

Panther Creek Farm
E0270 Rd
New Alluwe, OK 74016

\$375,000
100± Acres
Nowata County



Panther Creek Farm
New Alluwe, OK / Nowata County

SUMMARY

Address

E0270 Rd

City, State Zip

New Alluwe, OK 74016

County

Nowata County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

36.622901 / -95.492132

Acreage

100

Price

\$375,000

Property Website

<https://arrowheadlandcompany.com/property/panther-creek-farm-nowata-oklahoma/89209/>



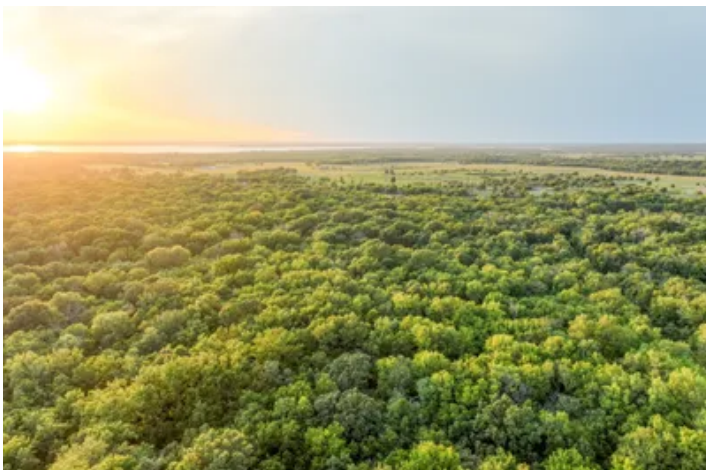
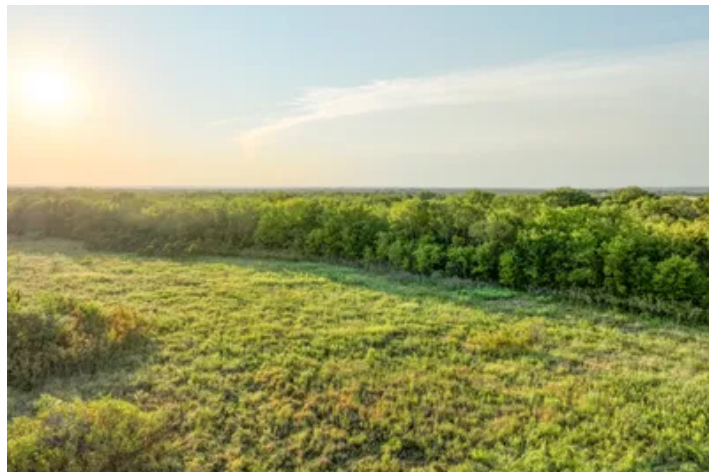
Panther Creek Farm
New Alluwe, OK / Nowata County

PROPERTY DESCRIPTION

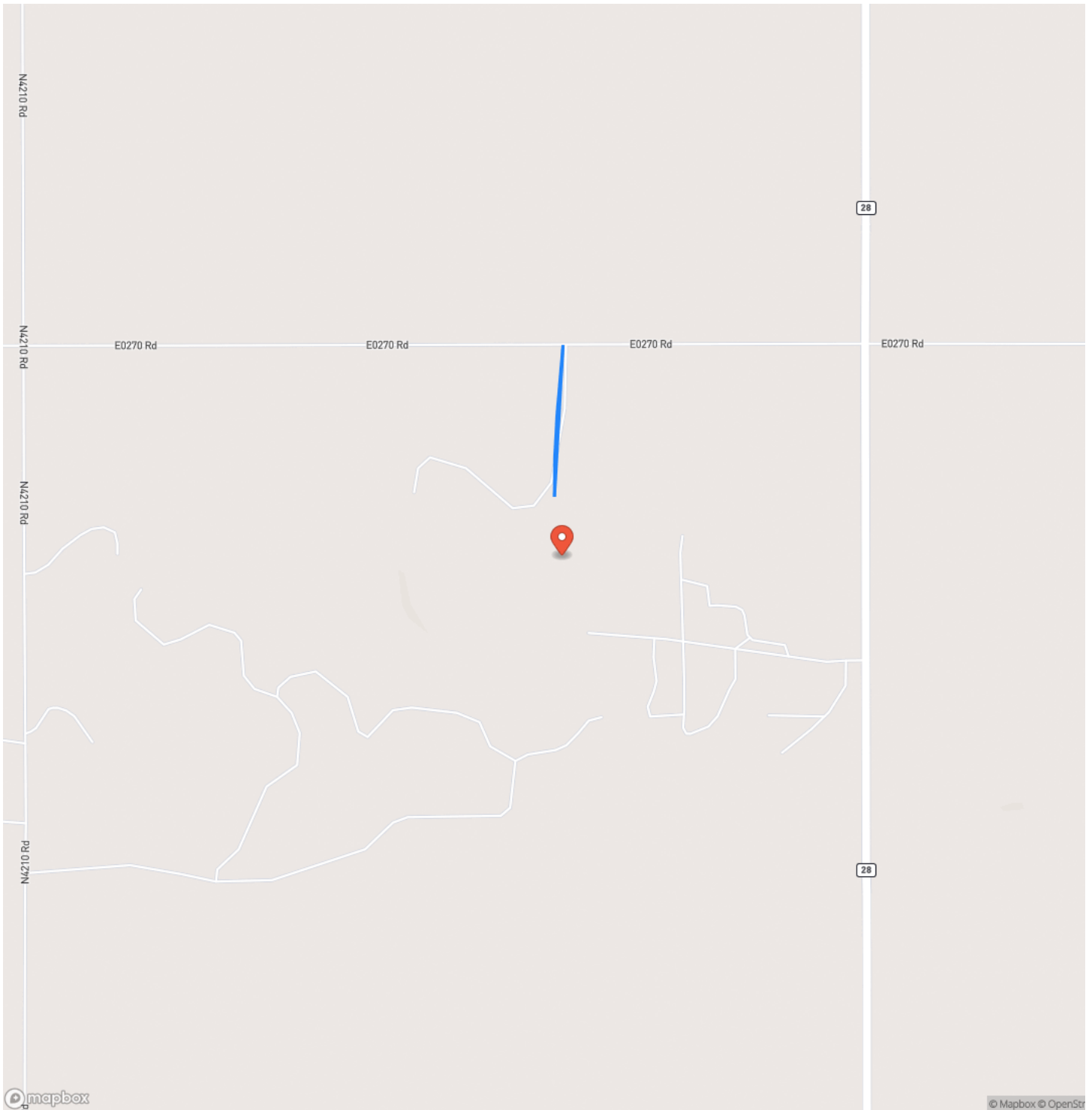
Introducing the Panther Creek Farm, an incredible 100 +/- acre property in Nowata County, Oklahoma! This property is a true haven for the avid deer hunter! The land is almost entirely mature timber, providing dense cover and prime habitat for mature deer. Throughout the timber are cleared shooting lanes, along with a network of maintained trails ensuring access and transportation across the property. Water is present with two wet weather creeks as well as Panther Creek! A sturdy, partial fence and a locking gate provide peace of mind and privacy. Whether you are looking to hunt in the timber, creek bottoms, or over an open pocket, this awesome hunting farm delivers. With having the opportunity to own this 100 +/- acres, it gives you the chance to strategically manage the deer for unforgettable hunting seasons for years to come! Rural water and power are available. The property is located 26 +/- miles from Vinita, 35 +/- miles from Bartlesville, and 53 +/- miles from Tulsa. Don't miss your chance to own a premier hunting destination; the Panther Creek Farm! All showings are by appointment only. If you have any questions or are interested in a private showing, 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.

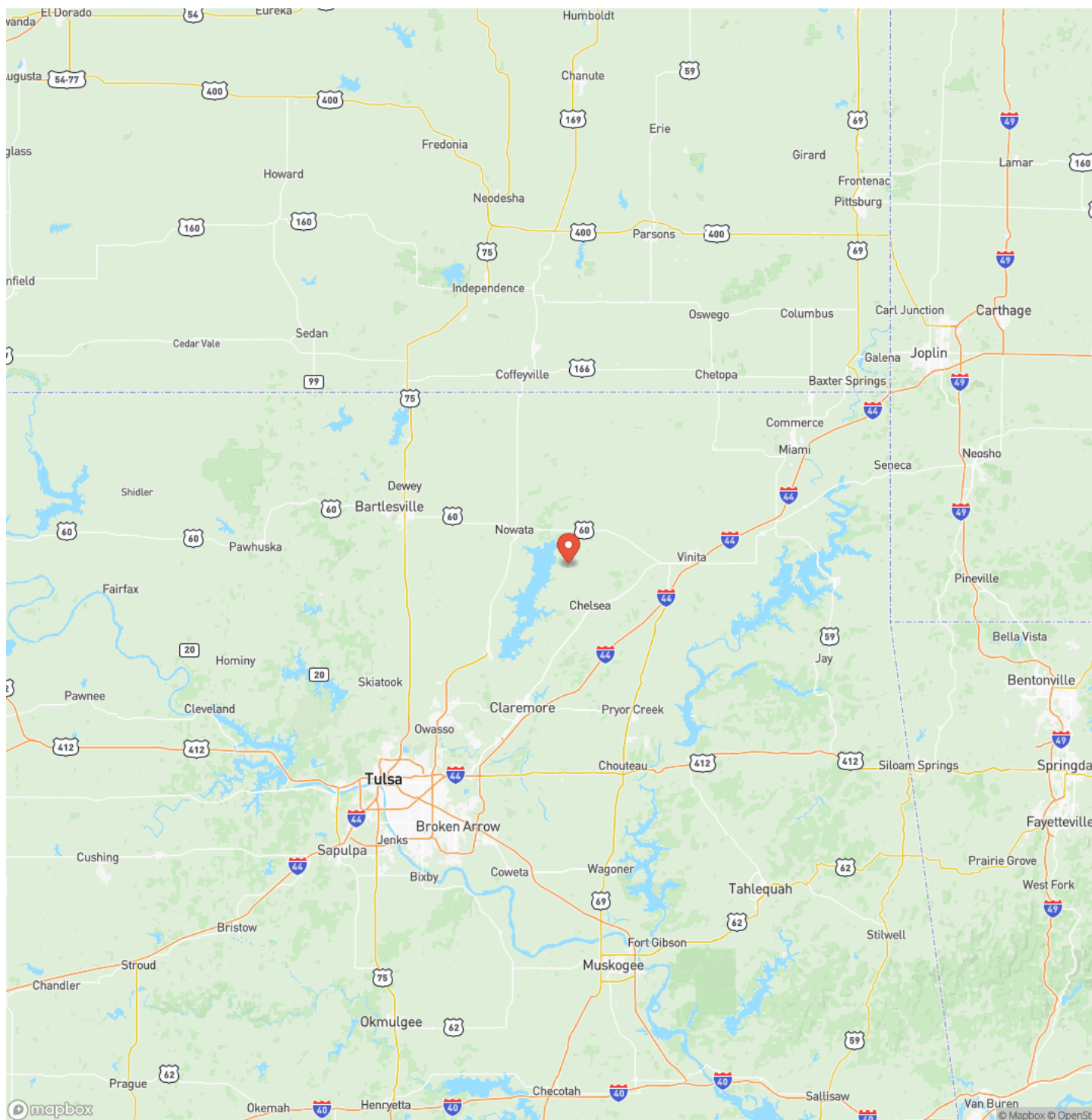
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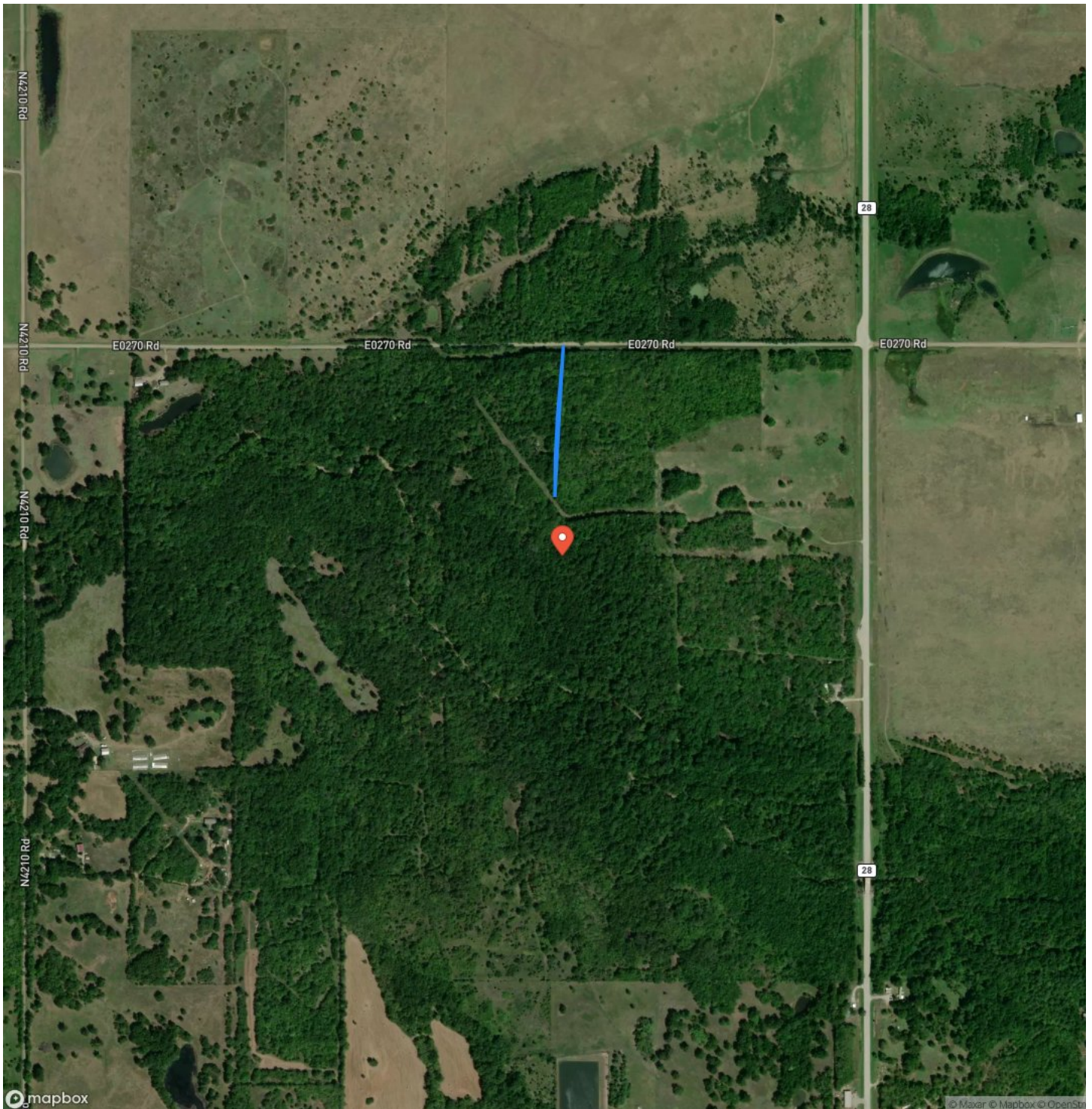
Locator Map



Locator Map



Satellite Map



For more information contact:



Chuck Bellatti

Chuck Bellatti

(918) 859-2412

(918) 859-2412

chuck.bellatti@arrowheadlandcompany.com

chuck.bellatti@arrowheadlandcompany.com

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.



<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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
<https://arrowheadlandcompany.com/>

