

The Dye Ranch
RR 1 BOX 390
Nowata, OK 74048

\$1,875,000
240± Acres
Nowata County



The Dye Ranch
Nowata, OK / Nowata County

SUMMARY

Address

RR 1 BOX 390

City, State Zip

Nowata, OK 74048

County

Nowata County

Type

Farms, Residential Property, Single Family

Latitude / Longitude

36.7194 / -95.6882

Dwelling Square Feet

2639

Bedrooms / Bathrooms

3 / 2.5

Acreage

240

Price

\$1,875,000

Property Website

<https://arrowheadlandcompany.com/property/the-dye-ranch-nowata-oklahoma/40945/>



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Nowata, OK / Nowata County

PROPERTY DESCRIPTION

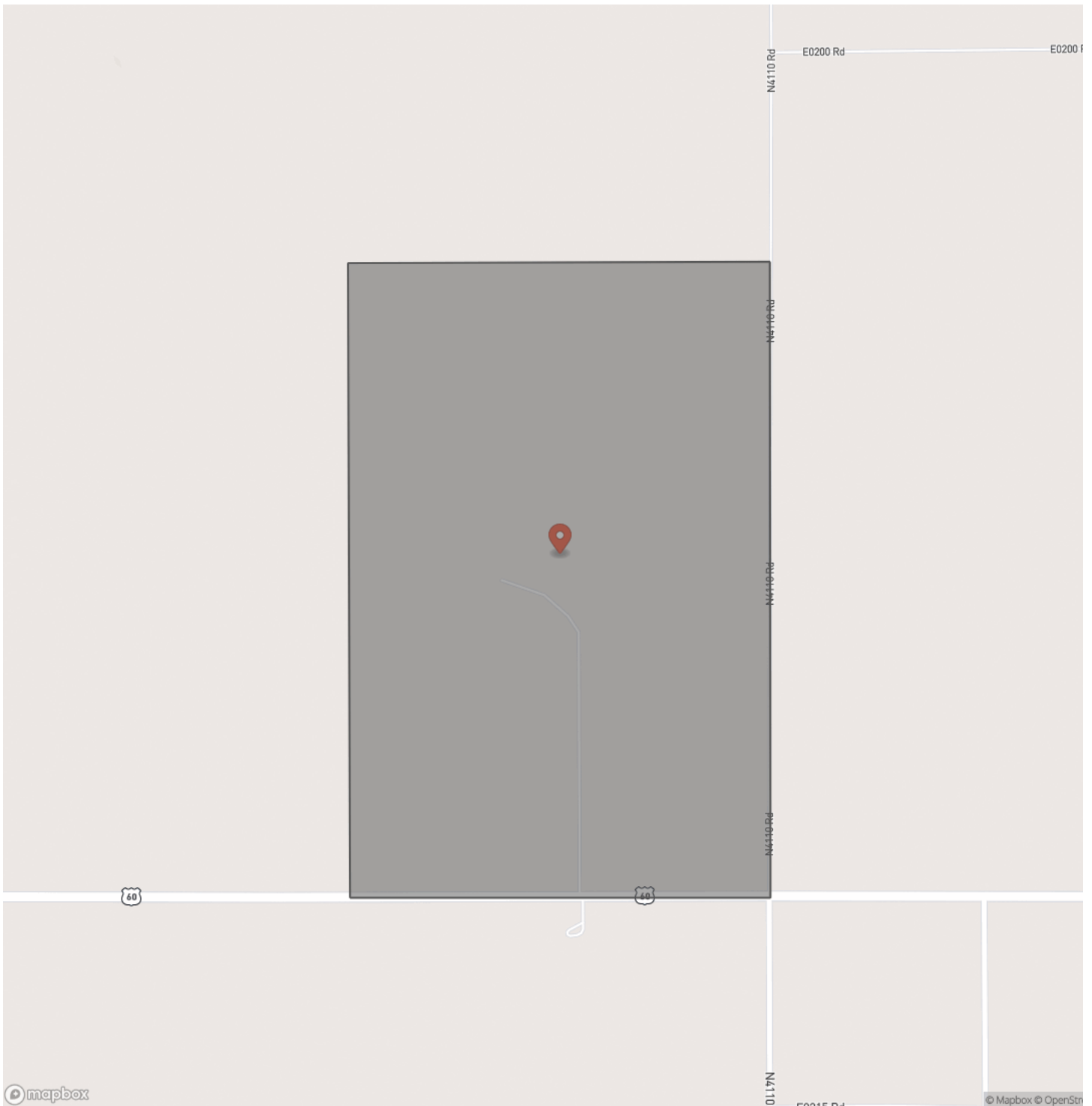
If you're in the market for a premier turnkey cattle ranch in northeastern Oklahoma, you're going to love this one! Located just approximately 3.5 miles west of Nowata, OK with US highway 60 frontage, this 240 more or less acre grass factory is just 15 minutes east Bartlesville, OK and it's an easy 40-minute drive to Owasso, OK and less than an hour to the Tulsa International Airport. As you approach ranch, you will first notice a beautiful white vinyl fence and the almost half mile of asphalt driveway leading to your new home. Recently remodeled and updated, this well built 2,639sqft 3 bed, 2.5 bath home will provide a peaceful, serene spot to take in the beautiful Oklahoma sunrises and sunsets. This is one of the few properties on the market that includes 100% of the mineral rights and it has 2 gas wells that produce heat for the home and the shop in the airplane hangar. Yes, that's right, there's an airplane hangar with an insulated shop underneath and heat and air with a fully functional bi-fold door and a 2,000-foot grass airstrip. This highly productive ranch grows outstanding fescue and Bermuda grasses, which have been sprayed and fertilized this year. Cross fenced into 6 traps, each with at least one pond, this is a cell grazer's dream. Typically, the ranch supports 50-60 cows and in one cutting annually yields 500+ 4.5x6 round bales. Plus, there's a hay bale implement shed and large barn with working pens. It's all here, waiting for you! If you have any questions or are interested in a private showing, please contact Chuck Bellatti at [\(918\) 859-2412](tel:9188592412).



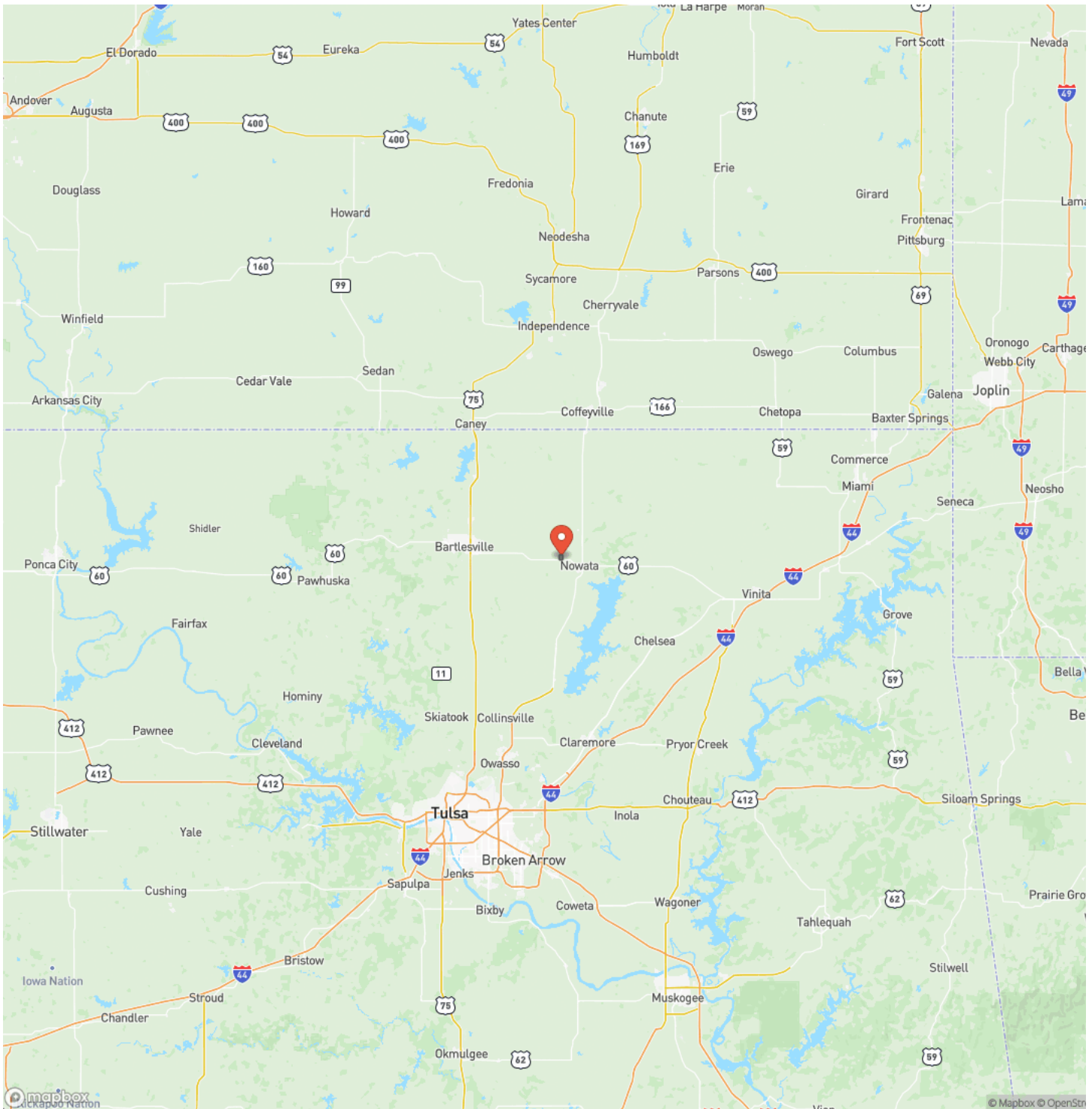
The Dye Ranch
Nowata, OK / Nowata County



Locator Map



Locator Map



Satellite Map



The Dye Ranch
Nowata, 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

This image shows a single 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

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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.



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