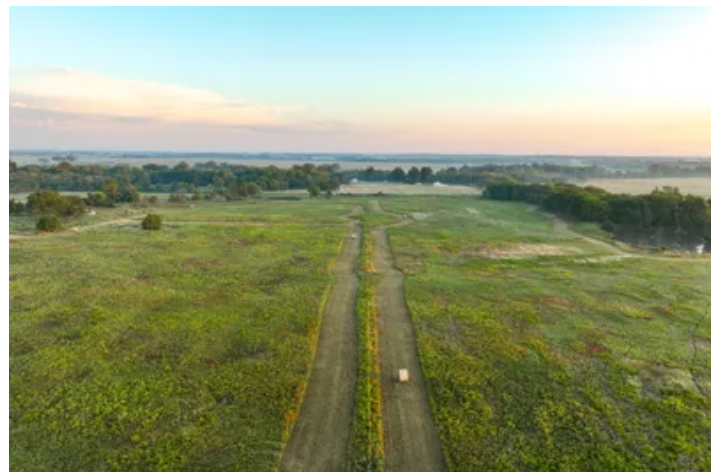


Prime Versatile Ranch
No 0250 Rd
Nowata, OK 74048

\$405,000
90± Acres
Nowata County



Prime Versatile Ranch
Nowata, OK / Nowata County

SUMMARY

Address

No 0250 Rd

City, State Zip

Nowata, OK 74048

County

Nowata County

Type

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

Latitude / Longitude

36.652857 / -95.657753

Acreage

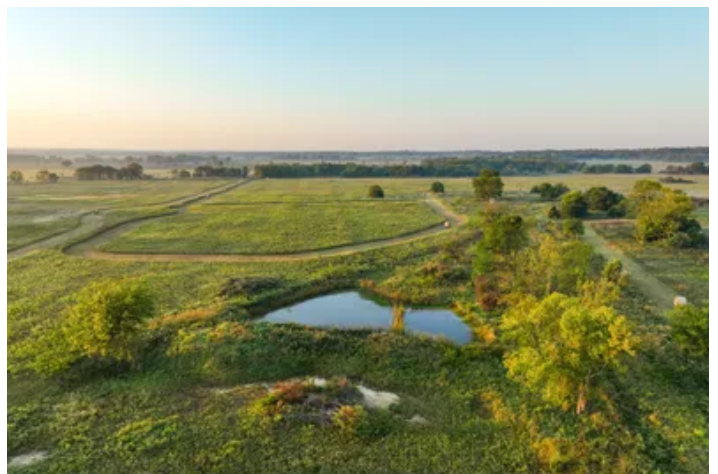
90

Price

\$405,000

Property Website

<https://arrowheadlandcompany.com/property/prime-versatile-ranch-nowata-oklahoma/91325/>

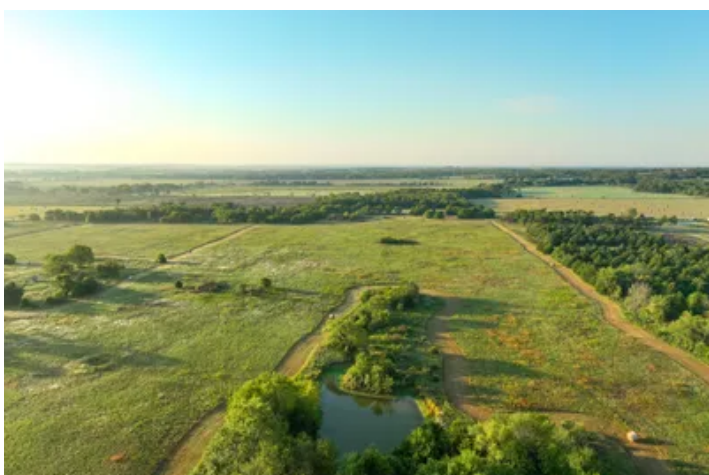


PROPERTY DESCRIPTION

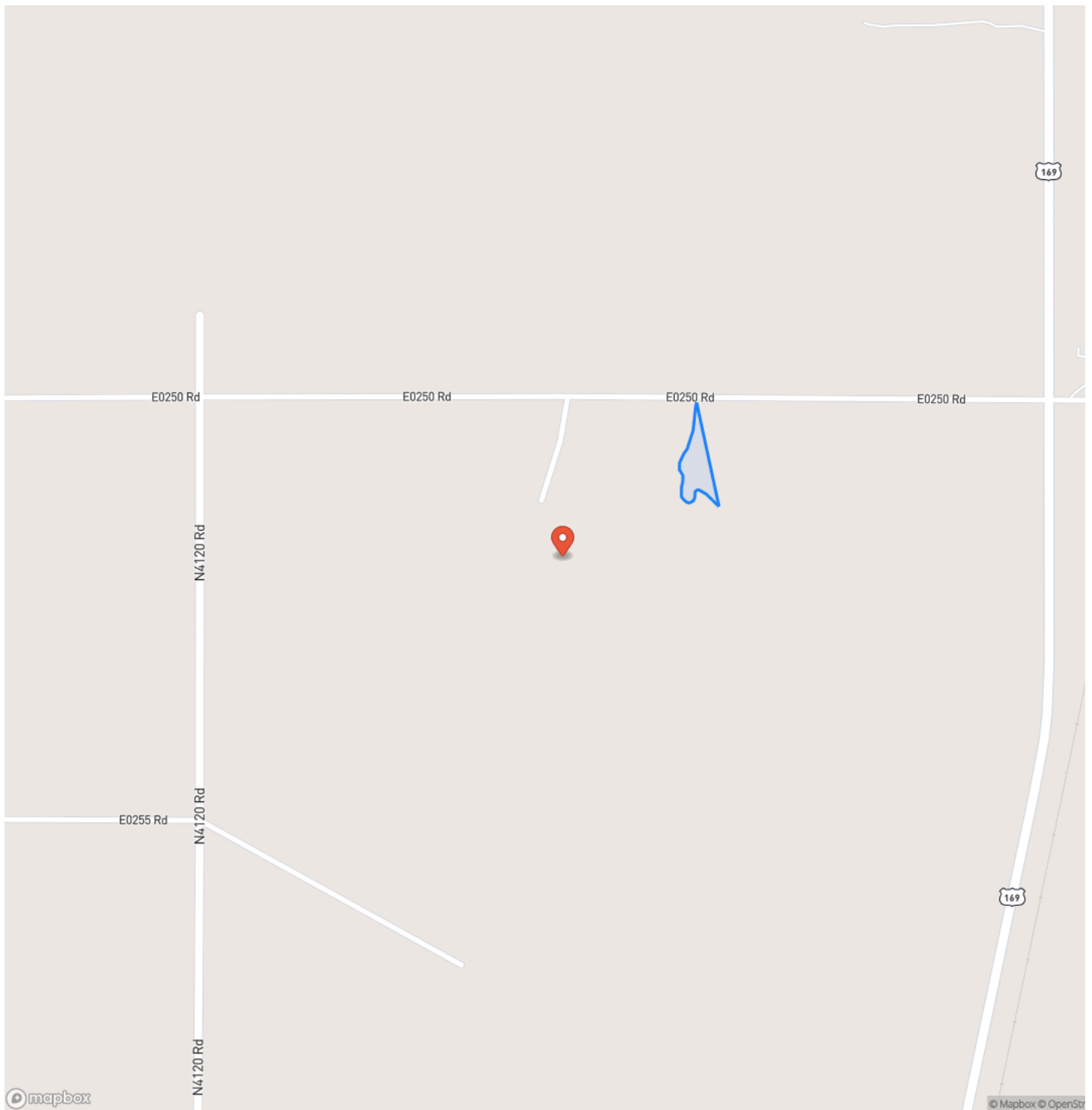
Introducing a beautiful Nowata County property, this 90 +/- acre property offers the opportunity to have income production, recreation, and the potential to live the country lifestyle all at your fingertips! With a water tap already on the property and electricity available, it's ready for ranching or future building plans! The property is fully fenced and set up for rotational grazing, featuring multiple pastures with a pond on each, creating reliable water sources for livestock and wildlife. Beyond the agricultural value, this tract offers great whitetail hunting potential. Secluded meadows provide ideal spots for food plots, while a wet-weather creek winds through the timber connecting all four ponds, creating a natural travel corridor for wildlife. The mix of open ground, wooded cover, and year-round water make this property a rare find for anyone looking to own a property to build their dream home, run livestock and have the opportunity to hunt Oklahoma whitetails! If you are interested in acquiring more acreage, there is a neighboring 30 +/- acres to the southwest available for purchase. The property is located 24+/- miles from Bartlesville, 28+/- miles from Coffeyville, Kansas and 41+/- miles from the Tulsa International Airport. All showings are by appointment only. If you have any questions or are interested in a private showing, please contact Chuck Bellatti at [\(918\) 849-2412](tel:9188492412).

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.

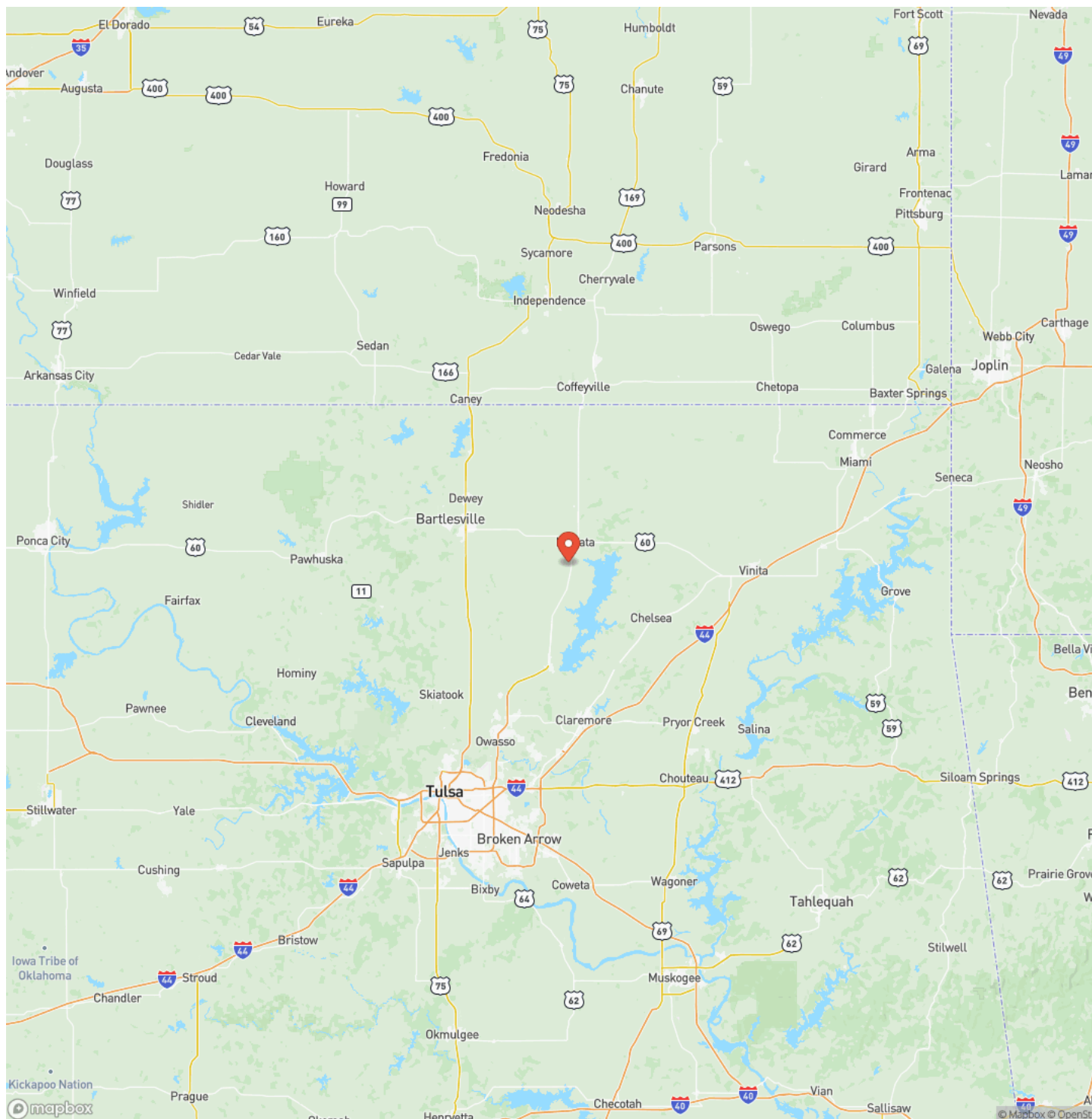
Prime Versatile Ranch
Nowata, OK / Nowata County



Locator Map



Locator Map



Satellite Map



Prime Versatile 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

NOTES

[illegible]

[illegible]

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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