

**Buildable/Grazing Land Near Oologah Lake**  
N 4210 Rd  
Chelsea, OK 74016

**\$240,000**  
60± Acres  
Nowata County



**Buildable/Grazing Land Near Oologah Lake  
Chelsea, OK / Nowata County**

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**SUMMARY**

**Address**

N 4210 Rd

**City, State Zip**

Chelsea, OK 74016

**County**

Nowata County

**Type**

Farms, Undeveloped Land, Ranches

**Latitude / Longitude**

36.607496 / -95.501348

**Acreage**

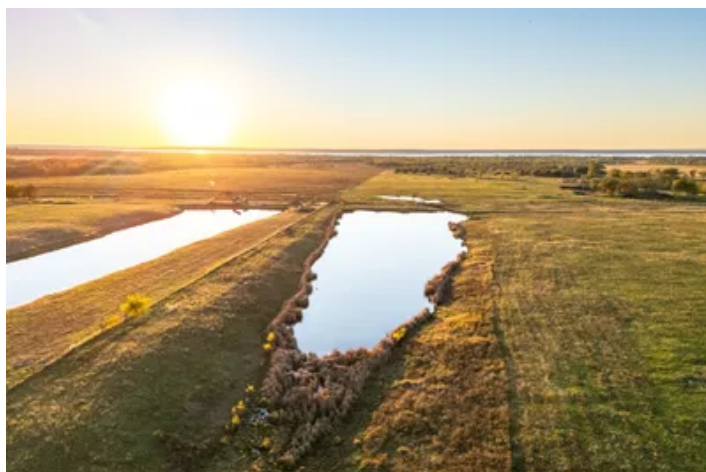
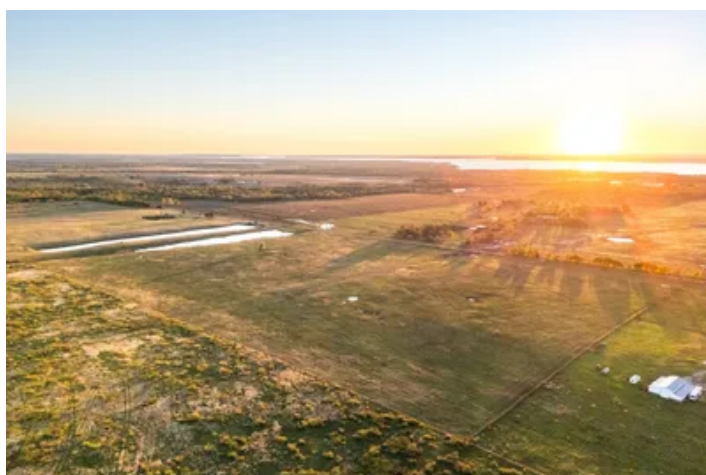
60

**Price**

\$240,000

**Property Website**

<https://arrowheadlandcompany.com/property/buildable-grazing-land-near-oologah-lake-nowata/oklahoma/93251/>



## **Buildable/Grazing Land Near Oologah Lake Chelsea, OK / Nowata County**

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### **PROPERTY DESCRIPTION**

PRICE REDUCED! Introducing 60 +/- acres in Nowata County, this fully fenced property offers the perfect blend of functionality and potential for grazing! Currently used for grazing cattle, the land features excellent fencing with three gated entrances for easy access and management. A large strip pit sits on the south side, serving as both a reliable water source for livestock and a peaceful spot for fishing or relaxing outdoors. The property's flat topography and open layout make it ideal for ranching, recreation, or building your dream home in the country. With a set of cattle pens included, it's ready for immediate use. The land is mostly cleared with minimal trees, providing full use of the pasture and unobstructed views of the surrounding countryside. Offering road frontage and convenient access, this tract combines rural charm with accessibility—just a few miles from Oologah Lake, 20 ± minutes from Nowata, 30 ± minutes from Claremore and Vinita, 50 ± minutes from Bartlesville, and 1 +/- hour from Tulsa International Airport. Whether you're looking for productive grazing land or a prime site to build your dream home, this property delivers the space, setting, and versatility to make it your own. 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.

**Buildable/Grazing Land Near Oologah Lake  
Chelsea, OK / Nowata County**



## Locator Map

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## Locator Map

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## Satellite Map

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## **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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<https://arrowheadlandcompany.com/>

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