

**Livestock Ready Updated Country Home**  
16427 Vinita Rd  
Nowata, OK 74048

**\$235,000**  
6± Acres  
Nowata County



**Livestock Ready Updated Country Home**  
**Nowata, OK / Nowata County**

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**SUMMARY**

**Address**

16427 Vinita Rd

**City, State Zip**

Nowata, OK 74048

**County**

Nowata County

**Type**

Ranches

**Latitude / Longitude**

36.6997 / -95.5856

**Dwelling Square Feet**

2,100

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

6

**Price**

\$235,000

**Property Website**

<https://arrowheadlandcompany.com/property/livestock-ready-updated-country-home/nowata/oklahoma/101727/>



## Livestock Ready Updated Country Home Nowata, OK / Nowata County

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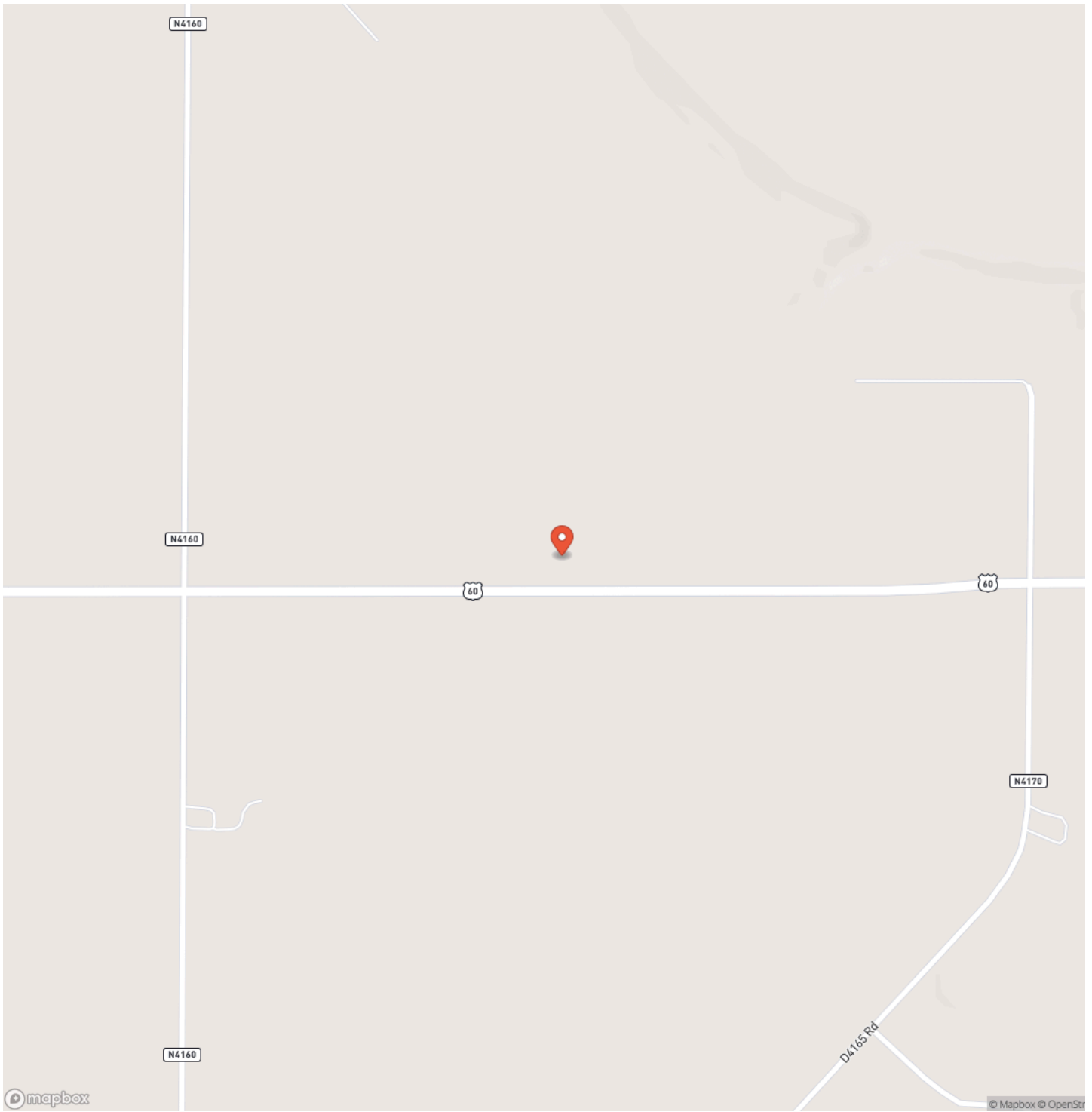
### **PROPERTY DESCRIPTION**

PRICE REDUCED! Move-in ready and livestock-ready, this fully remodeled 3 bed, 2 bath, +/- 2,100 sq ft manufactured home on +/- 6 acres in Nowata County is set up and ready to go! Built in 2003 with a metal roof, the home features vaulted ceilings with exposed beams, a stone fireplace with gas insert, freshly cleaned carpet throughout, and new flooring in the kitchen, utility room, and primary bath. The kitchen offers updated countertops, island seating, and includes appliances, dishwasher, microwave, stove, refrigerator, washer, dryer, and chest freezer. The oversized primary suite features a double vanity, soaking tub, and separate shower. Outside is where this property stands out. The +/- 6 acres are fully usable and set up for livestock with new barbed wire fencing, cross-fencing, multiple gates, and a functional layout. This property includes a barn with 3 horse stalls, working pens, covered loafing areas, and 2 shipping containers for added storage. A separate cross-fenced section in the northwest corner offers excellent potential for your own private arena. The property also features both a main driveway and a secondary gated entrance off Vinita Rd (US-60) in the southeast corner. The home's front yard offers mature shade trees along a gravel drive, and a covered front porch. Additional updates include new AC and heat pump (approximately 2 years old) and an aerobic septic system that was recently serviced and reworked in the fall of 2025. Utilities include AEF electric service and City of Nowata trash service. Located along US-60 (Vinita Rd) just +/- 2.5 miles east of Nowata, this property offers a quiet country setting with convenient access to local amenities. This updated country home is only +/- 35 minutes to Vinita, +/- 45 minutes to Tulsa International Airport, and +/- 20 minutes to the Kansas state line. If you're looking for a clean, functional small acreage property where the hard work is already done, this one checks all the boxes! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Steve Horner at [\(918\) 859-0699](tel:9188590699). 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.

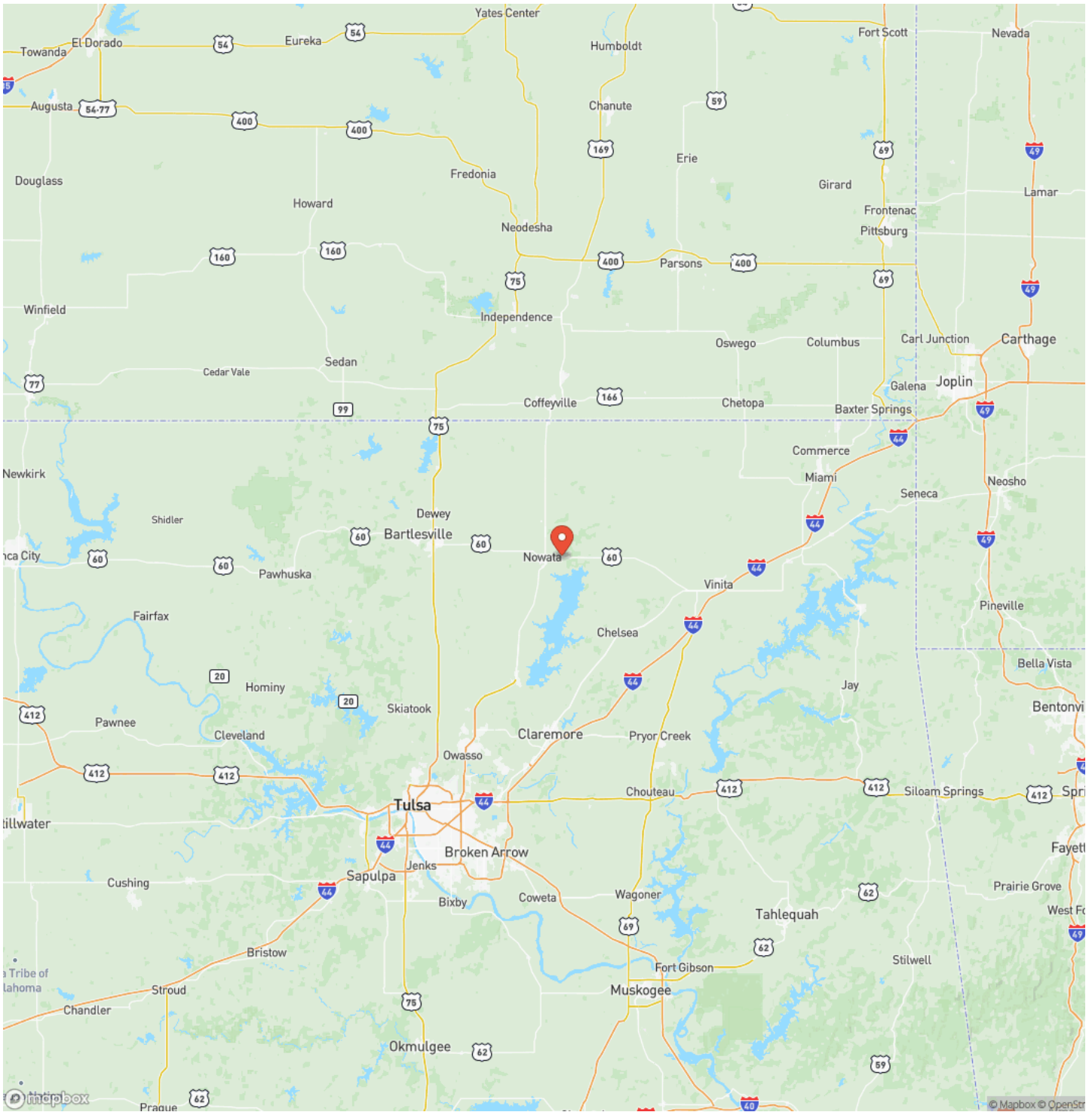
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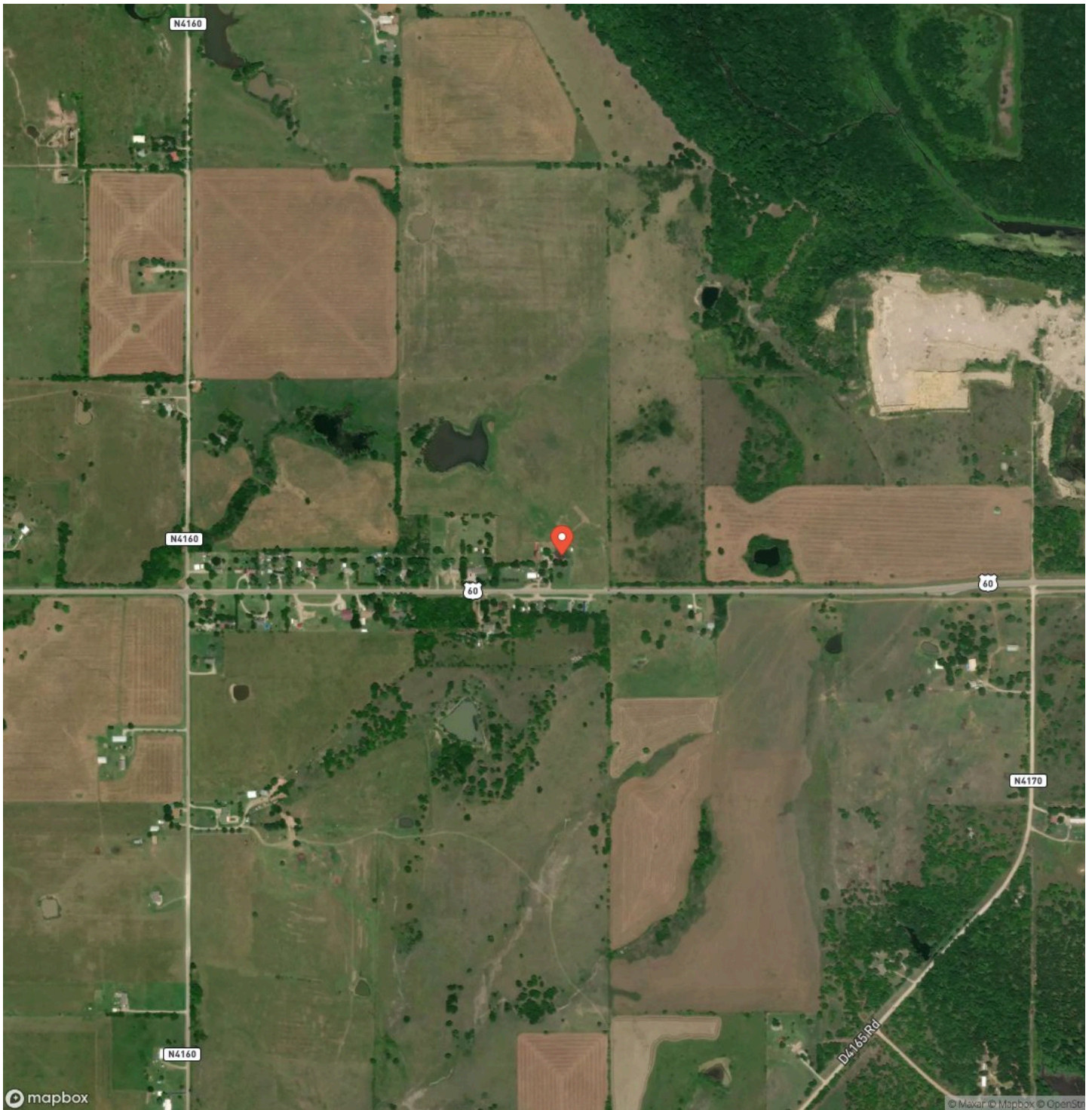
## Locator Map



# Locator Map



## Satellite Map







## **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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