

Big Creek Hunting Ranch
18085 Ew 20 Rd
Nowata, OK 74048

\$525,000
100± Acres
Nowata County



Big Creek Hunting Ranch
Nowata, OK / Nowata County

SUMMARY

Address

18085 Ew 20 Rd

City, State Zip

Nowata, OK 74048

County

Nowata County

Type

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

Latitude / Longitude

36.729417 / -95.555274

Dwelling Square Feet

2250

Bedrooms / Bathrooms

4 / 2

Acreage

100

Price

\$525,000

Property Website

<https://arrowheadlandcompany.com/property/big-creek-hunting-ranch-nowata-oklahoma/79069/>

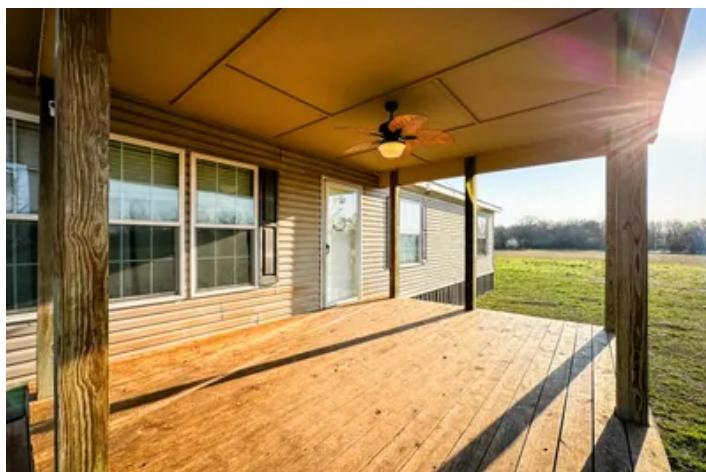


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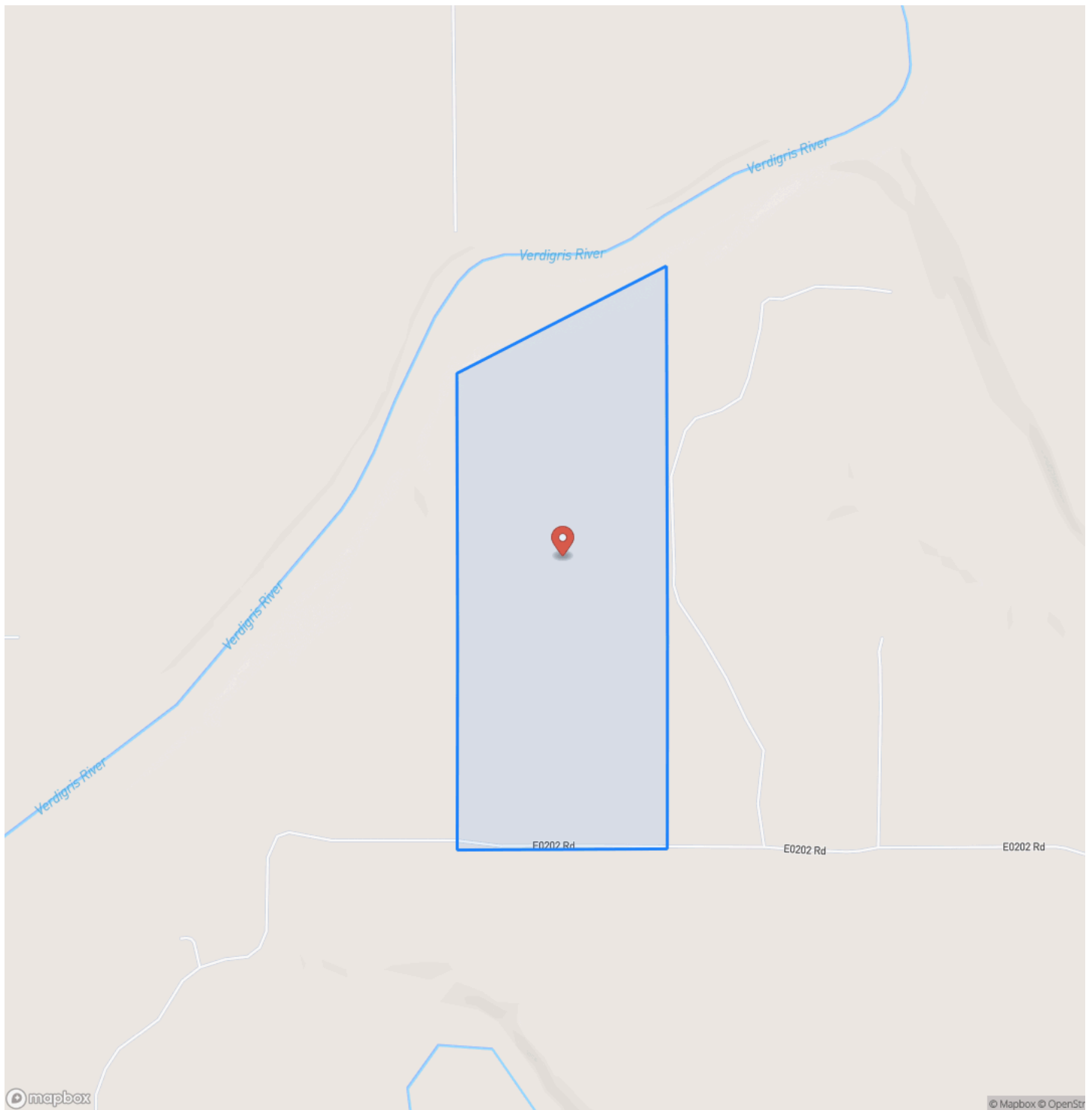
PROPERTY DESCRIPTION

Introducing Big Creek Hunting Ranch! This impressive +/- 100 acre property in Nowata County, is a sportsman's dream. It's tucked in +/- 6 miles east of the town of Nowata, and +/- 2 miles north of Coody's Bluff, Oklahoma. The property's northern boundary is the Verdigris River. With easy access to State Highway 28, it's a snap to get on both US Highway 60 and US Highway 169. Entering through gated access off gravel county Ew 20 Rd, you will be greeted with wide open views over a well manicured landscape surrounding your clean, charming, double-wide country home. The home features a spacious, main living area with four bedrooms and two full baths. The expansive kitchen is complete with a center island, beautiful counter tops, wood cabinets and nice appliances. The master bath boasts a luxurious soaking tub and double sinks, and there is a walk-in closet in the bedroom. Sip your morning coffee on the inviting front deck and soak in the sunrise, or entertain on the back porch overlooking sprawling timber as far as the eye can see. There is an in-ground storm shelter located in the back yard providing quick accessibility and peace of mind. On the edge of the yard, there is a 40x20 metal shop with two overhead roll up doors and a wood burning stove. Nowata County has no zoning, building permits, or lot split requirements, so if your vision includes expanding, or building your custom dream home, future development is a relatively straightforward process. Once you step out of that backyard, you are entering into a true outdoor paradise! Located along the banks of the Verdigris River near its joining with Big Creek, this area is renowned for exceptional deer hunting, waterfowl, and fishing opportunities. Explore the well-maintained UTV paths winding through the timber, all leading to prime hunting spots. The planted wheat is for wildlife plots for deer and wild turkey. With its diverse terrain and its proximity to public water access, +/- 1 mile to Big Creek boat ramp, this property is a rare investment opportunity where top notch hunting meets easy access to nearby boating and fishing opportunities. Conveniently located +/- 45 minutes to Tulsa International Airport, +/- 25 minutes to Bartlesville, Oklahoma, and only +/- 20 minutes from Coffeyville, Kansas. Big Creek Hunting Ranch combines the best of both worlds. Rural seclusion with nearby access to outdoor adventures, and local amenities make this property perfect! Don't miss out on this incredible chance to embrace the outdoor lifestyle! Contact the agent to learn more about what appliances are staying. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Chuck Bellatti at [\(918\) 859-2412](tel:9188592412).

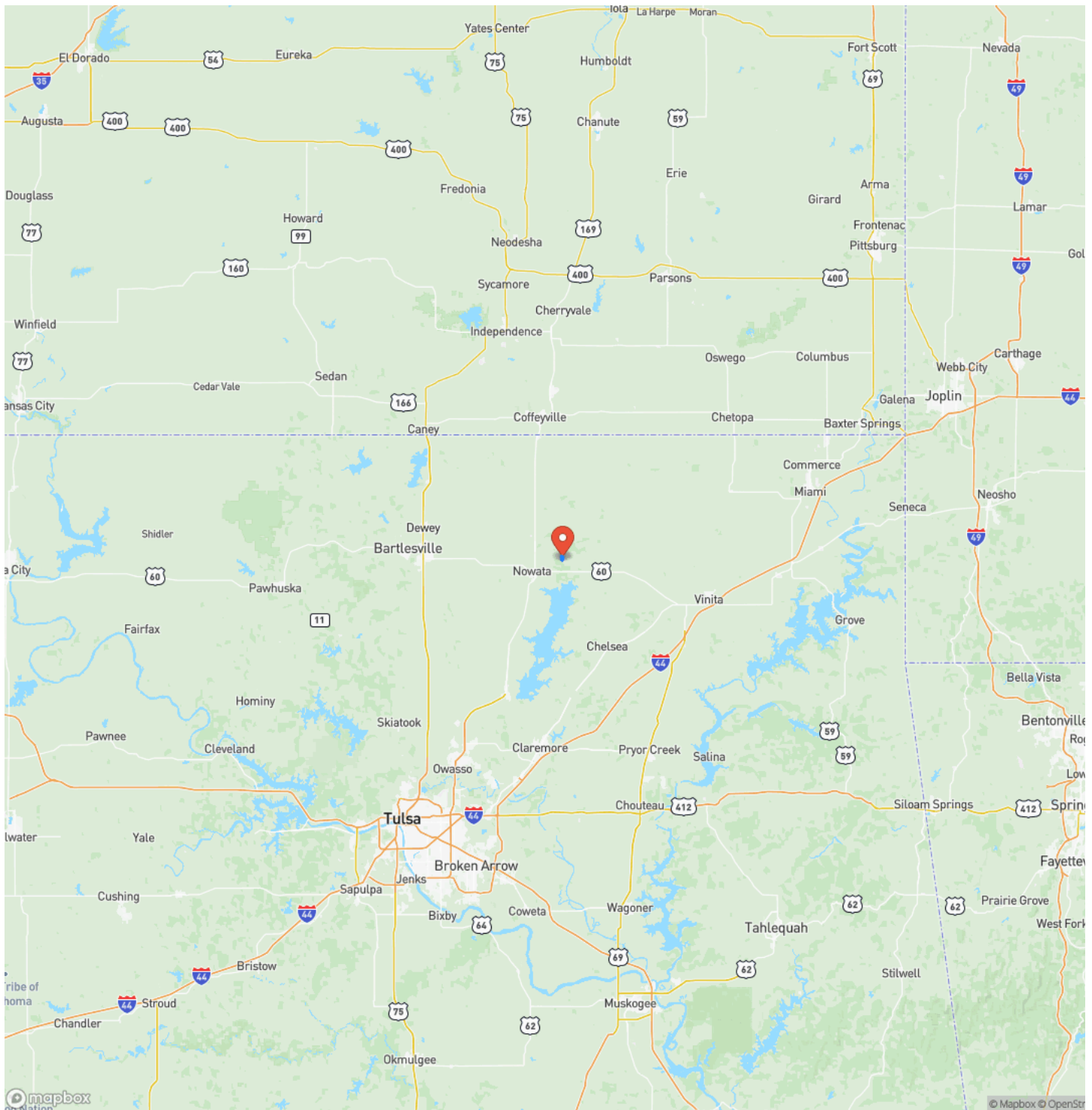
Big Creek Hunting Ranch
Nowata, OK / Nowata County



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

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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.



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

