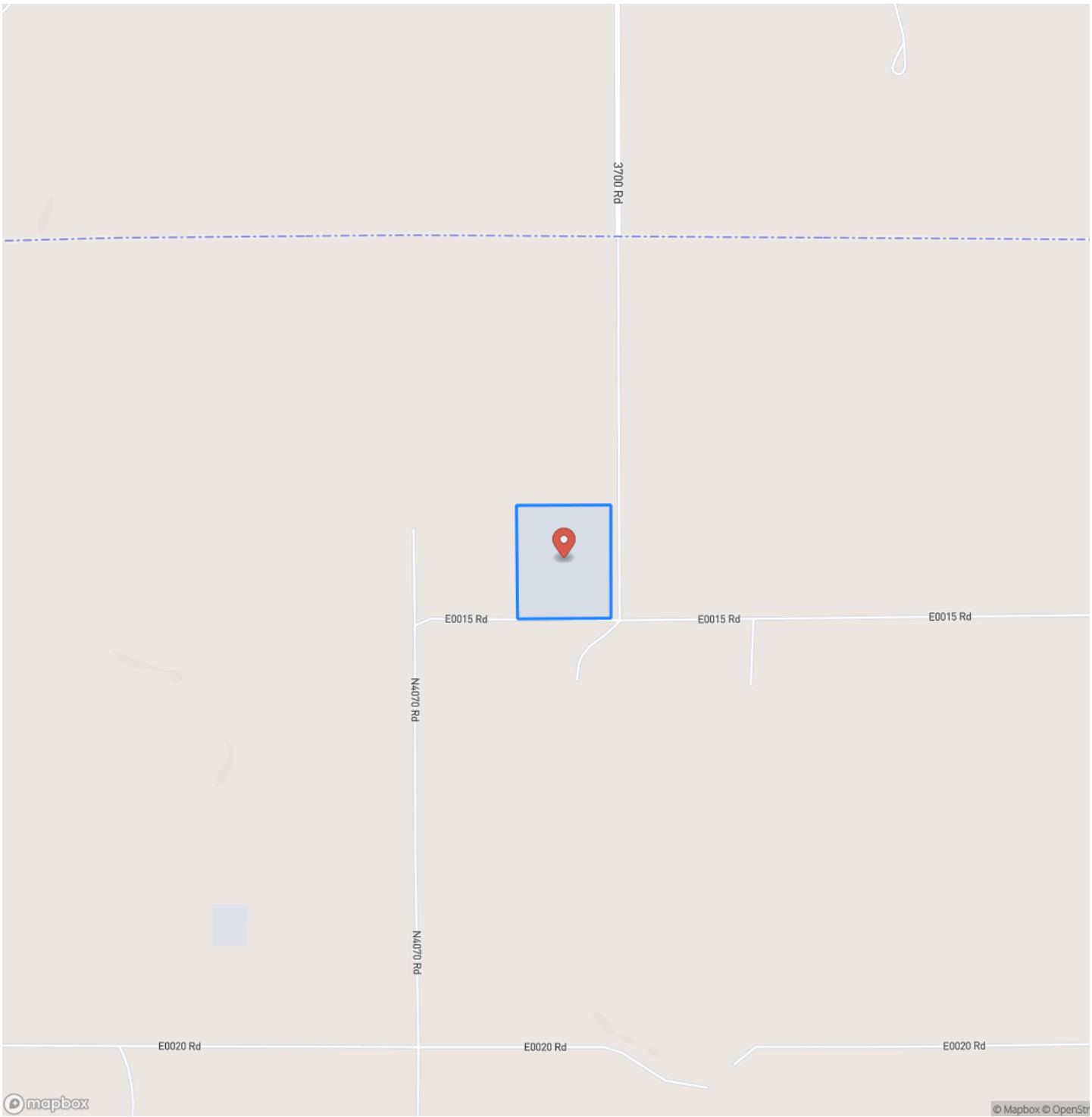
PRICE REDUCED! Don't miss this golden opportunity to grab your piece of the American dream, alive and well, in Nowata County, Oklahoma. If you have been in the market for somewhere you could expand your current farming operations, or possibly build your future dream home, your new 9.5 +/- acre "Country Acres Homesite" awaits. With the addition of a well, this property would make an excellent future homesite. Rural water is not available. It is situated with easy access, and close to power, just off the gravel county road. This parcel has plenty of space for a barn, pens, and even space for your horses to roam, and then some. There is a nice small cluster of trees that borders the eastern boundary and helps provide shade and privacy, which contains a small pond. Regardless of whether you decide to construct a custom home, run hay production, or simply hold on to the land and enjoy some peace and beauty that Oklahoma offers, don't let the sun set on this deal. Located less than a mile from the Kansas state line between US-75 and US-169, the places you could enjoy and commute to are endless. Additional acreage is available. You are +/- 25 minutes to Bartlesville, Oklahoma or +/- 60 minutes to Tulsa. All showings are by appointment only. If you would like more information or would like to schedule a private viewing, please contact Chuck Bellatti today at [\(918\) 859-2412](tel:9188592412).



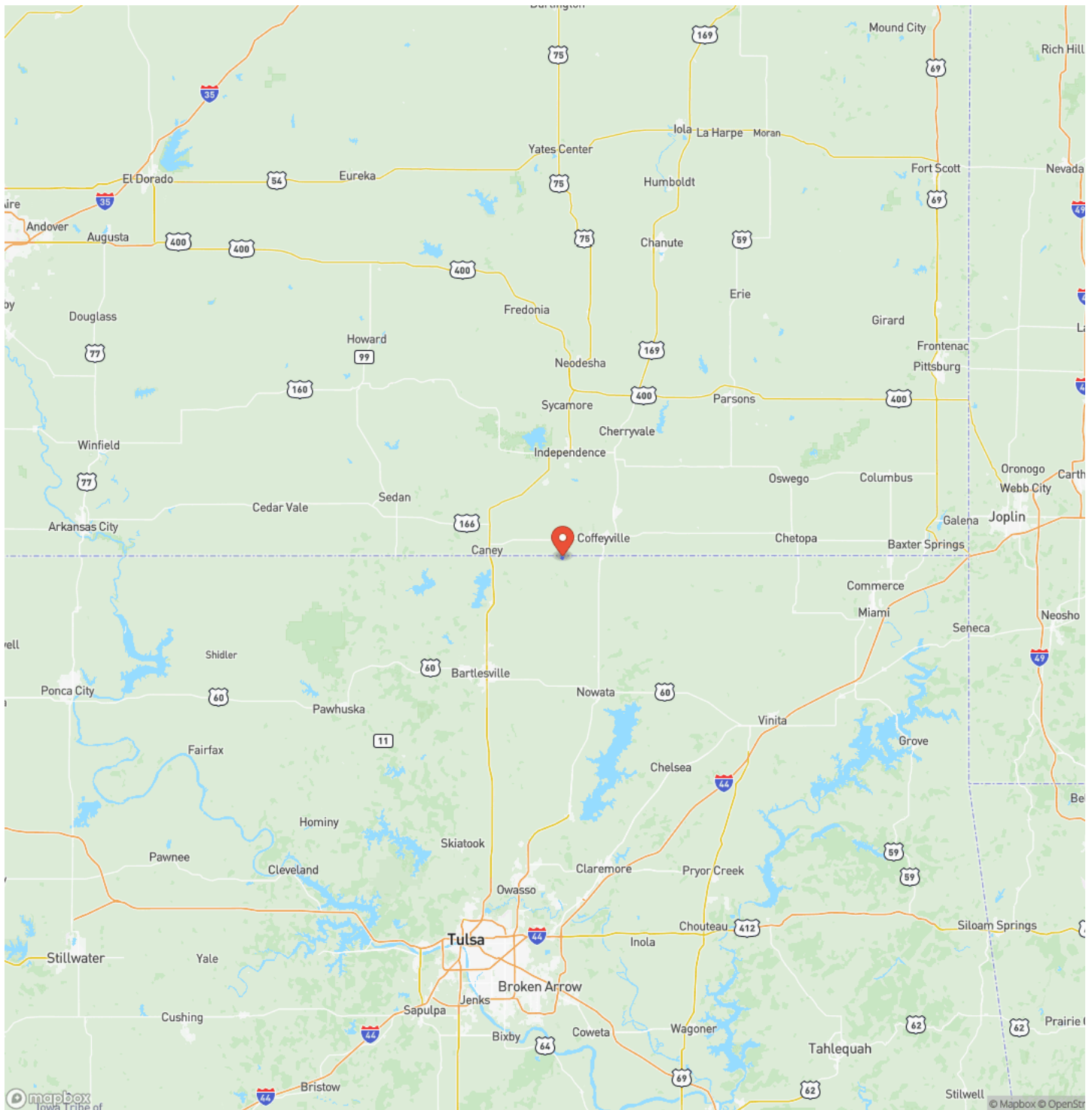
Tract 2 Country Acres Homesite  
Wann, OK / Nowata County



Locator Map



## Locator Map





## Satellite Map



**Tract 2 Country Acres Homesite  
Wann, 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

Ramona, OK 74061

## 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](http://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.



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