

Snow Creek Farm
EW 4 Rd
South Coffeyville, OK 74072

\$480,000
160± Acres
Nowata County



Snow Creek Farm
South Coffeyville, OK / Nowata County

SUMMARY

Address

EW 4 Rd

City, State Zip

South Coffeyville, OK 74072

County

Nowata County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

36.9602 / -95.5735

Acreage

160

Price

\$480,000

Property Website

<https://arrowheadlandcompany.com/property/snow-creek-farm-nowata-oklahoma/39146/>



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PROPERTY DESCRIPTION

Here is a dream property located in Nowata County, Oklahoma! This 160 +/- acres is located just southeast of South Coffeyville, Oklahoma. This breathtaking piece of land is a dream come true for those who appreciate nature's beauty and crave the outdoors. The property boasts a large and beautiful 2 +/- acre pond, which is perfect for fishing enthusiasts or as a water source for livestock and wildlife. The pond is a tranquil spot, surrounded by the beautiful countryside, making it a perfect place to unwind and connect with nature. The 20 +/- acre field the property is perfect for hay production or grazing, making it ideal for ranchers. Additionally, the 24 acres of tillable ground provide ample opportunities for various crops. The property features stunning creek bottoms, including the picturesque Snow Creek, which runs through the south portion along one of the wheat fields. The creek and its surrounding area provide a perfect habitat for a wide variety of wildlife including deer, and you'll find lots of deer sign in the area. The property's hardwood timber and hardwood bottoms add to its natural beauty and provide a great setting for hunting. Whether you are an avid hunter or looking to add acreage to your business, this property offers a perfect opportunity to do so.

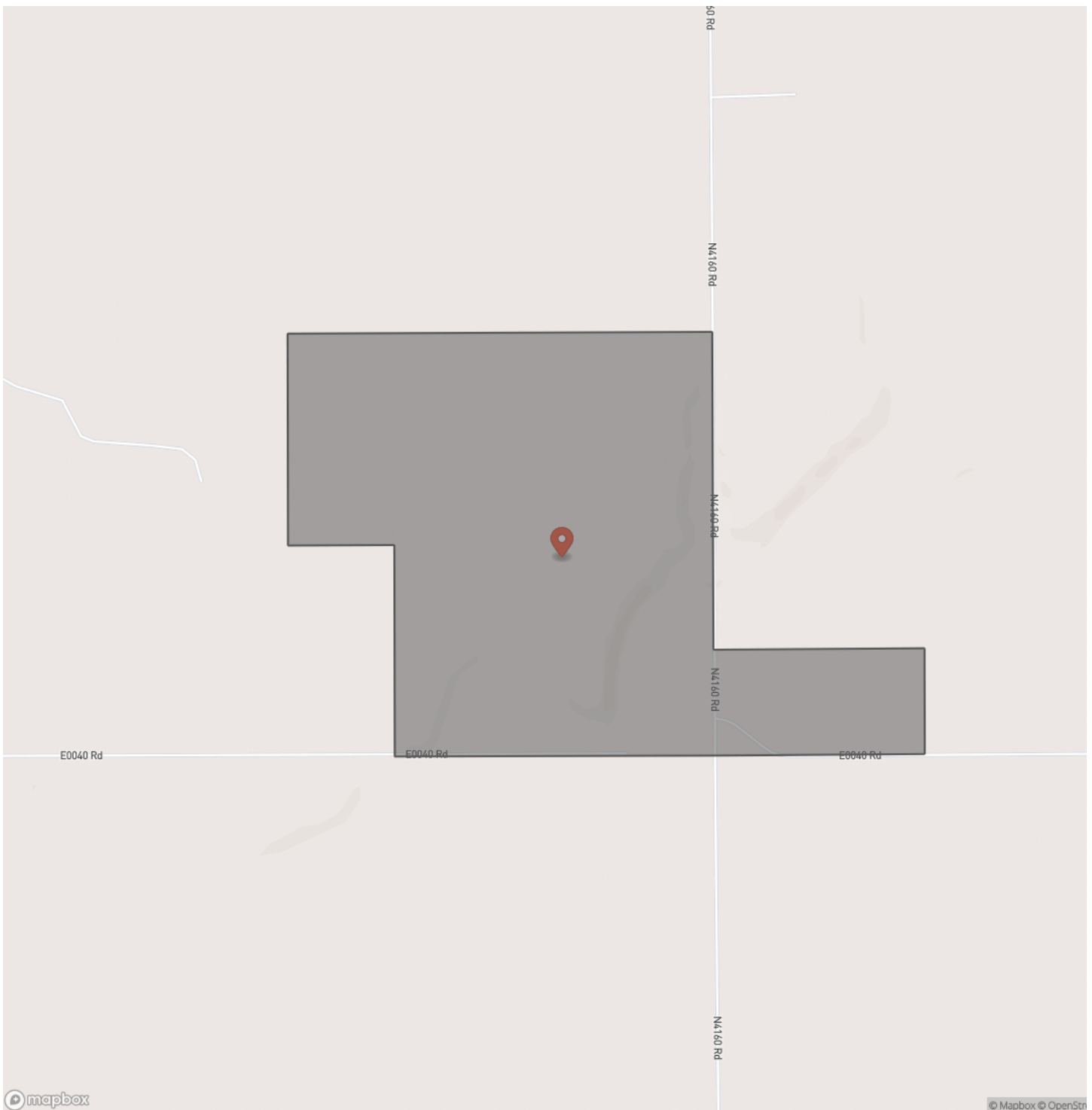
This gorgeous property is a rare gem that offers something for everyone, whether you're a rancher or hunter or both. With its stunning scenery, fishing potential, ample tillable ground, and beautiful creek bottoms, this property is truly a must-see! Call Chuck Bellatti at [\(918 859-2412\)](tel:9188592412) to schedule your visit today and take the first step towards making this beautiful land yours!



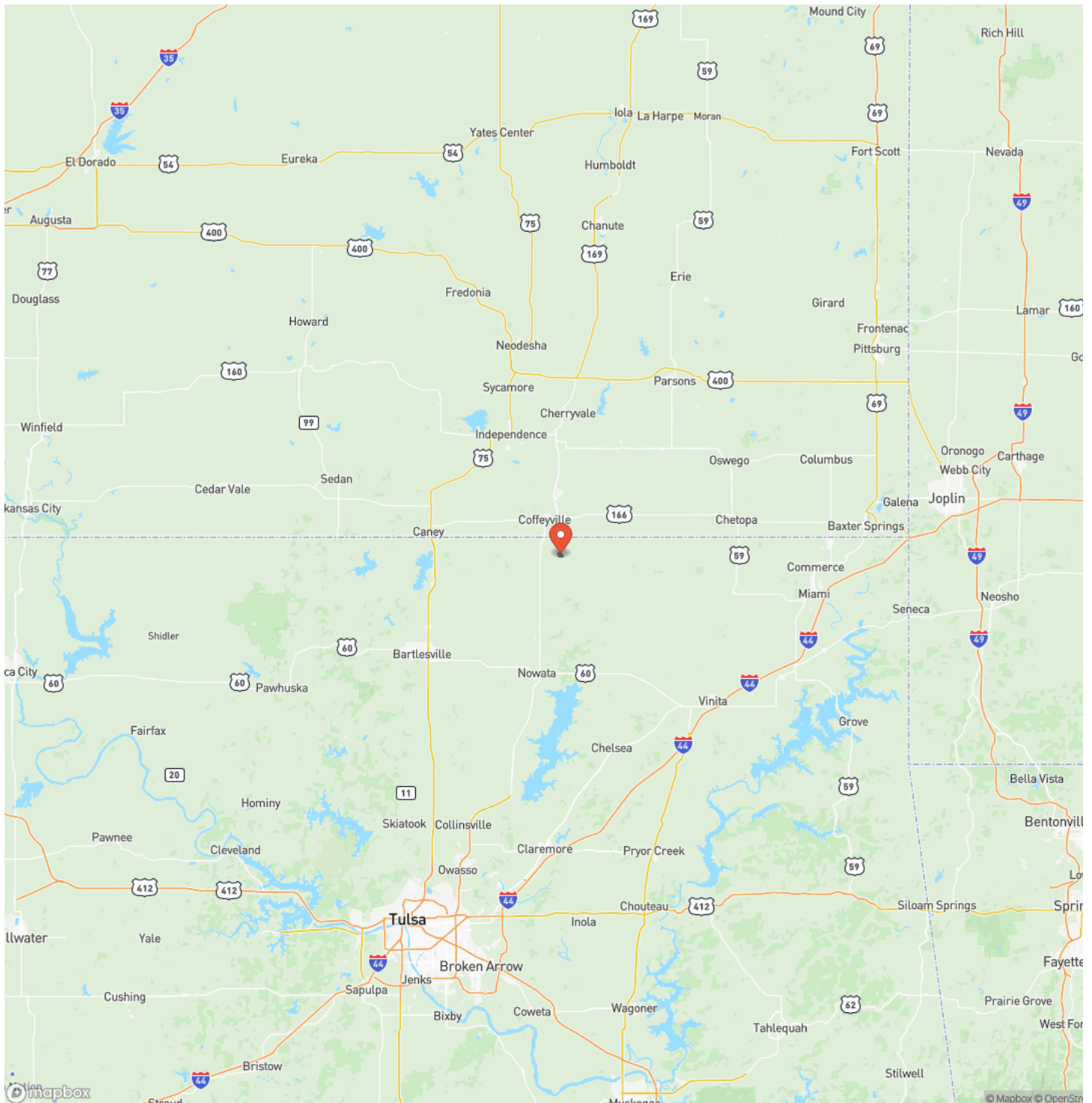
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Locator Map



Locator Map



Satellite Map



Snow Creek Farm
South Coffeyville, OK / Nowata County

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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MORE INFO ONLINE:

www.arrowheadlandcompany.com

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DISCLAIMERS

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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.



Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(405) 415-5977
www.arrowheadlandcompany.com

