

Verdigris River Farm
16400 EW 4 Rd
South Coffeyville, OK 74072

\$625,000
190± Acres
Nowata County



Verdigris River Farm
South Coffeyville, OK / Nowata County

SUMMARY

Address

16400 EW 4 Rd

City, State Zip

South Coffeyville, OK 74072

County

Nowata County

Type

Farms, Hunting Land, Ranches, Recreational Land, Riverfront

Latitude / Longitude

36.9544 / -95.5819

Acreage

190

Price

\$625,000

Property Website

<https://arrowheadlandcompany.com/property/verdigris-river-farm-nowata-oklahoma/39168/>



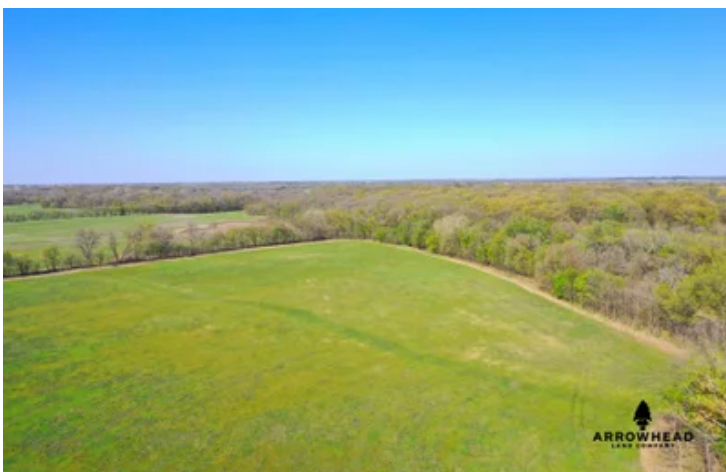
PROPERTY DESCRIPTION

Welcome to your dream cattle property that also offers a great amount of recreational and business opportunities! This 190 +/- acre piece of land located in Nowata County, Oklahoma and just southeast of South Coffeyville offers a picturesque view of the Verdigris River that borders the property. This property offers an exceptional amount of opportunity for hunting, livestock grazing, hay production and even a place to build your dream home. As you enter the property, you'll notice a nice shop and a couple of barns, providing ample storage for your equipment. The property boasts two smaller ponds on the north end, providing a serene environment next to the towering hardwood timber. Towards the south end, you'll find a massive 2.75 +/- acre pond that has the potential to hold water year-round if worked deeper. With approximately 105 +/- acres of open-ground, you'll have plenty of options for hay production or rotational grazing. With the amount of acreage you are offered and the quality of grass on the property, there is an unreal opportunity to produce great numbers annually in hay production. The old farm house is considered to not bring much value, however, it does provide that opportunity to build your dream home with rural water, electric and septic already in place. Hunting enthusiasts, this property has you covered! With an abundance of deer and turkey sign, you'll have a fantastic opportunity to enjoy hunting on your land. Being only 4 miles from the Kansas border, you are also presented with the potential to chase giant whitetails up in Kansas all while being close to home. Additionally, as the property borders the Verdigris River, which is in a flyway and the potential to pump out of, there's potential for amazing waterfowl hunting as well.

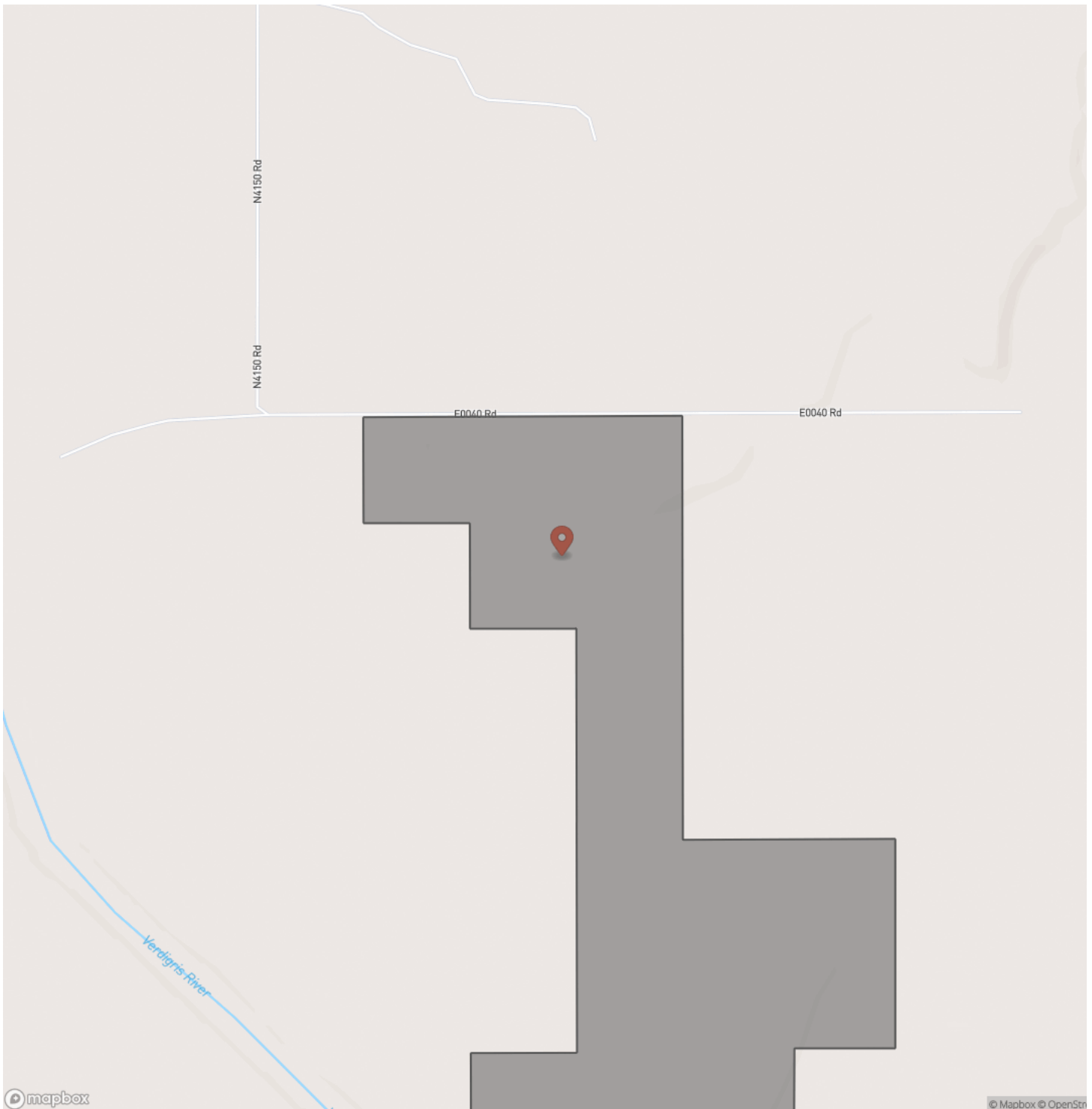
This beautiful property is in an excellent location, providing easy access to the town's amenities while still enjoying the serenity of a rural environment. It is less than an hour from Owasso, 45 minutes from Bartlesville, and an easy hour and 15 minute drive from downtown Tulsa. Don't miss this opportunity to make this piece of land your own! Call Chuck Bellatti at [\(918\) 859-2412](tel:9188592412) to schedule your visit today and take the first step towards making your dreams a reality!



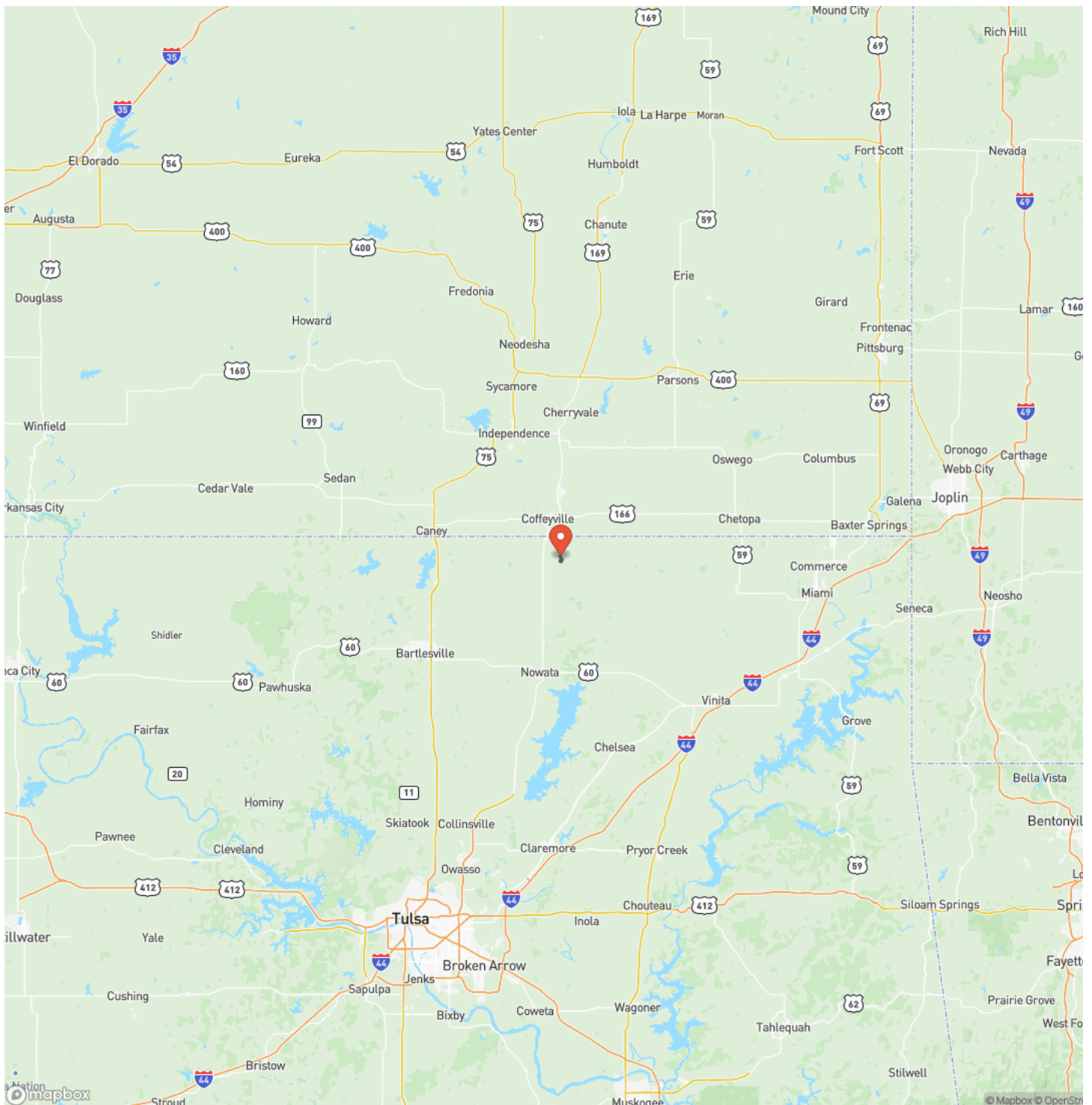
Verdigris River Farm
South Coffeyville, OK / Nowata County



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

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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, 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 relation 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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