

Crosswinds Grass Ranch
10775 US Highway 60
Nowata, OK 74048

\$2,490,000
360± Acres
Nowata County



Crosswinds Grass Ranch
Nowata, OK / Nowata County

SUMMARY

Address

10775 US Highway 60

City, State Zip

Nowata, OK 74048

County

Nowata County

Type

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

Latitude / Longitude

36.718981 / -95.681456

Dwelling Square Feet

2,639

Bedrooms / Bathrooms

3 / 2.5

Acreage

360

Price

\$2,490,000

Property Website

<https://arrowheadlandcompany.com/property/crosswinds-grass-ranch--nowata-oklahoma/115769/>



PROPERTY DESCRIPTION

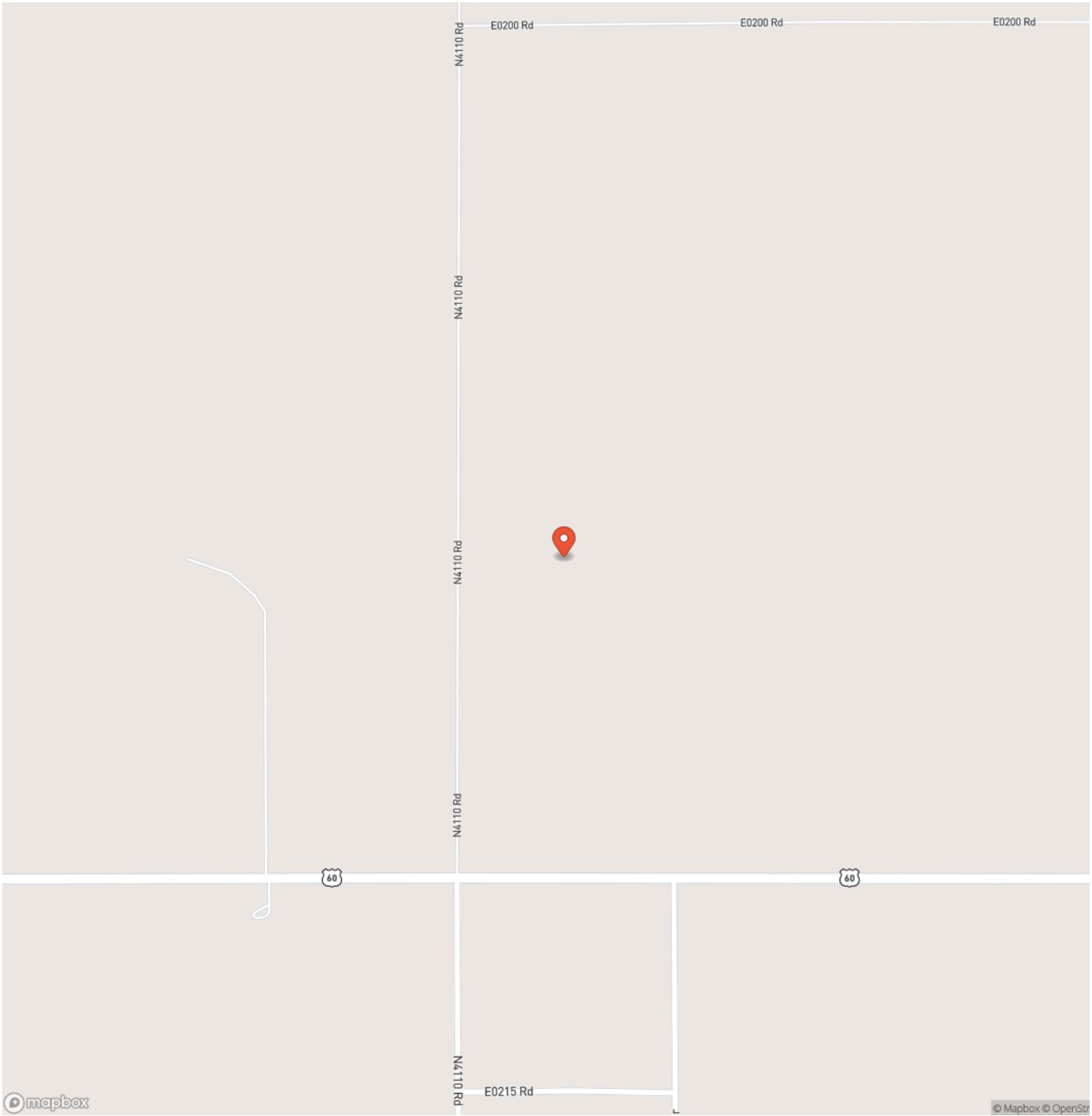
If you've been searching for a premier cattle operation in northeastern Oklahoma, this exceptional 360+/- acre grass ranch near Nowata deserves your attention. Conveniently located just 3.5+/- miles west of Nowata with US Highway 60 frontage, the property offers productive agricultural land, comfortable country living, exceptional improvements, and convenient access to northeast Oklahoma. As you enter the property, you'll be greeted by a beautiful white vinyl fence and nearly half a mile of asphalt driveway. The well-built 2,639+/- square-foot home features 3 bedrooms and 2.5 bathrooms, providing a peaceful and comfortable living where you can enjoy stunning Oklahoma sunrises and sunsets. For the cattleman, the ranch is set up and ready to go. The highly productive pastures feature outstanding fescue and Bermuda grasses. The property is cross-fenced into eight traps, each with at least one pond that also gives multiple opportunities to waterfowl hunt, creating an excellent setup for rotational grazing. The improvements continue with a hay barn, implement shed, and large barn complete with an outstanding set of recently constructed working pens, providing the infrastructure needed to efficiently operate a productive cattle and hay operation. And then there's the feature that truly sets this property apart: an airplane hangar with an insulated, heated and cooled shop underneath, a fully functional bi-fold door, and a 2,000-foot grass airstrip. Whether aviation is a passion or simply a convenient way to come and go, this is an extraordinary amenity rarely found on a working cattle ranch. Adding even more value, 100% of the mineral rights are included along with a wind lease. If you're looking for a property that is ready for cattle, hay production, country living, and much more, don't miss this exceptional 360+/- acre northeastern Oklahoma ranch. It's all here, waiting for you. The ranch is approximately 15 minutes east of Bartlesville, 40 minutes from Owasso, and less than an hour from Tulsa International Airport, making it an ideal location for those who want the privacy and freedom of a working ranch without sacrificing accessibility. 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.

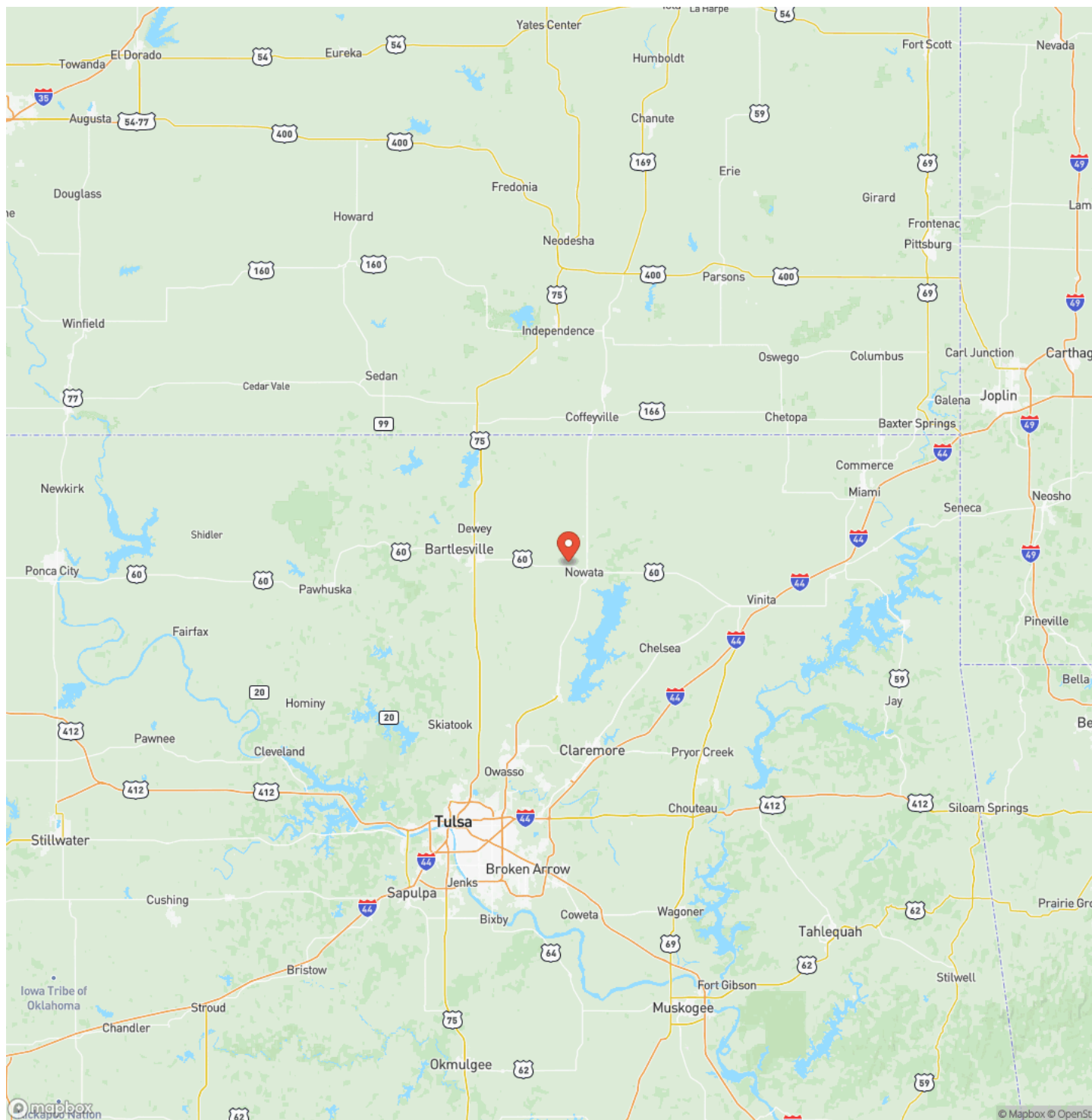
Crosswinds Grass Ranch
Nowata, OK / Nowata County



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 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.



<https://arrowheadlandcompany.com/>

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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