

Small Acreage Pasture
Vinita, OK 74301

\$139,400
20± Acres
Craig County



Small Acreage Pasture
Vinita, OK / Craig County

SUMMARY

City, State Zip

Vinita, OK 74301

County

Craig County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

36.6972 / -95.3474

Acreage

20

Price

\$139,400

Property Website

<https://arrowheadlandcompany.com/property/small-acreage-pasture-craig-oklahoma/32791/>



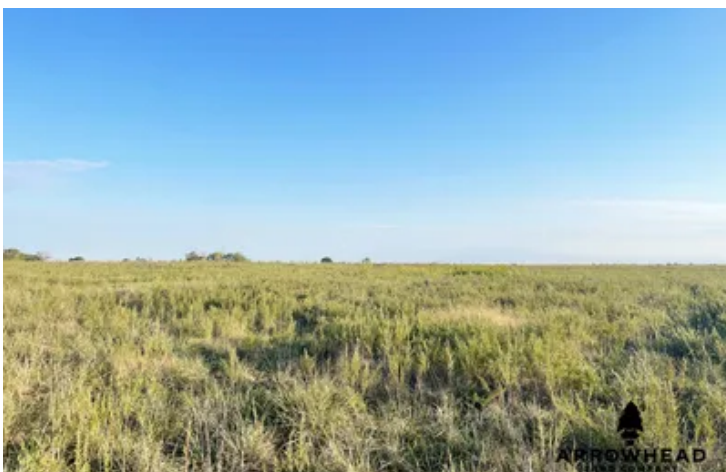
Small Acreage Pasture Vinita, OK / Craig County

PROPERTY DESCRIPTION

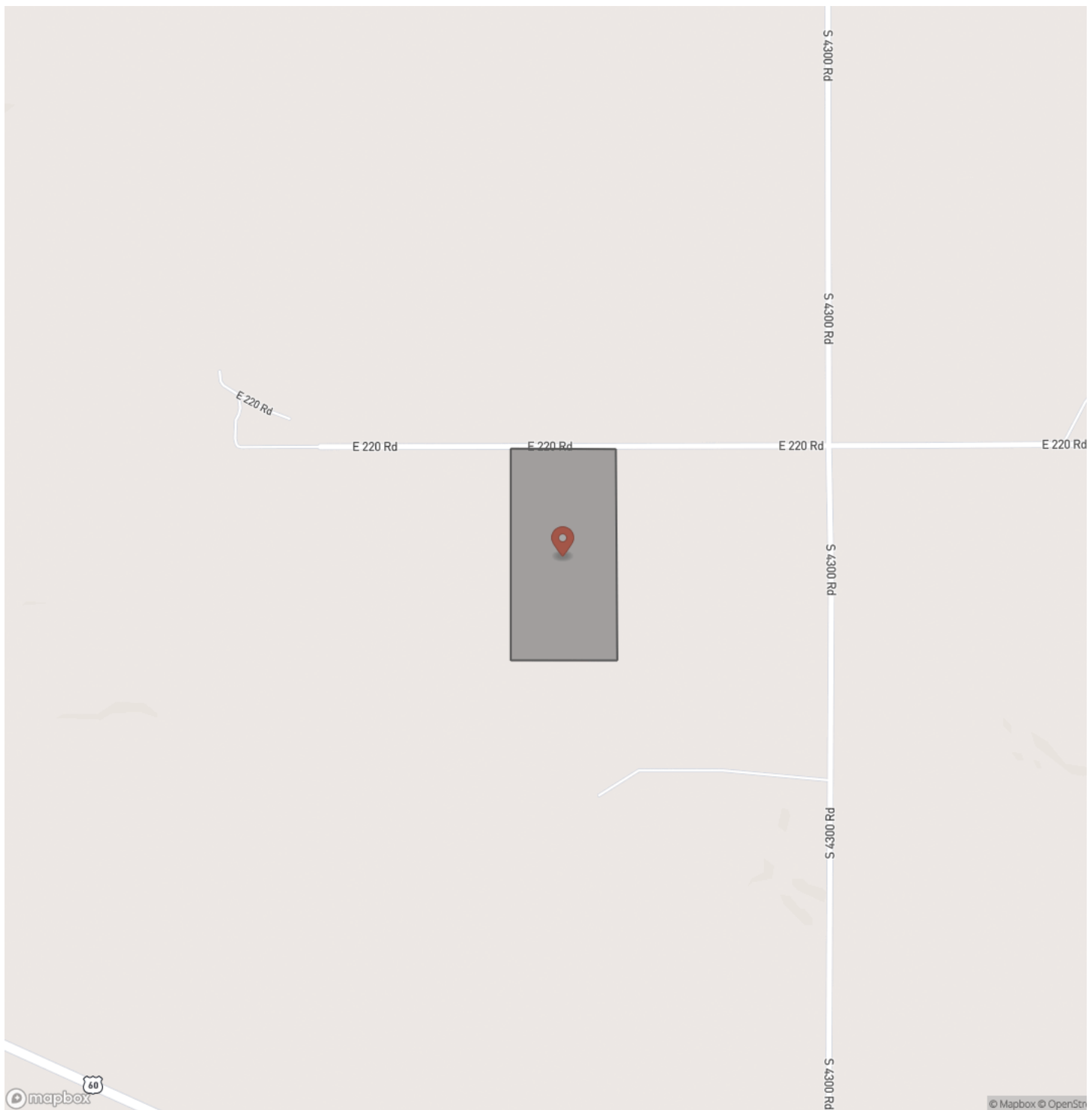
If you are looking for a beautiful home build site or a small pasture to add to, or start your cattle operation in the rolling grasslands of northern Oklahoma then this tract could be the one for you. Located just 15 +/- minutes northwest of Vinita, 20 +/- minutes east of Nowata and only about one hour from Tulsa, it has that country feel with the benefits of the city close by. This gorgeous native grass pasture would make a phenomenal home build site and the flat topography will make it easy to build. The property is easily accessed by a short drive down a well maintained gravel road off of Highway 60, has road frontage and electricity on the north end, and rural water just down the road. There is barbed wire fencing on the north and south sides of the property and with the addition of fencing on the east and west sides, this tract would be a great place to graze cattle or horses. The sizable pond holds water in wet years but will need some work to last through those drought years. There is also additional acreage available to the east and west. If you would like more information or would like to schedule a private viewing please contact Will Bellis at [\(918\) 978-9311](tel:9189789311).



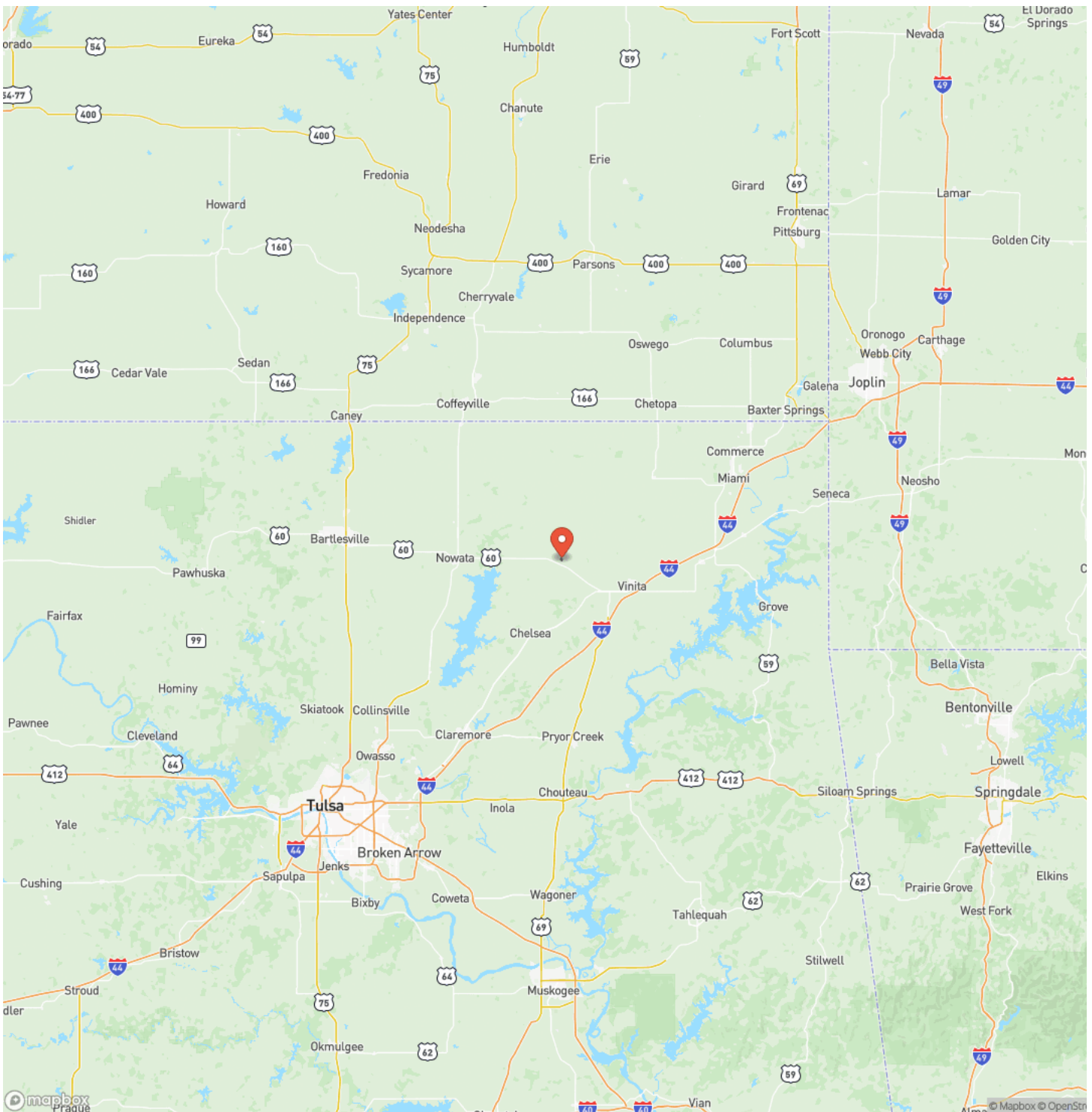
Small Acreage Pasture
Vinita, OK / Craig County



Locator Map



Locator Map



Satellite Map



Small Acreage Pasture Vinita, OK / Craig County

LISTING REPRESENTATIVE

For more information contact:



Representative

Will Bellis

Mobile

(918) 978-9311

Office

(580) 319-2202

Email

will.bellis@arrowheadlandcompany.com

Address

City / State / Zip

Kellyville, OK 74039

NOTES

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MORE INFO ONLINE:

www.arrowheadlandcompany.com

This image shows a single sheet of white paper with horizontal blue 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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