

Tract 1 V Cross T Ranch
N 4080 Rd
Nowata, OK 74048

\$775,000
100± Acres
Nowata County



Tract 1 V Cross T Ranch
Nowata, OK / Nowata County

SUMMARY

Address

N 4080 Rd

City, State Zip

Nowata, OK 74048

County

Nowata County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Horse Property, Single Family

Latitude / Longitude

36.7061 / -95.7366

Dwelling Square Feet

1600

Bedrooms / Bathrooms

2 / 1

Acreage

100

Price

\$775,000

Property Website

<https://arrowheadlandcompany.com/property/tract-1-v-cross-t-ranch-nowata-oklahoma/100330/>



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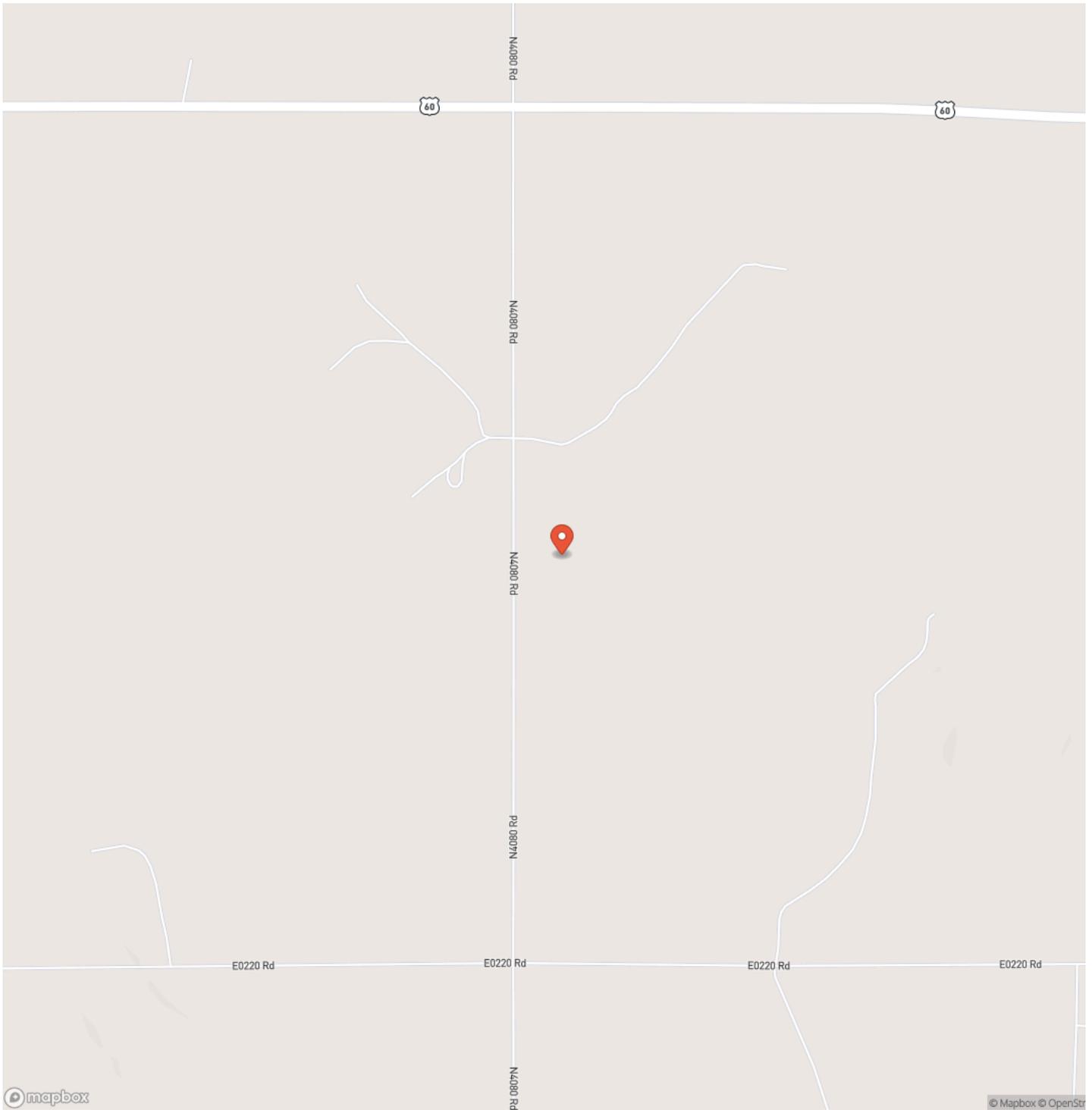
PROPERTY DESCRIPTION

Introducing Tract 1 of the V Cross T Ranch, a 100+/- acre ranch located in Nowata County, Oklahoma! This stellar property is fully equipped for country living, livestock, and recreation! The centerpiece of the ranch is a versatile 40x80 barndominium that perfectly blends comfortable living with functional workspace. The 1,600+/- square-foot barndominium-style living quarters feature 2 bedrooms and 1 bathroom and are thoughtfully designed with handicap-accessible amenities. Attached is an additional 1,600+/- square-foot shop, providing ample space for equipment, projects, or storage. The shop includes concrete flooring, power, water, three 14-foot overhead doors, and two mini splits-one dedicated to the shop and one for the office. The property is well-suited for livestock and pasture management, featuring new barbed-wire perimeter fencing and solar-powered electric cross fencing for easy pasture rotation and separation. A beautiful custom solar-powered entrance gate enhances both the architecture and security of the ranch. Equestrian and livestock facilities are already in place, including three horse stalls connected to a 35x35 shop with a dedicated tack room, well-built livestock pens, and a brand-new Arrowquip chute for safe and efficient handling (Arrowquip chute does not convey with the property). Poultry needs are covered as well, with two fully functional chicken coops. Multiple lean-to structures provide additional shelter for animals or equipment. The land itself offers an ideal mix of open pasture and wooded draws. The property has a stocked pond and is covered in thick, healthy native grasses that support both grazing and wildlife. Whether you're looking for a working ranch, a private country homestead, or a recreational retreat with room to grow, the V Cross T Ranch is fully equipped and ready to go! The property is conveniently located 15+/- miles from Bartlesville, 29+/- miles from Coffeyville, Kansas, and 50+/- miles from Tulsa International Airport. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Chuck Bellatti at [\(918\) 859-2412](tel:9188592412). Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

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Locator Map



Satellite Map



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 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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