

Childers 18  
Childers, OK 74048

**\$109,900**  
18± Acres  
Nowata County





**Childers 18**  
**Childers, OK / Nowata County**

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**SUMMARY**

**City, State Zip**

Childers, OK 74048

**County**

Nowata County

**Type**

Hunting Land, Recreational Land, Undeveloped Land

**Latitude / Longitude**

36.771754 / -95.539698

**Taxes (Annually)**

1019

**Acreage**

18

**Price**

\$109,900

**Property Website**

<https://redcedarland.com/detail/childers-18-nowata-oklahoma/57668/>



**PROPERTY DESCRIPTION**

Discover the perfect blend of nature and convenience with this 18-acre recreational property located in Nowata County. Situated right on Hwy 28, this small acreage offers an excellent opportunity for outdoor enthusiasts and those looking for a potential homesite.

**\*\*Property Highlights:\*\***

- **\*\*Size & Location:\*\*** 18 acres of diverse terrain, just 30 minutes from Nowata and an hour from Bartlesville, Joplin, and Tulsa.
  - **\*\*Recreational Potential:\*\*** Ideal for hunting, camping, and other outdoor activities, with good cover and open areas perfect for feeding sites or food plots. Surrounded by large ranches with low hunting pressure
  - **\*\*Topography:\*\*** Features bedding areas, elevation changes, and a small draw, enhancing its appeal for wildlife and recreational use.
  - **\*\*Accessibility:\*\*** Established trails throughout the property allow for easy navigation with a UTV, making it simple to fill feeders, hang stands, or enjoy a leisurely ride through the woods.
  - **\*\*Versatility:\*\*** Whether you're looking to establish a permanent residence, a weekend getaway, or a dedicated recreational spot, this property offers numerous possibilities.
- Mineral rights do not transfer with the property.

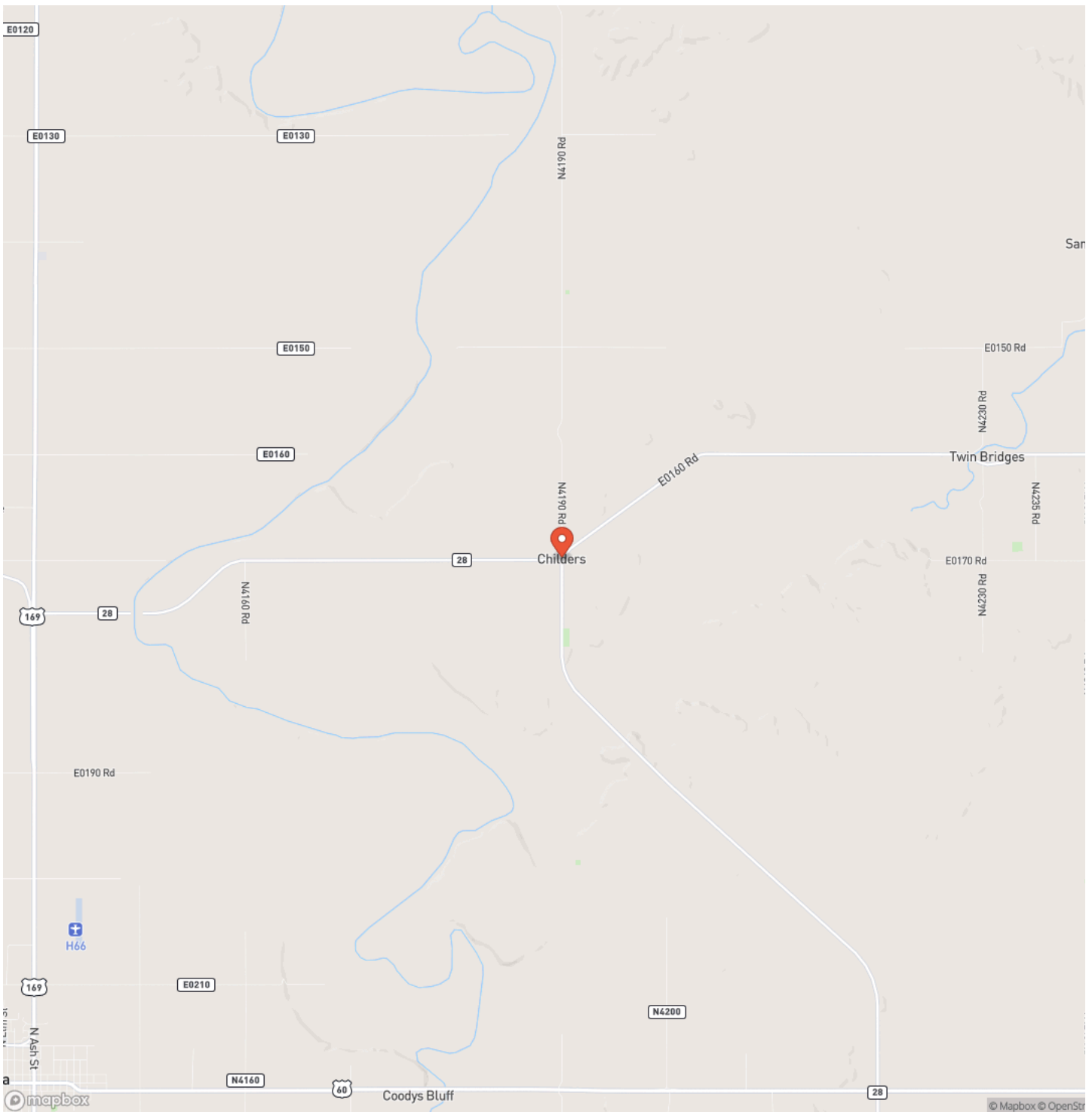
Embrace the serenity and potential of this Nowata County gem. With its strategic location and diverse features, it's a prime piece of land ready for your vision. For a private showing contact Stan Carpenter at [918-323-1378](tel:918-323-1378)





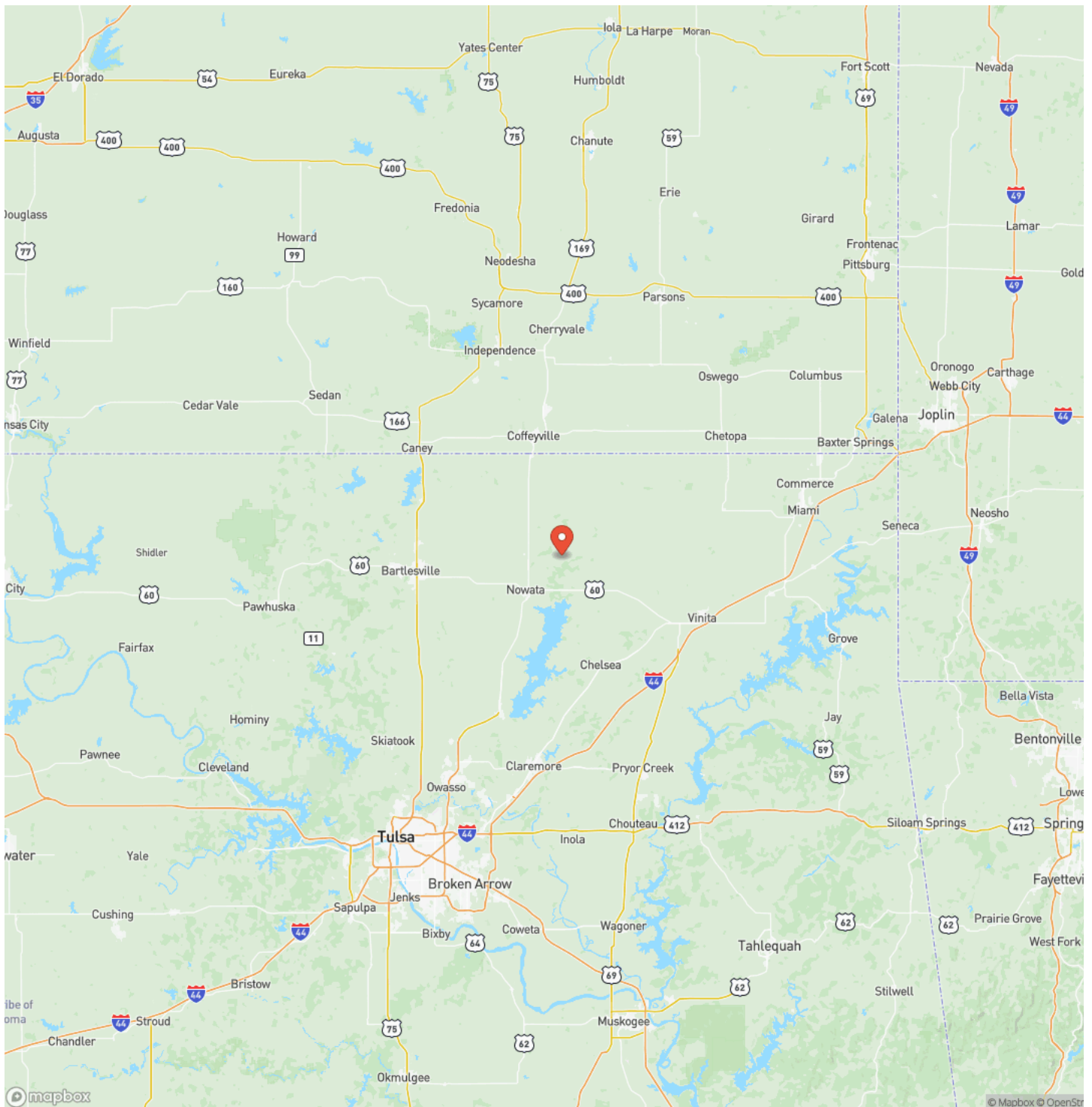


## Locator Map

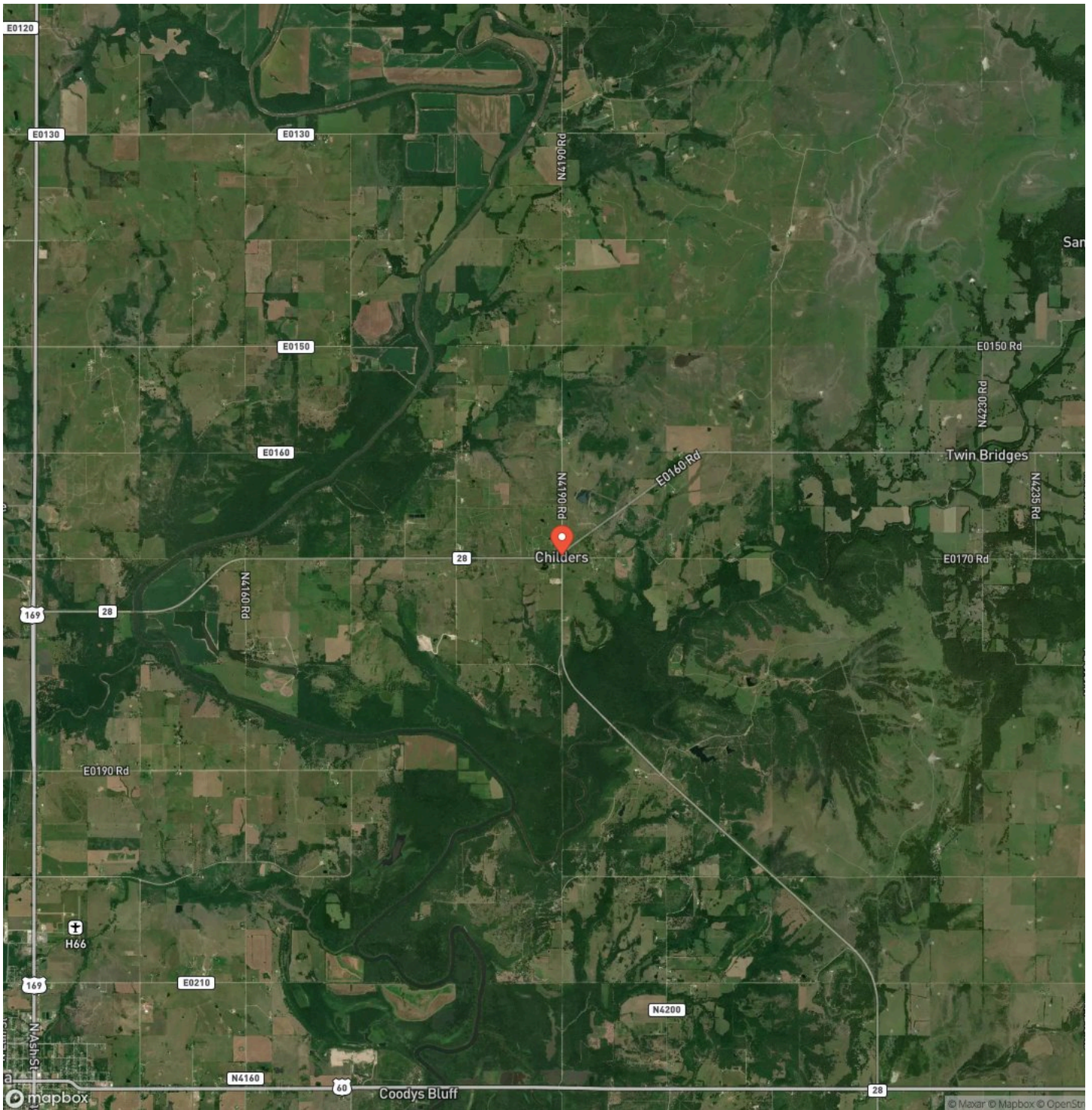




## Locator Map



## Satellite Map





## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Stan Carpenter

## Mobile

(918) 323-1378

## Email

stanc@redcedarland.com

### Address

City / State / Zip

Oswego, KS 67356

## NOTES

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**redcedarland.com**

## **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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