

**Custom Home With Barn On Acreage**  
1600 E Chactaw Ave  
Nowata, OK 74048

**\$335,000**  
6.16± Acres  
Nowata County



**Custom Home With Barn On Acreage**  
**Nowata, OK / Nowata County**

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**SUMMARY**

**Address**

1600 E Chactaw Ave

**City, State Zip**

Nowata, OK 74048

**County**

Nowata County

**Type**

Farms, Single Family, Ranches, Recreational Land, Residential Property

**Latitude / Longitude**

36.704289 / -95.618687

**Dwelling Square Feet**

2,123

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

6.16

**Price**

\$335,000

**Property Website**

<https://arrowheadlandcompany.com/property/custom-home-with-barn-on-acreage/nowata/oklahoma/90279/>



## Custom Home With Barn On Acreage Nowata, OK / Nowata County

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### **PROPERTY DESCRIPTION**

PRICE REDUCED!! Welcome to your own slice of paradise in Nowata County, Oklahoma! This beautiful, custom-built home sits on 6.16 +/- acres with a quiet road on the outskirts of Nowata, Oklahoma. Step inside the spacious 3 bedroom, 2 bathroom, 2,100 sq ft home with an open floor plan! The kitchen features modern stainless steel appliances and attractive tile flooring that extends throughout the kitchen before transitioning into the living area that is vinyl wood flooring. The living room is the perfect gathering spot, centered around a stone fireplace with a gas log insert for instant warmth. A large laundry room adds to the home's convenient functionality. The master suite is a true gem, offering a connected office space for quiet work or study. The luxurious master bathroom includes a large jacuzzi tub and a massive walk-in closet with plenty of room for all your essentials. The entire 6.16 +/- acres are fully fenced, complete with a water spigot at the pasture and dedicated livestock runs. A spacious barn with a concrete floor, electricity, and an extra loft for storage provides everything you need for hobbies or livestock; and what better way to end the day than relaxing on the wrap-around front porch, enjoying the peaceful serenity of your property! The property is located 22 +/- miles from Bartlesville, 24 +/- miles from Coffeyville, Kansas and 45 +/- miles from the Tulsa International Airport. All showings are by appointment only. If you have any questions or are interested in a private showing, please contact Erica Brent at [\(918\) 863-0355](tel:9188630355).

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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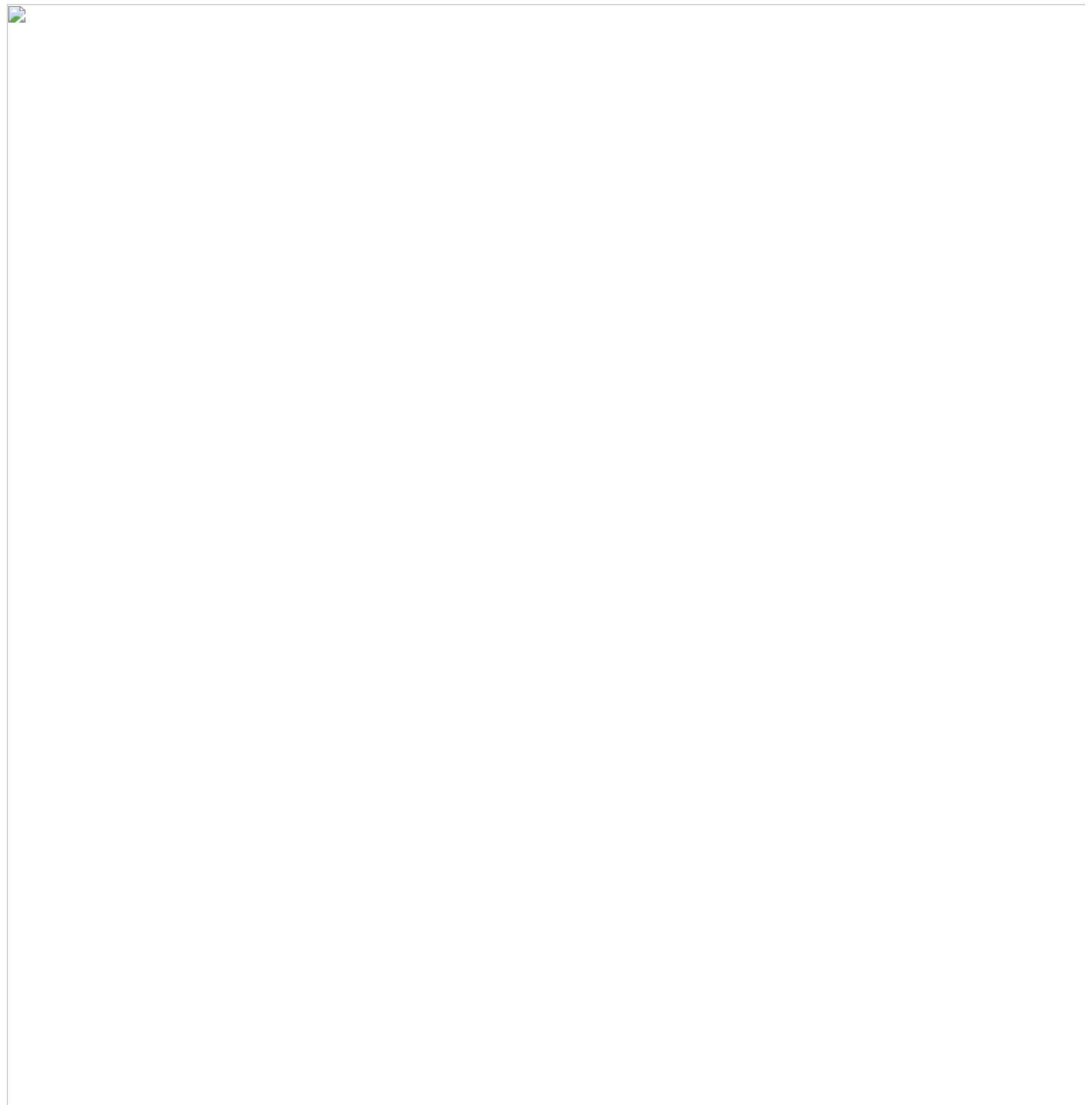
## Locator Map

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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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