

High Tines Ranch  
11760 EW 225 Rd  
Nowata, OK 74048

**\$340,000**  
40± Acres  
Nowata County



**High Tines Ranch**  
**Nowata, OK / Nowata County**

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**SUMMARY**

**Address**

11760 EW 225 Rd

**City, State Zip**

Nowata, OK 74048

**County**

Nowata County

**Type**

Farms, Hunting Land, Ranches, Recreational Land, Timberland

**Latitude / Longitude**

36.646493 / -95.672373

**Acreage**

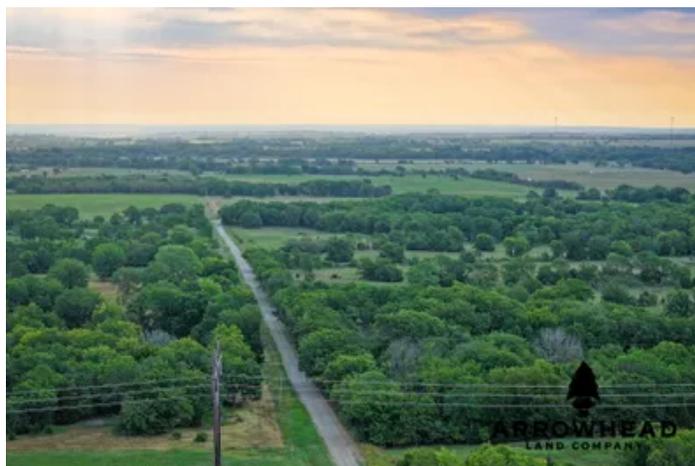
40

**Price**

\$340,000

**Property Website**

<https://arrowheadlandcompany.com/property/high-tines-ranch-nowata-oklahoma/61815/>



## High Tines Ranch Nowata, OK / Nowata County

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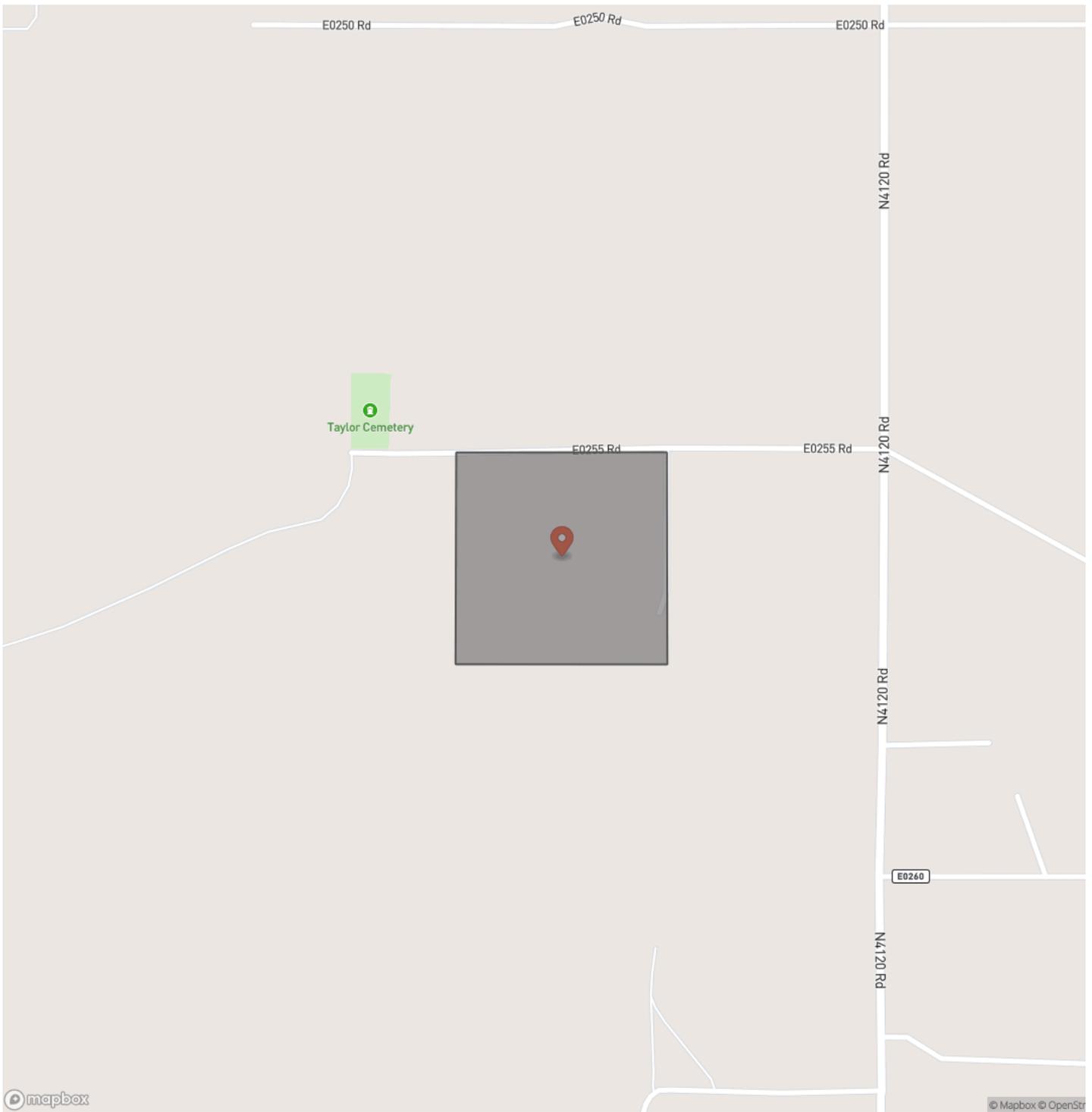
### **PROPERTY DESCRIPTION**

Introducing High Tines Ranch! This prime  $\pm 40$ -acre hunting and recreational property is located just  $\pm 3$  miles south of Nowata, Oklahoma, and  $\pm 1.5$  miles west of Highway 169. Discover your own slice of paradise with this stunning tract, conveniently situated just off paved County Road E0255. The property offers easy access through a main locking gate that leads up a private drive. With rural water and electricity already in place, it's ready for your vision. One of the property's main highlights is the exceptional hunting grounds it offers. A hunter's dream, the land is meticulously set up for harvesting large, mature whitetails. The western edge is heavily wooded, featuring timber along a dry creek, creating a perfect habitat for deer. A mix of mature hardwoods, thick bedding grass, and cedars provides ideal spots for tree stands. Secluded pockets in the timber offer excellent potential for multiple food plot sites. Enjoy the natural beauty of the main pasture, which features three small ponds that deer frequently visit. The neighboring land is also heavily timbered, further enhancing the potential for harvesting transient bucks during the upcoming rut season. Several large antlers, still in velvet, have recently been spotted while exploring the property. Beyond its hunting potential, this land offers ample space to build your dream home or a weekend hunting camp getaway. Expand your farming operations, graze cattle, or use the open pasture for hay production. Located near Oologah Lake, the property also provides nearby fishing adventures. Don't miss this rare opportunity to own a prime piece of Oklahoma hunting ground. Whether you're looking for a hunting retreat, a place to build your dream home, or a versatile piece of land for ranching, High Tines Ranch offers it all. Conveniently located  $\pm 22$  minutes from the Kansas state line and only  $\pm 45$  miles from Tulsa International Airport, this property is a must-see. All showings are by appointment only. For questions or to schedule a private showing, please contact Chuck Bellatti at [\(918\) 859-2412](tel:9188592412).

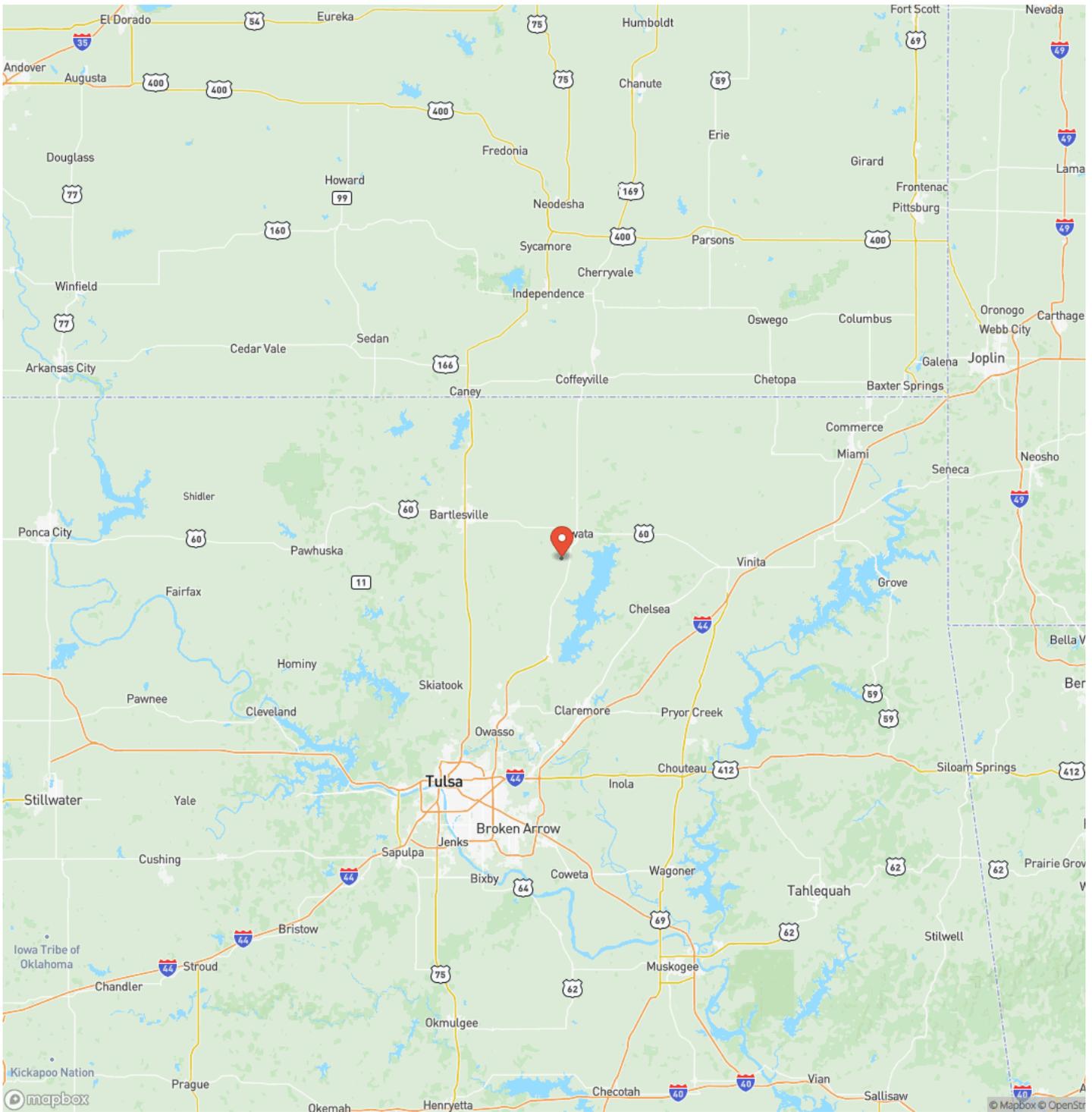
High Tines Ranch  
Nowata, OK / Nowata County



# Locator Map



# Locator Map



## Satellite Map







## **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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