

Four Corners Ranch
HWY 28
Nowata, OK 74048

\$1,435,000
410± Acres
Nowata County



Four Corners Ranch
Nowata, OK / Nowata County

SUMMARY

Address

HWY 28

City, State Zip

Nowata, OK 74048

County

Nowata County

Type

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

Latitude / Longitude

36.662666 / -95.47625

Acreage

410

Price

\$1,435,000

Property Website

<https://arrowheadlandcompany.com/property/four-corners-ranch-nowata-oklahoma/93716/>

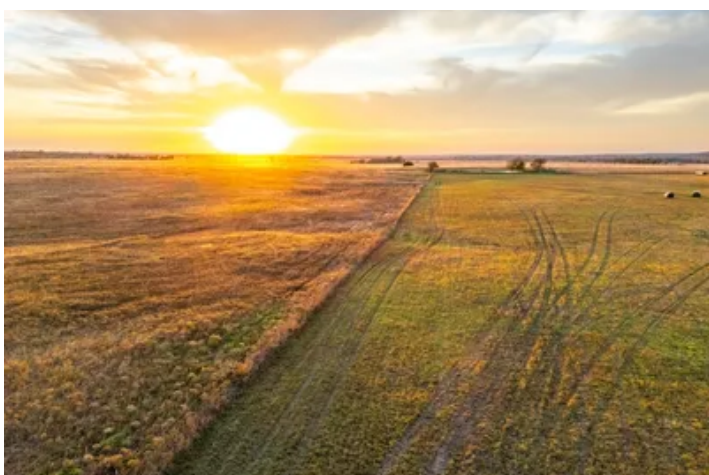


PROPERTY DESCRIPTION

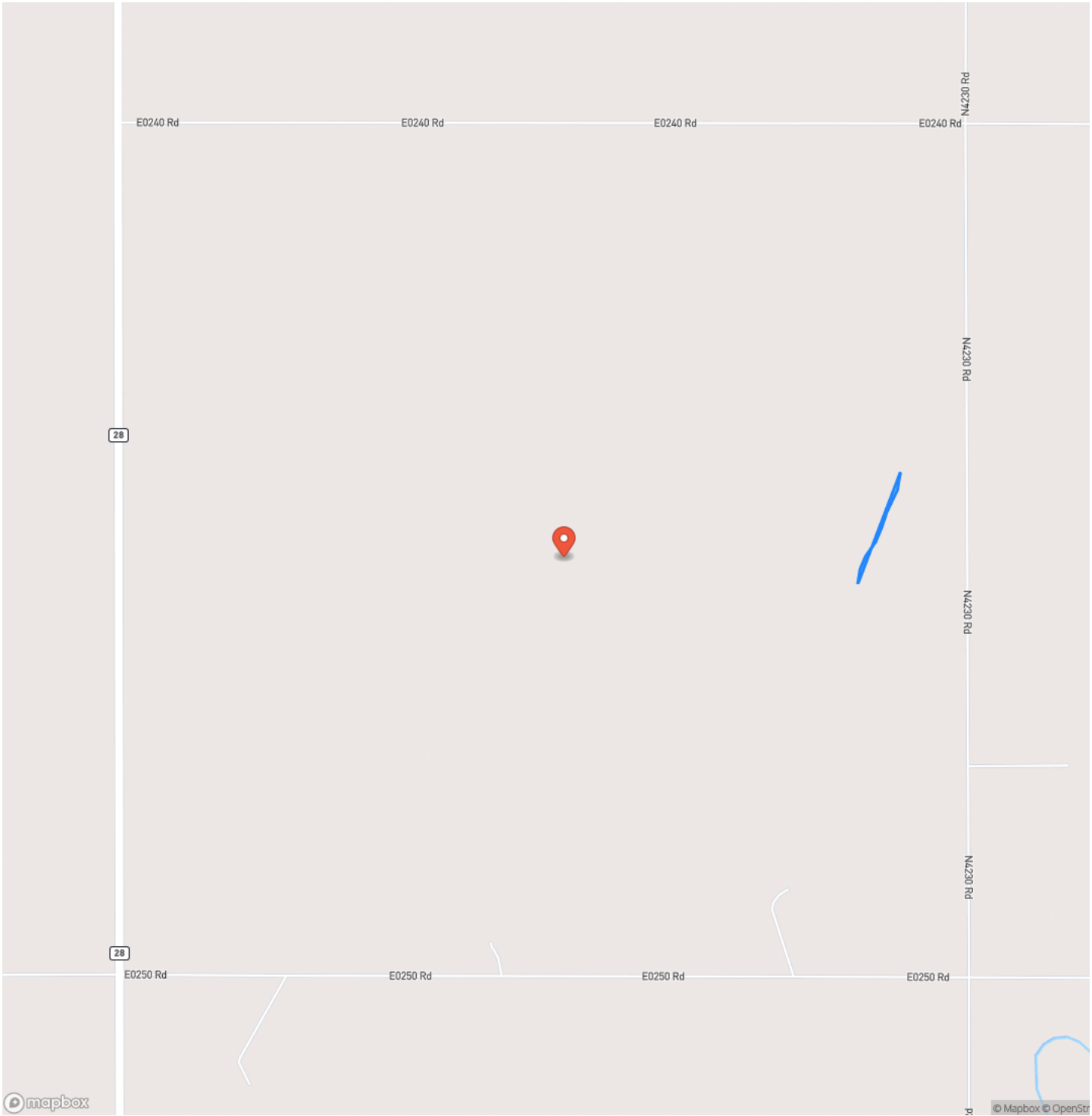
Located just a few miles from Oologah Lake, this 410 ± acre ranch in Nowata County offers the perfect setup for running cattle and building your private country life. Whether you want to build your dream estate, barndominium or bring the doublewide, Nowata County makes it easy for you with no zoning, building permits or lot split requirements. Designed with functionality and productivity in mind, the land features two working water wells and numerous ponds scattered throughout the property—providing abundant water sources for livestock, that with the addition of cross fencing would be ideal for rotational grazing. There is already a fully fenced 40 ± acre hay meadow in the northeast corner of the property in place. With road frontage on all four sides and multiple gated entrances, access and management across the ranch are effortless. The open and rolling topography allow for smooth operations and easy development potential. Toward the southern portion, a small patch of timber with three ponds adds diversity to the landscape and provides shelter for livestock or wildlife. Whether you're expanding a cattle operation or creating a private homestead with room to grow, this tract provides both scale and versatility. Conveniently located with State Highway 28 frontage, you're within 35 minutes of Bartlesville, Claremore, Vinita, and Coffeyville, Kansas, and less than an hour from Tulsa International Airport. A true working property with exceptional potential—ready for grazing, growth, and building your legacy in the heart of Oklahoma ranch country! 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.

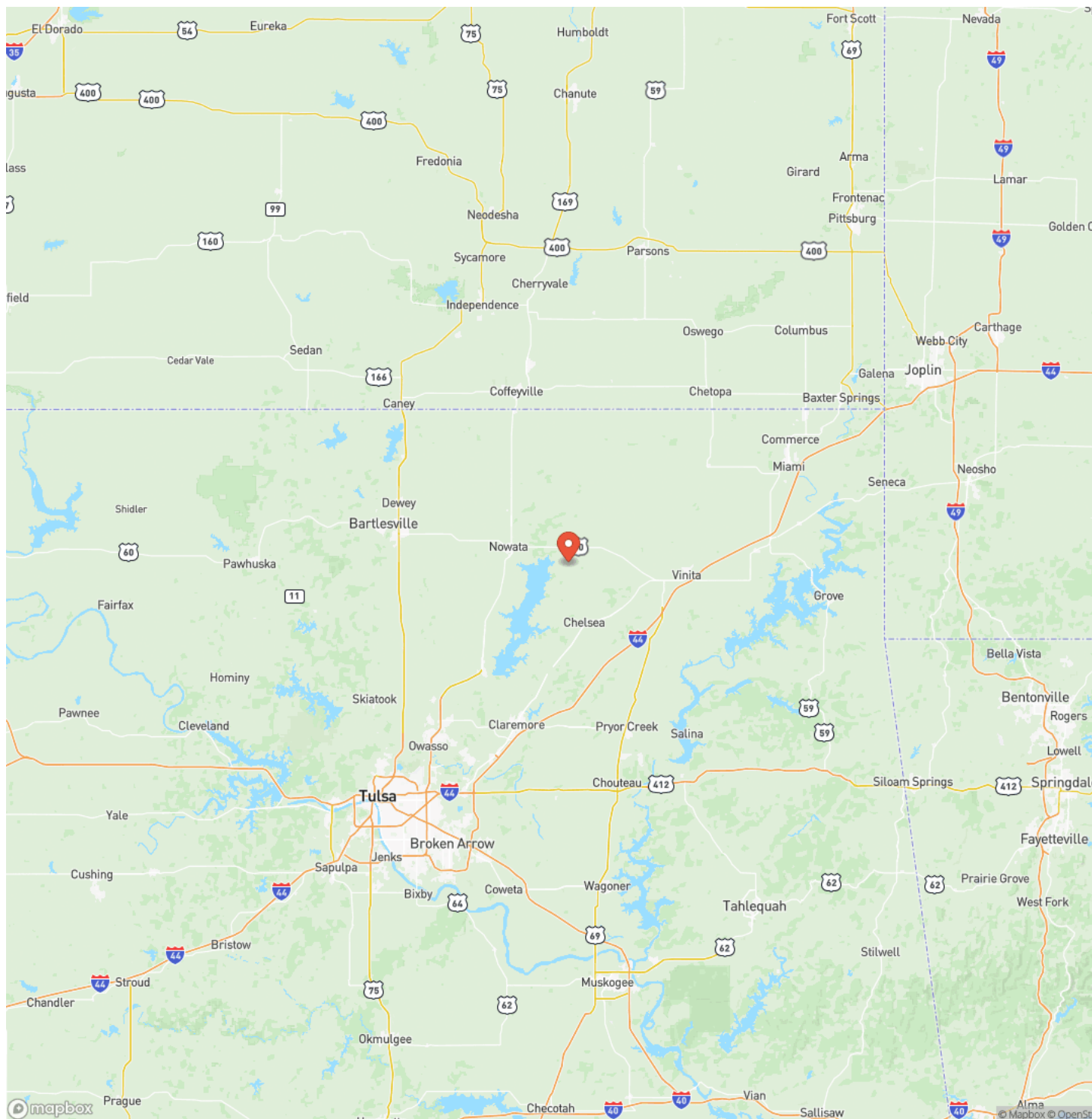
Four Corners Ranch
Nowata, OK / Nowata County



Locator Map



Locator Map



Satellite Map



Four Corners 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]

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend 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, 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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