

**Nowata 120**  
20568 Us Highway 60, Nowata, OK, 74048  
Nowata, OK 74048

**\$899,000**  
120± Acres  
Nowata County



**Nowata 120**  
**Nowata, OK / Nowata County**

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**SUMMARY**

**Address**

20568 Us Highway 60, Nowata, OK, 74048

**City, State Zip**

Nowata, OK 74048

**County**

Nowata County

**Type**

Farms, Hunting Land, Business Opportunity, Horse Property, Recreational Land, Residential Property

**Latitude / Longitude**

36.698208 / -95.511223

**Taxes (Annually)**

2870

**Dwelling Square Feet**

2746

**Bedrooms / Bathrooms**

5 / 3

**Acreage**

120

**Price**

\$899,000



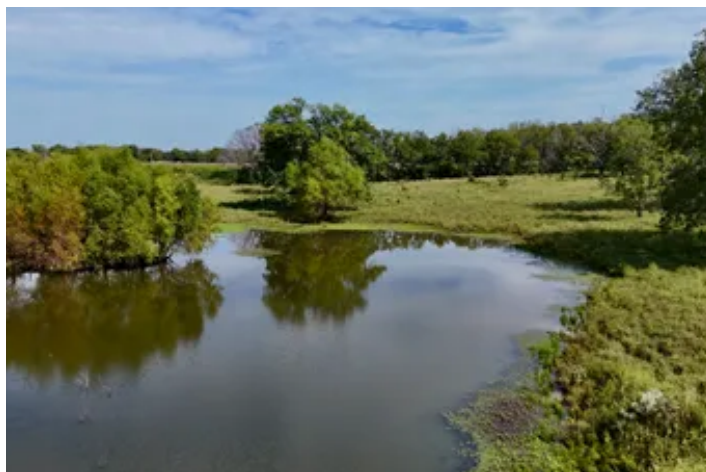


**Nowata 120**  
**Nowata, OK / Nowata County**

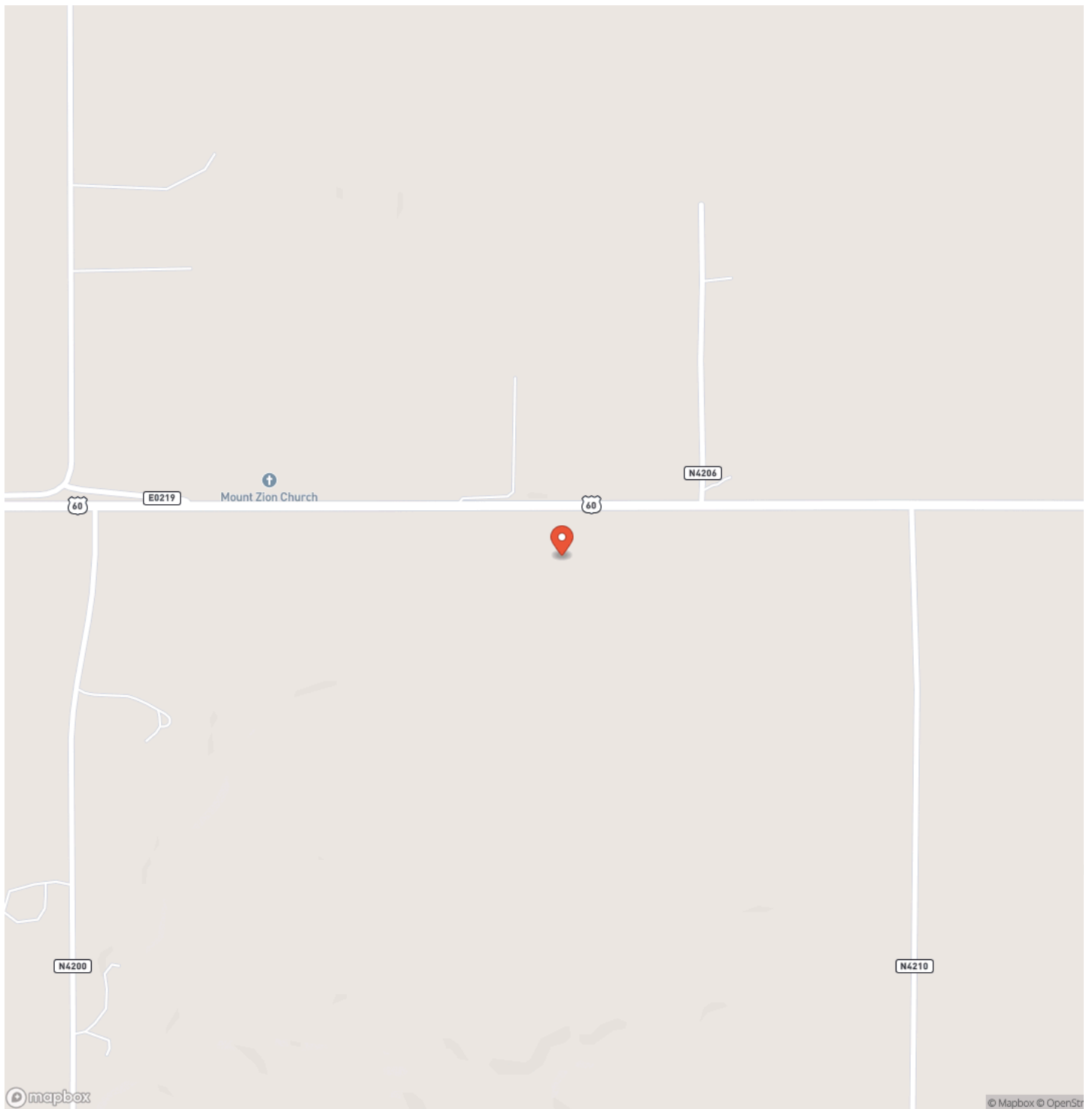
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**PROPERTY DESCRIPTION**

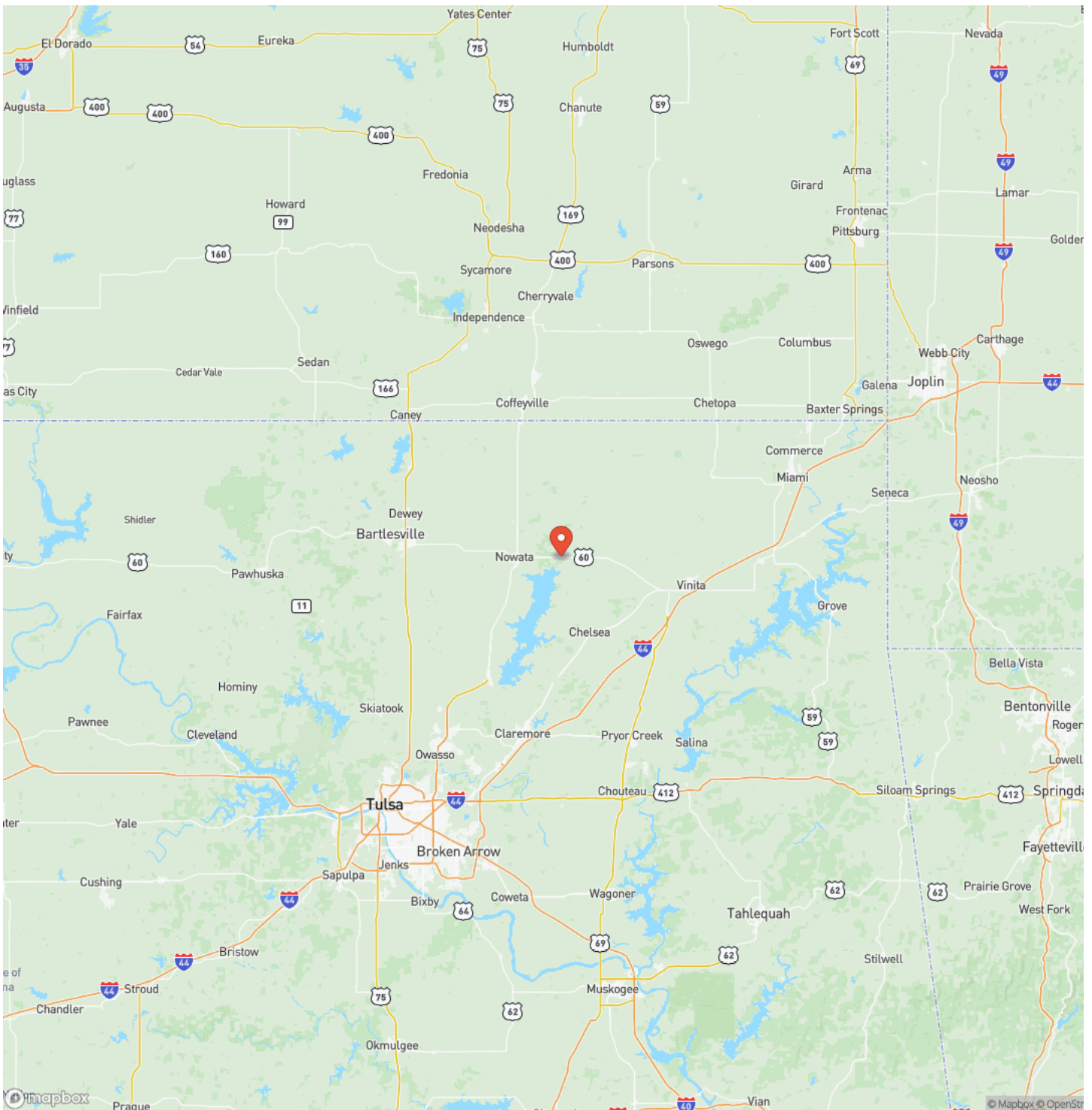
Located just 6 miles east of Nowata and minutes from Oologah Lake, this 120-acre property in Nowata County offers a rare combination of functionality, seclusion, and accessibility—just an hour north of Tulsa and a short drive to Bartlesville. With 2,700 feet of frontage along Highway 60, the land features a gravel driveway leading to a two-story farmhouse, a 2,400 sq. ft. insulated metal barn/shop, and multiple additional barns and outbuildings for storage or work. The property is fully fenced and split between open pasture and mature hardwoods, ideal for livestock, recreational use, or a grow. It includes two ponds, rural water service, direct electric line access with multiple meters, and a working agricultural pump. There is abundant water on this property. The wildlife include deer, waterfowl, turkey, and more, making it a great hunting spot. The hardwoods and open pasture allow for a natural habitat and space for wildlife to thrive. Whether you're looking to expand a ranching operation, invest in productive land, or enjoy a private outdoor retreat, this versatile property has the infrastructure and natural beauty to support it all.



## Locator Map



## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Peyton Elias

## Mobile

(918) 760-3023

## Email

peyton@oklahomalandmark.com

**Address**

6501 Avondale Dr

## City / State / Zip

## NOTES

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## NOTES

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

## **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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**Metro Mark Real Estate**  
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