

Stateline Build-Ready Tract
1238 NS 407 Rd
Wann, OK 74083

\$69,500
9.43± Acres
Nowata County



Stateline Build-Ready Tract
Wann, OK / Nowata County

SUMMARY

Address

1238 NS 407 Rd

City, State Zip

Wann, OK 74083

County

Nowata County

Type

Farms, Recreational Land, Undeveloped Land

Latitude / Longitude

36.9954 / -95.7317

Acreage

9.43

Price

\$69,500

Property Website

<https://arrowheadlandcompany.com/property/stateline-build-ready-tract/nowata/oklahoma/101685/>



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PROPERTY DESCRIPTION

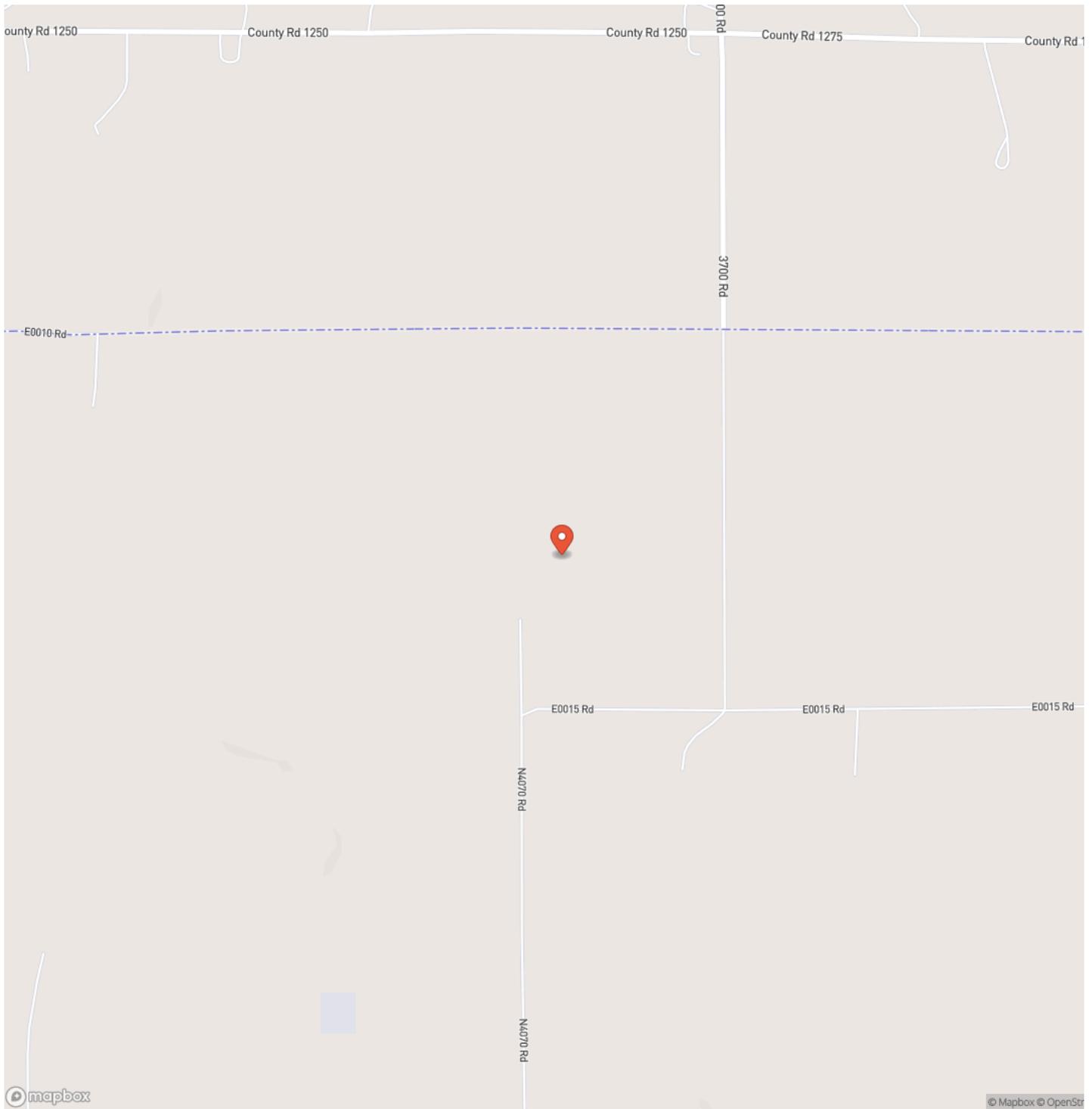
This 9.43 ± acre homesite in Nowata County offers a great combination of open space and natural privacy. Featuring a mix of native grass pasture and mature trees, the property provides an ideal setting for building your dream home. As you enter the property, you're welcomed by a prime build location with plenty of room for a house, shop, or additional improvements. The level terrain makes construction straightforward, while the scattered trees offer shade and a quiet country atmosphere. Electric is available on-site, making the building process more efficient and reducing upfront costs. Whether you're looking for a quiet rural homesite or a small hobby farm, this tract offers the space and flexibility to make it your own. This property provides a great setting for country living with space to grow or invest! The property is located approximately 9 ± miles from Coffeyville, Kansas, 16 ± miles from Caney, Kansas, and 28 ± miles from Bartlesville, Oklahoma. 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.



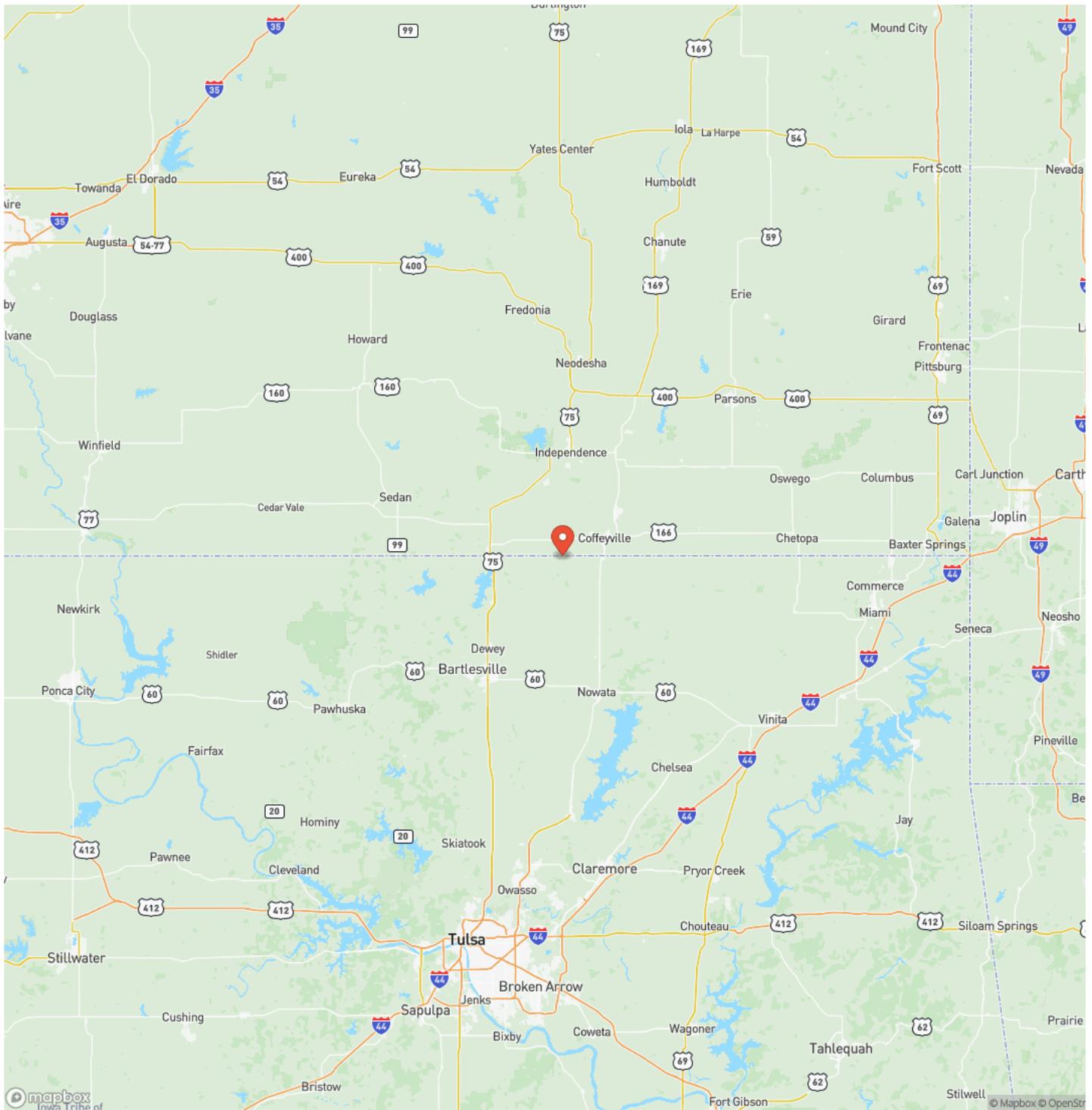
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Locator Map



Locator Map



Satellite Map



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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