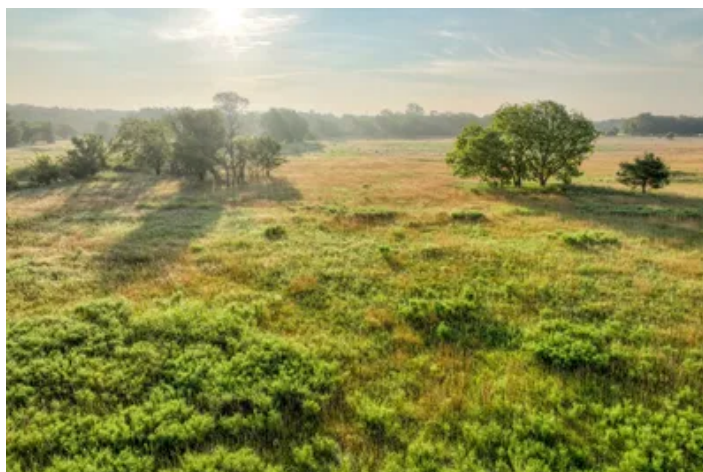


**Open Pasture Homesite**  
E 0220 Rd  
Nowata, OK 74048

**\$85,000**  
10± Acres  
Nowata County





**Open Pasture Homesite**  
**Nowata, OK / Nowata County**

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**SUMMARY**

**Address**

E 0220 Rd

**City, State Zip**

Nowata, OK 74048

**County**

Nowata County

**Type**

Farms, Undeveloped Land, Ranches, Recreational Land, Lot

**Latitude / Longitude**

36.698166 / -95.682563

**Acreage**

10

**Price**

\$85,000

**Property Website**

<https://arrowheadlandcompany.com/property/open-pasture-homesite-nowata-oklahoma/86223/>



**Open Pasture Homesite**  
**Nowata, OK / Nowata County**

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**PROPERTY DESCRIPTION**

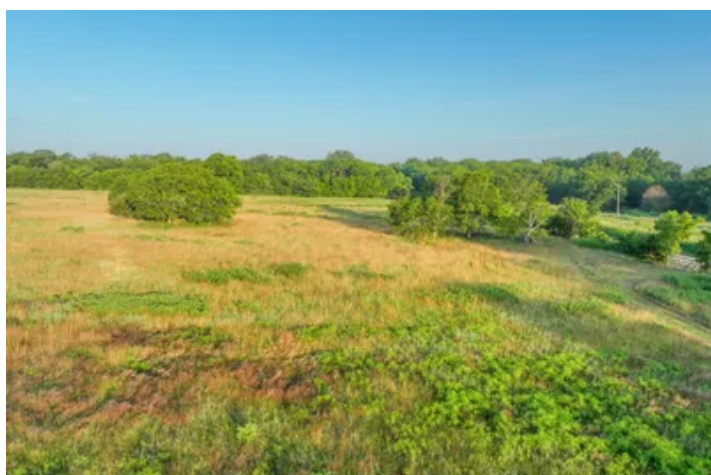
Take a look at this beautiful 10 +/- acres located in Nowata County, Oklahoma! This property provides you with a great opportunity to build—offering utilities nearby. Nowata County is unique due to the fact that there is no zoning, no building permits and no lot split requirements; which makes the possibilities on this property endless! This property is conveniently located 18 +/- miles from Bartlesville, 45 +/- miles from Tulsa International Airport and 26 +/- miles from Coffeyville, Kansas. An additional 25 +/- acres is available across the road to the west, allowing the potential to acquire 35 +/- acres. All showings are by appointment only. If you have any questions or are interested in a private showing, 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.

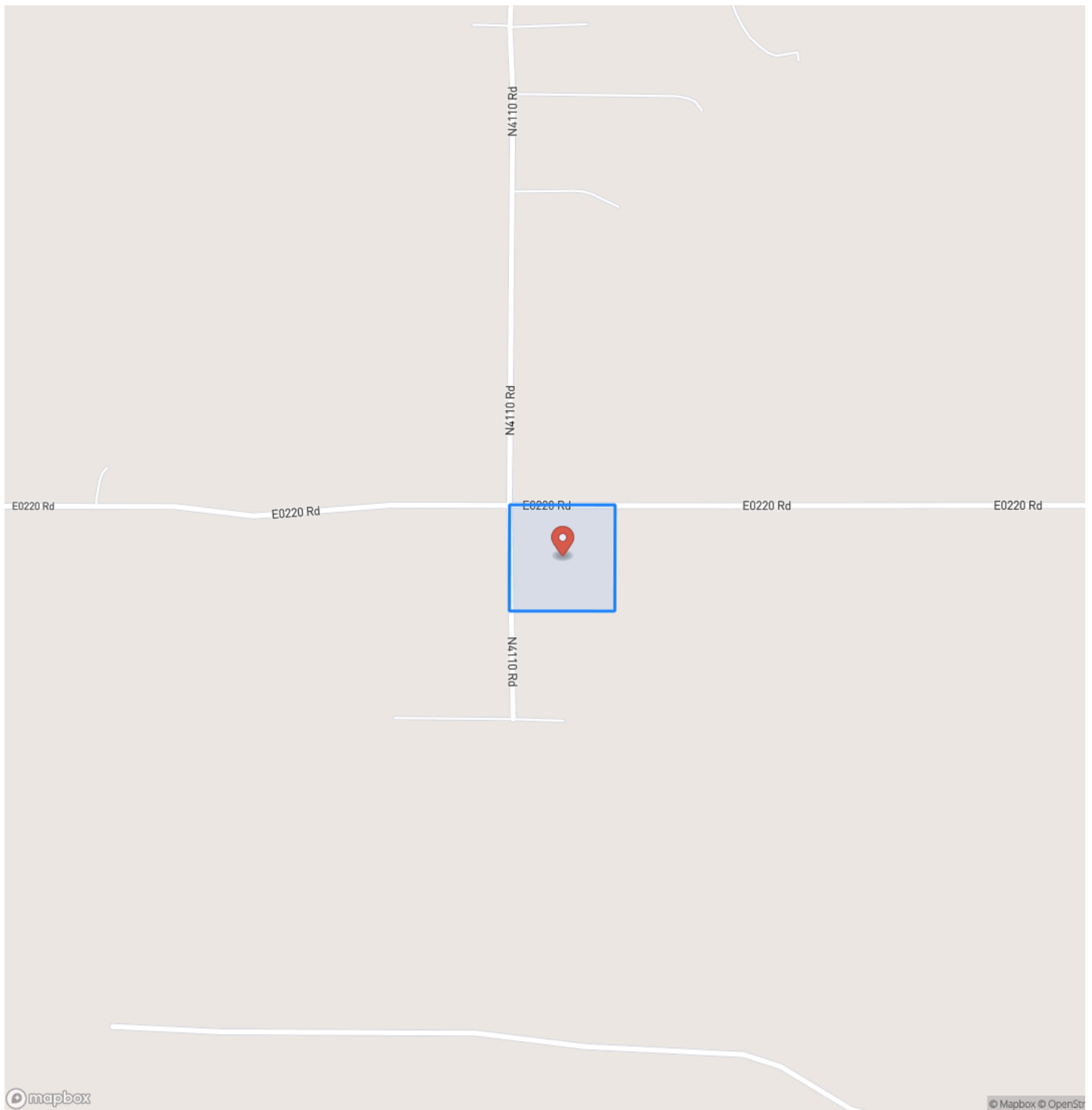


Open Pasture Homesite  
Nowata, OK / Nowata County

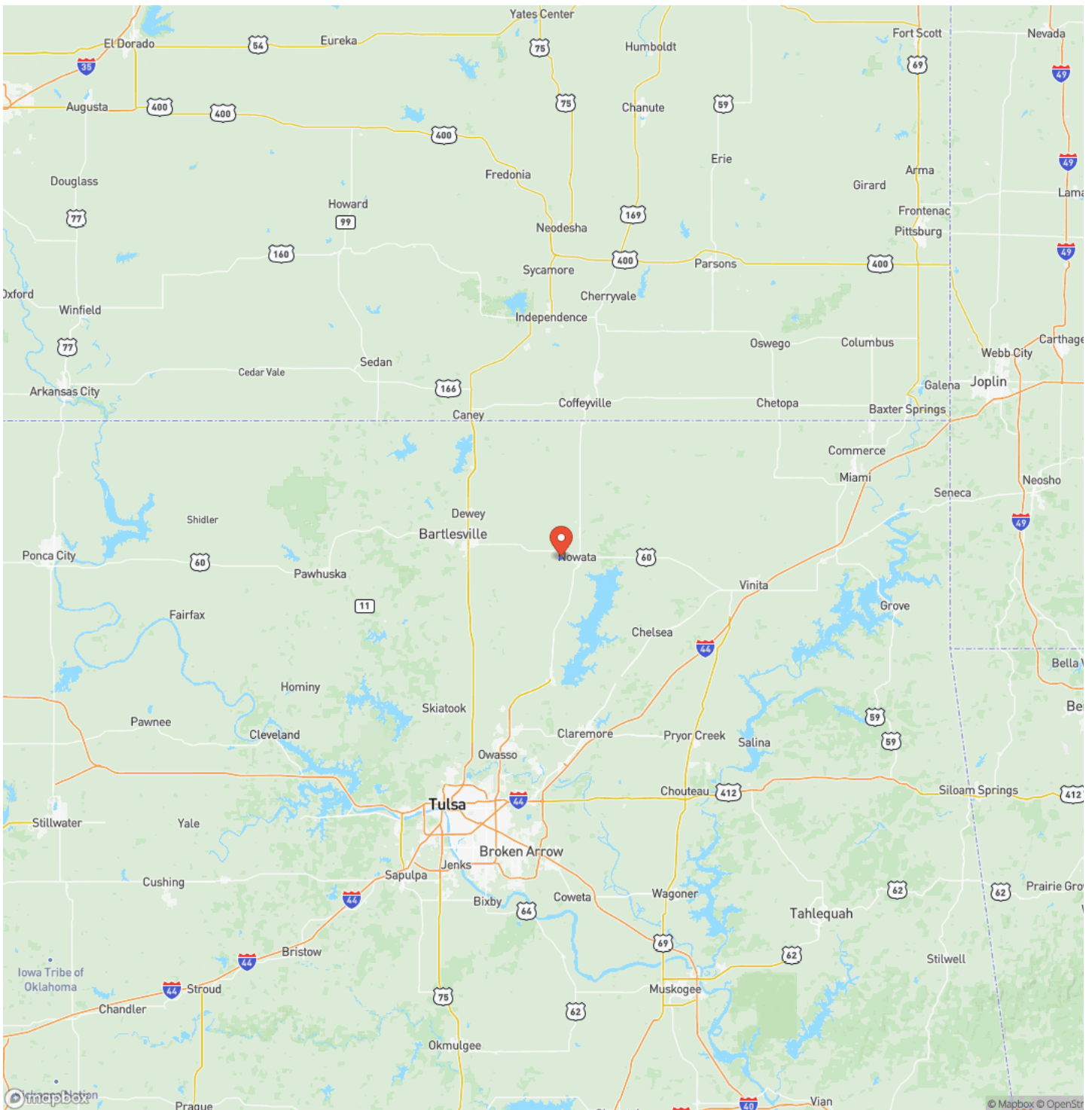
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## Locator Map



## 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 single 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.



**[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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