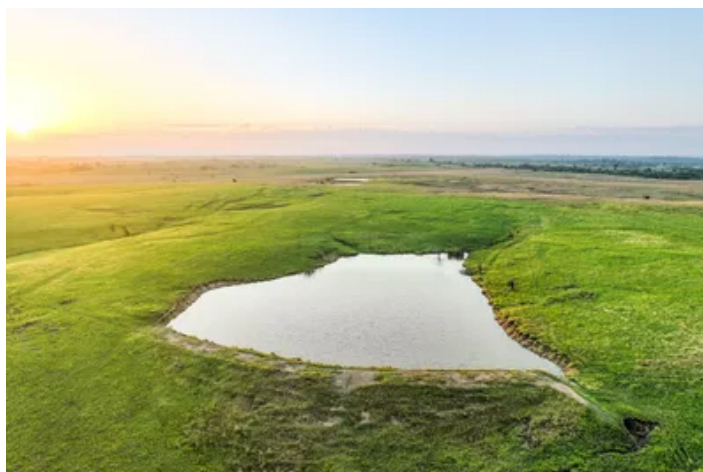


Rolling Grassland Haven
0000 N4046 Rd
Nowata, OK 74006

\$1,440,000
320± Acres
Nowata County



Rolling Grassland Haven
Nowata, OK / Nowata County

SUMMARY

Address

0000 N4046 Rd

City, State Zip

Nowata, OK 74006

County

Nowata County

Type

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

Latitude / Longitude

36.6887 / -95.763

Acreage

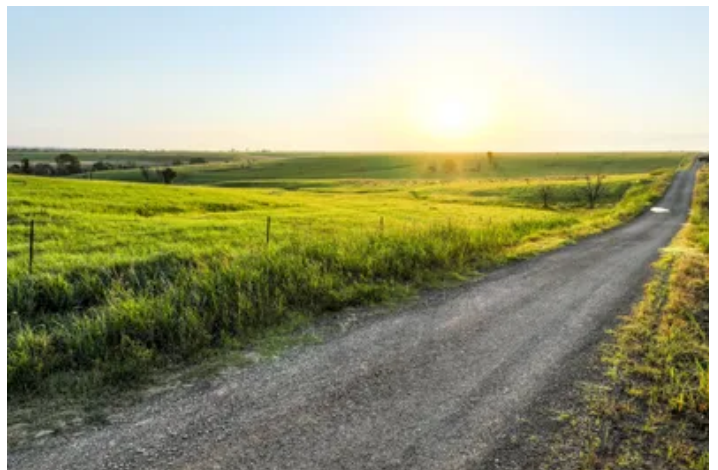
320

Price

\$1,440,000

Property Website

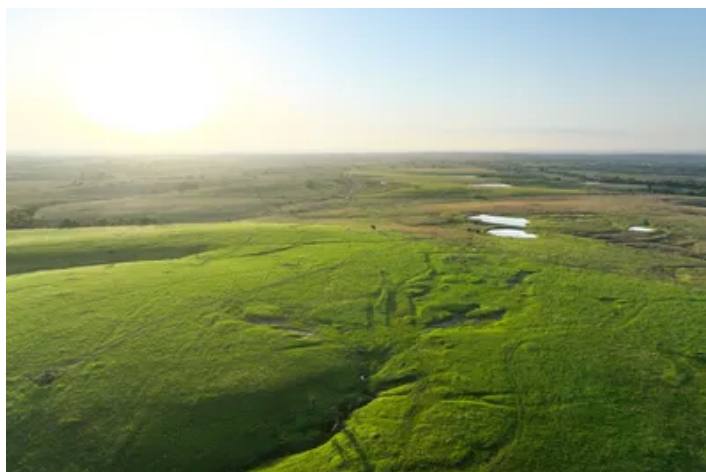
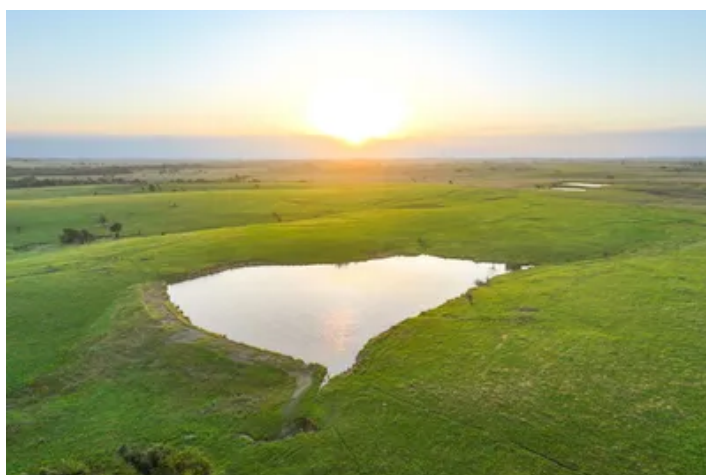
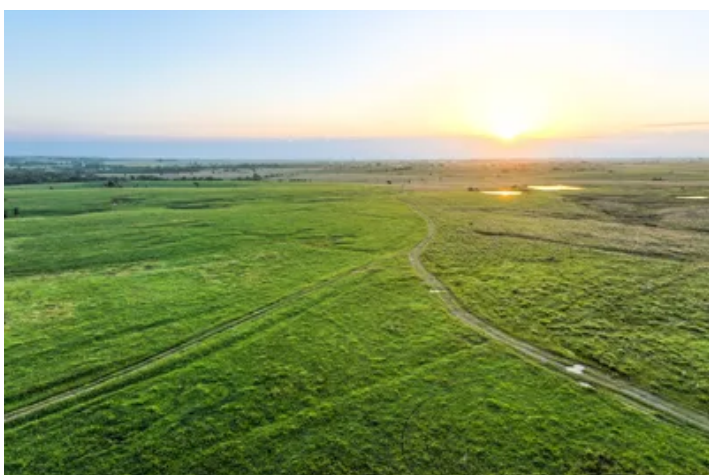
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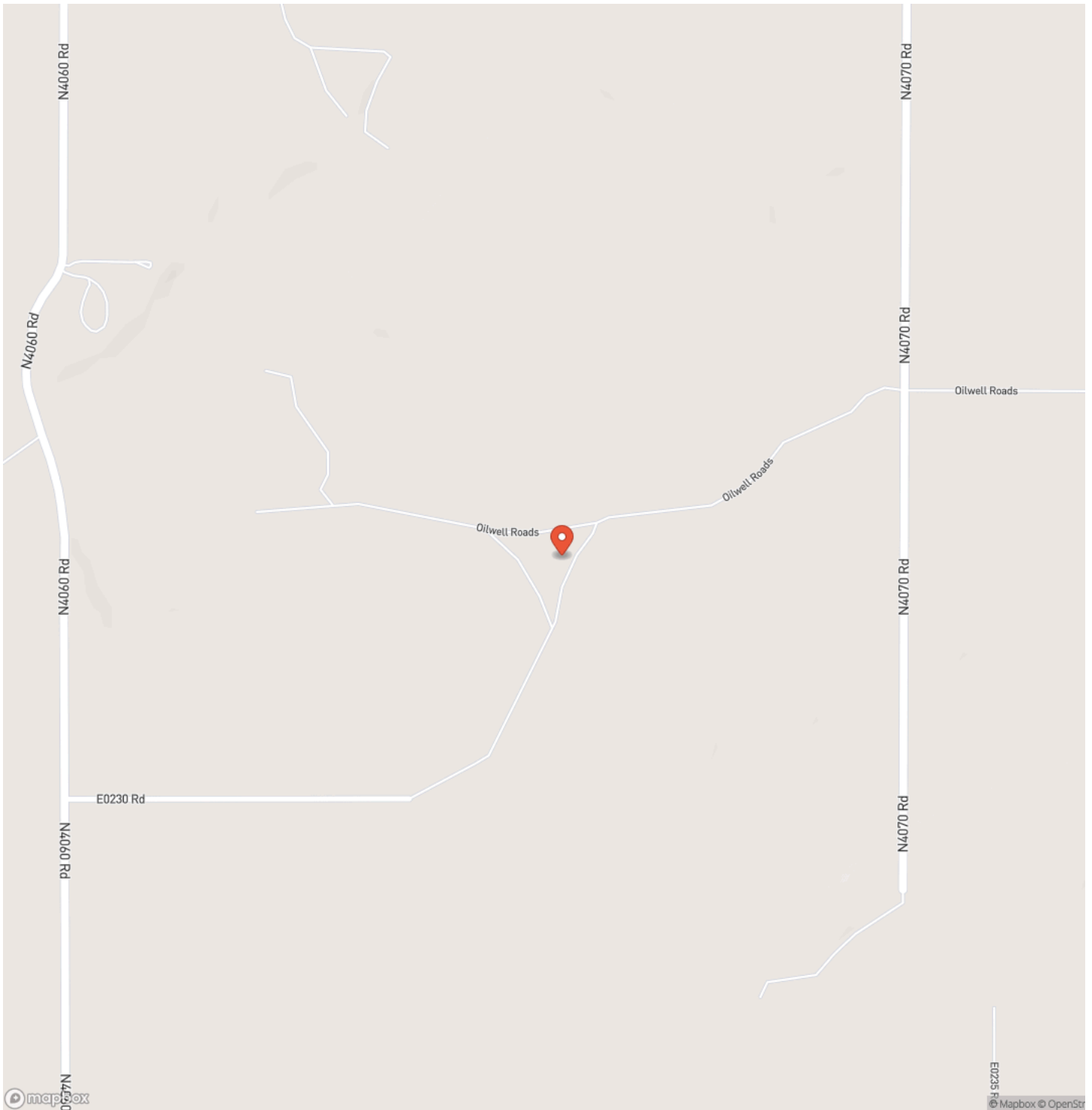
PROPERTY DESCRIPTION

Welcome to a remarkable 320+/- acre property located in Nowata County, where rolling native grasslands, abundant water, and exceptional wildlife habitat come together to create one of the region's most attractive pieces of real estate! The primary feature of this property consists of seven ponds scattered across the landscape, several of which provide fishing opportunities. Lush, native rolling grasslands cover between the ponds, creating breathtaking scenery and strong carrying capacity for livestock. Small timber draws creep onto the property and connect seamlessly with the large timber draws on neighboring tracts, creating natural wildlife corridors that keep deer and other game in the area throughout the entire year. Dove and quail thrive among the native grasses and field edges, while the impressive collection of ponds opens the door for waterfowl hunting potential. Whether you're chasing trophy bucks, upland birds, or working a morning duck blind, this property delivers season after season. The ranch features a well-maintained set of working pens located on the south side of the property, ready for the next operator. Gated entrances and 5 wire fencing provide security, while an established network of two-track roads throughout the property allows for easy navigation across every corner of the ranch. Road access along three sides of the property makes entry, exit, and general management straightforward and convenient. Water is provided by the Elm Bend Rural Water District but the prospective buyer will need verification of tap availability during the inspection. Electrical service is also available nearby, making future improvements or development a realistic possibility. This property offers a great combination of ranching, world-class recreational hunting, quality fishing, and long-term investment value, all wrapped up in a turn-key package in Nowata County! Properties of this caliber don't last long! The property is located 15+/- miles from Bartlesville, 32+/- miles from Coffeyville Kansas and 52+/- miles from the 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.

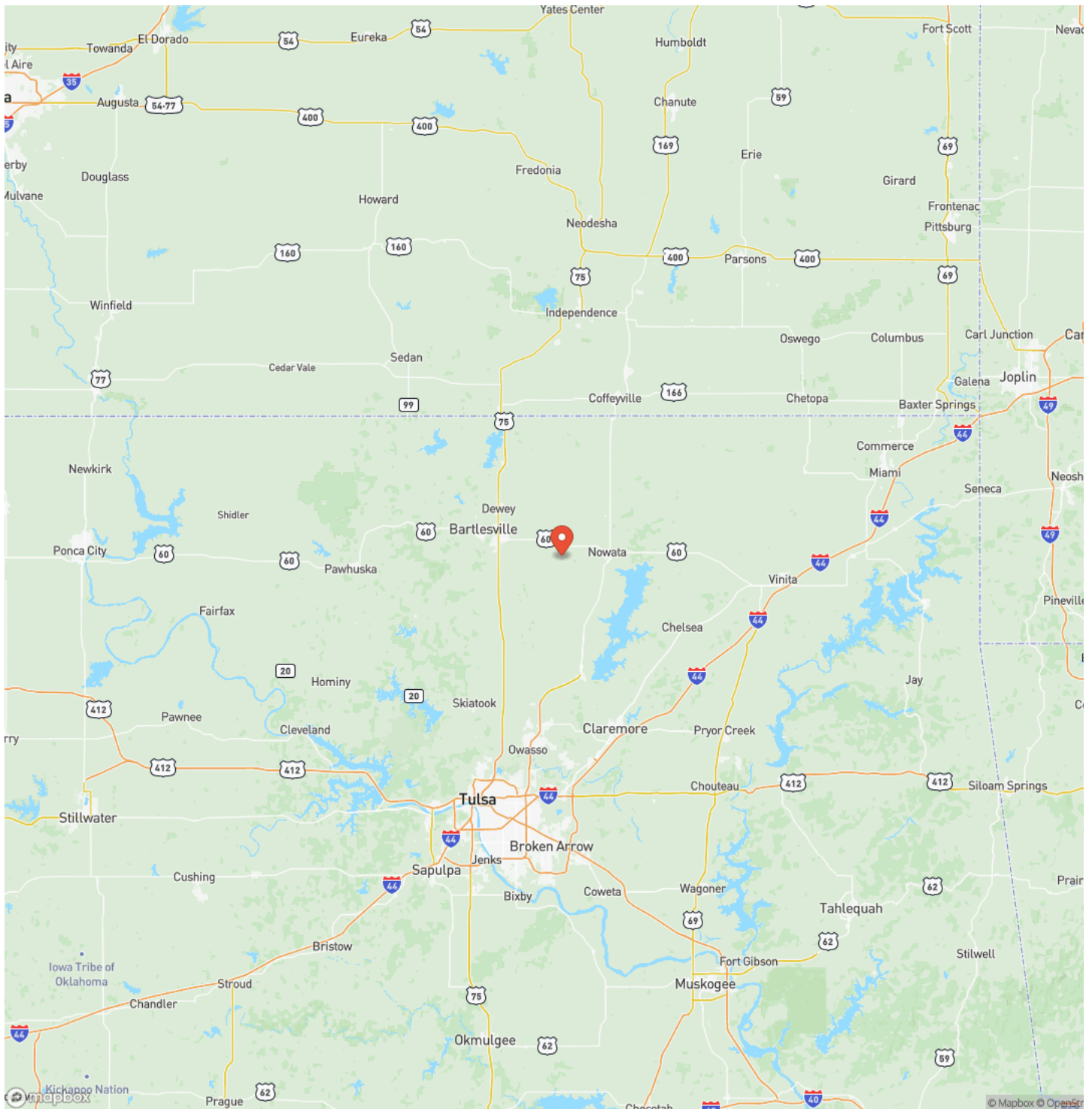
Rolling Grassland Haven
Nowata, OK / Nowata County



Locator Map



Locator Map



Satellite Map



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

This image shows a blank 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.

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



<https://arrowheadlandcompany.com/>

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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