

Tract 2 V Cross T Ranch  
N 4080 Rd  
Nowata, OK 74048

**\$299,000**  
46± Acres  
Nowata County



**Tract 2 V Cross T Ranch**  
**Nowata, OK / Nowata County**

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**SUMMARY**

**Address**

N 4080 Rd

**City, State Zip**

Nowata, OK 74048

**County**

Nowata County

**Type**

Farms, Hunting Land, Ranches, Recreational Land

**Latitude / Longitude**

36.7043 / -95.7365

**Acreage**

46

**Price**

\$299,000

**Property Website**

<https://arrowheadlandcompany.com/property/tract-2-v-cross-t-ranch/nowata/oklahoma/100338/>



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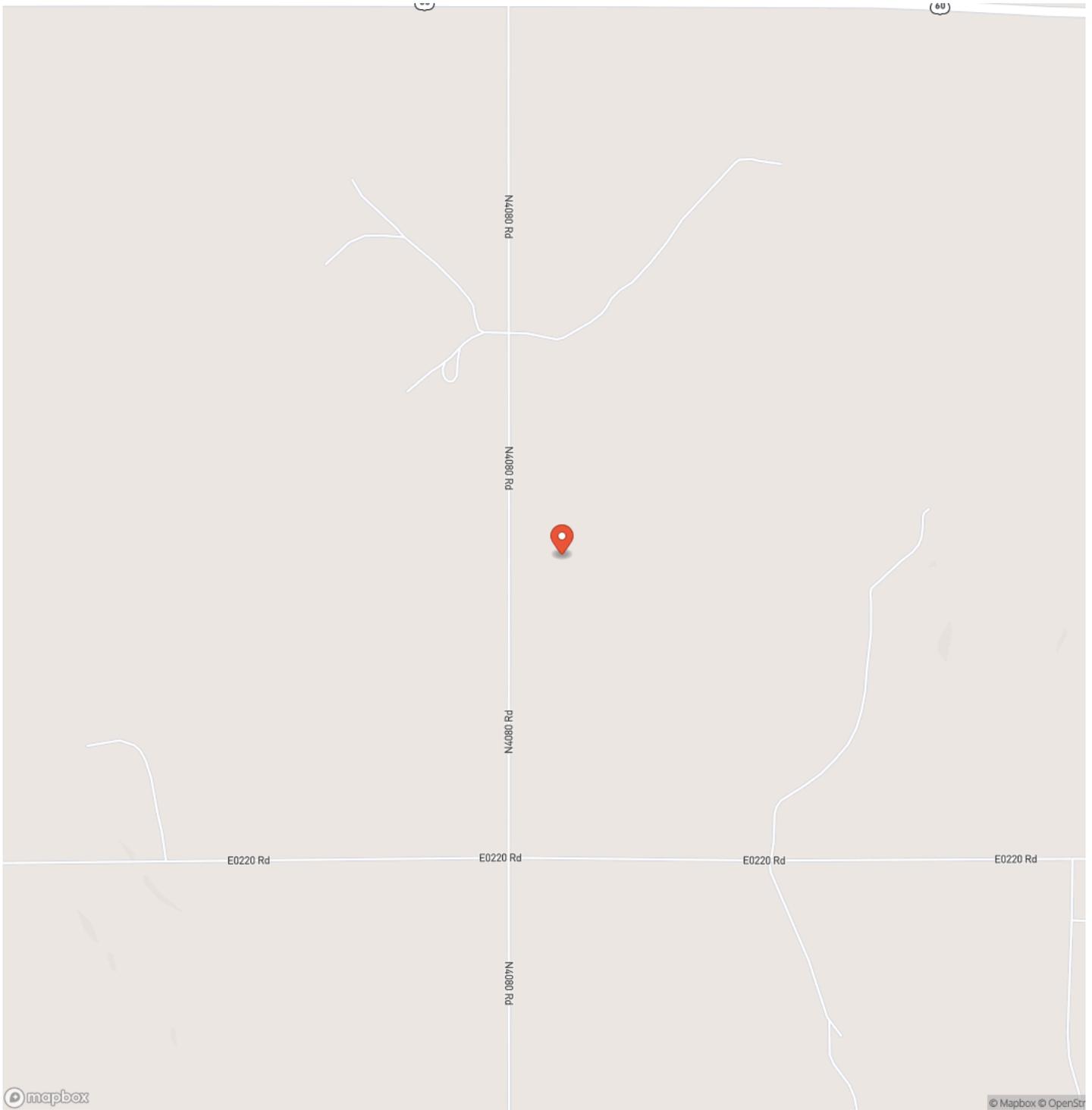
**PROPERTY DESCRIPTION**

Introducing Tract 2 of V Cross T Ranch, a premier 46+/- acre home site located in Nowata County! This exceptional ranch is turn-key for both livestock and recreational enjoyment. Water is abundant, featuring a beautiful 2.5+/- acre stocked pond that serves as a reliable water source, recreation attraction and a scenic centerpiece of the property. The land offers an ideal blend of open pasture and wooded draws, providing prime wildlife habitat for deer and waterfowl. A level, elevated pasture just off the county road presents the perfect homesite opportunity, offering stunning views overlooking the pond and surrounding countryside. The property is fully fenced and produces bermuda and native grasses that support livestock or hay production. Conveniently located 15+/- miles from Bartlesville, 29+/- miles from Coffeyville, Kansas, and 50+/- miles from 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.

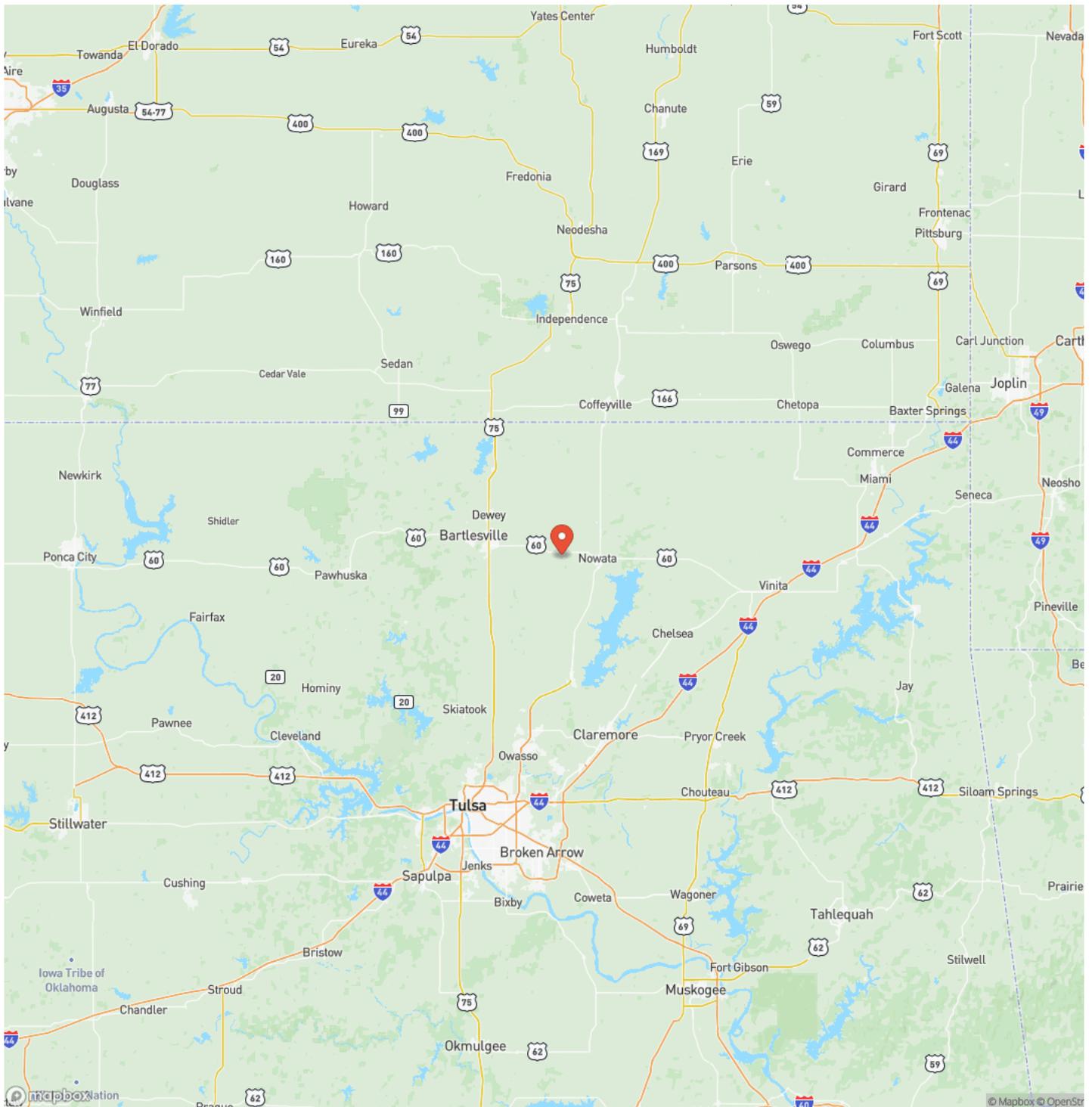
Tract 2 V Cross T Ranch  
Nowata, OK / Nowata County



# Locator 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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