

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

\$215,000
6± Acres
Nowata County



Livestock Ready Updated Country Home Nowata, OK / Nowata County

SUMMARY

Address

16427 Vinita Rd

City, State Zip

Nowata, OK 74048

County

Nowata County

Type

Ranches, Residential Property, Single Family

Latitude / Longitude

36.6997 / -95.5856

Dwelling Square Feet

2,100

Bedrooms / Bathrooms

3 / 2

Acreage

6

Price

\$215,000

Property Website

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



Livestock Ready Updated Country Home Nowata, OK / Nowata County

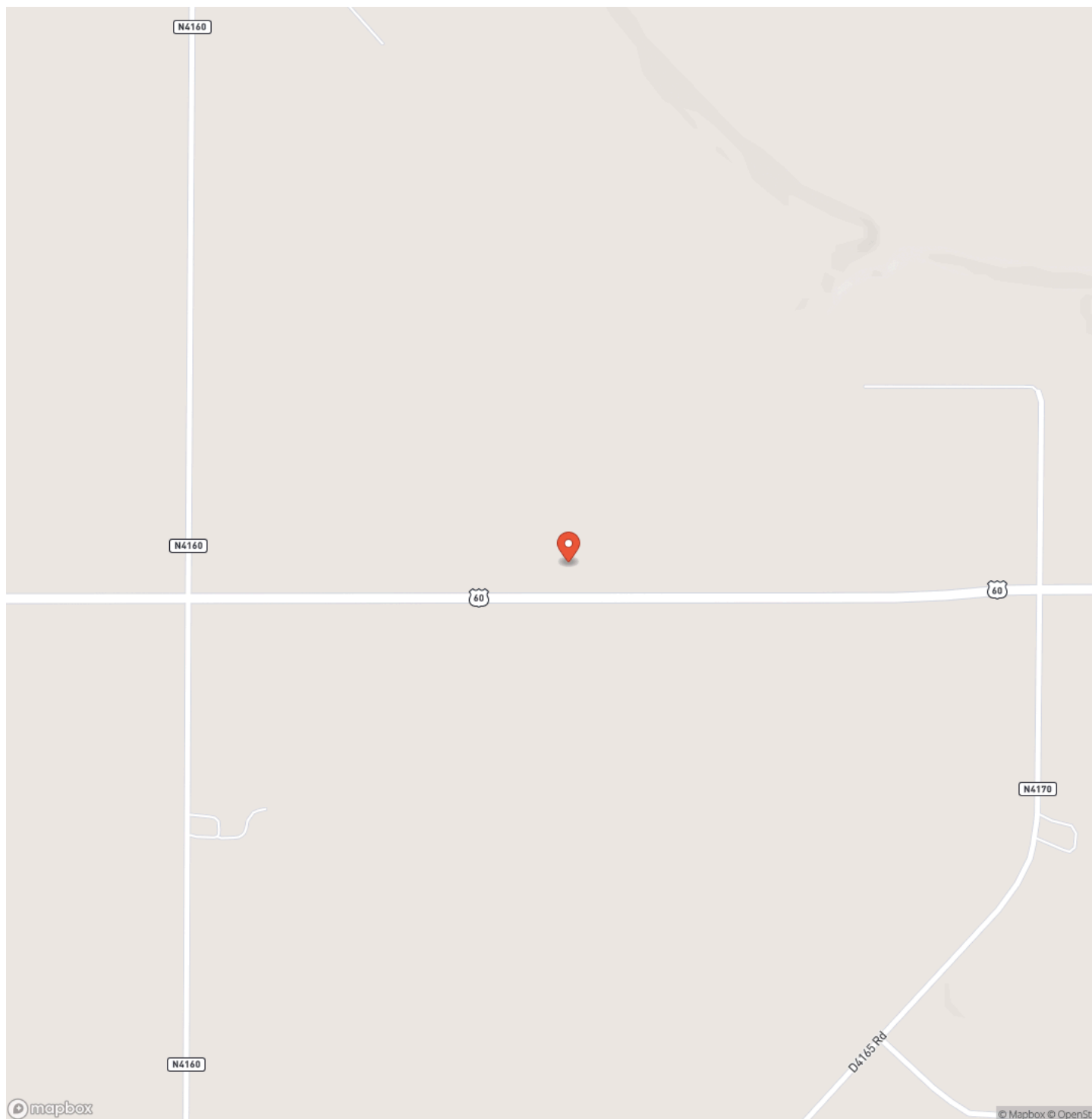
PROPERTY DESCRIPTION

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.

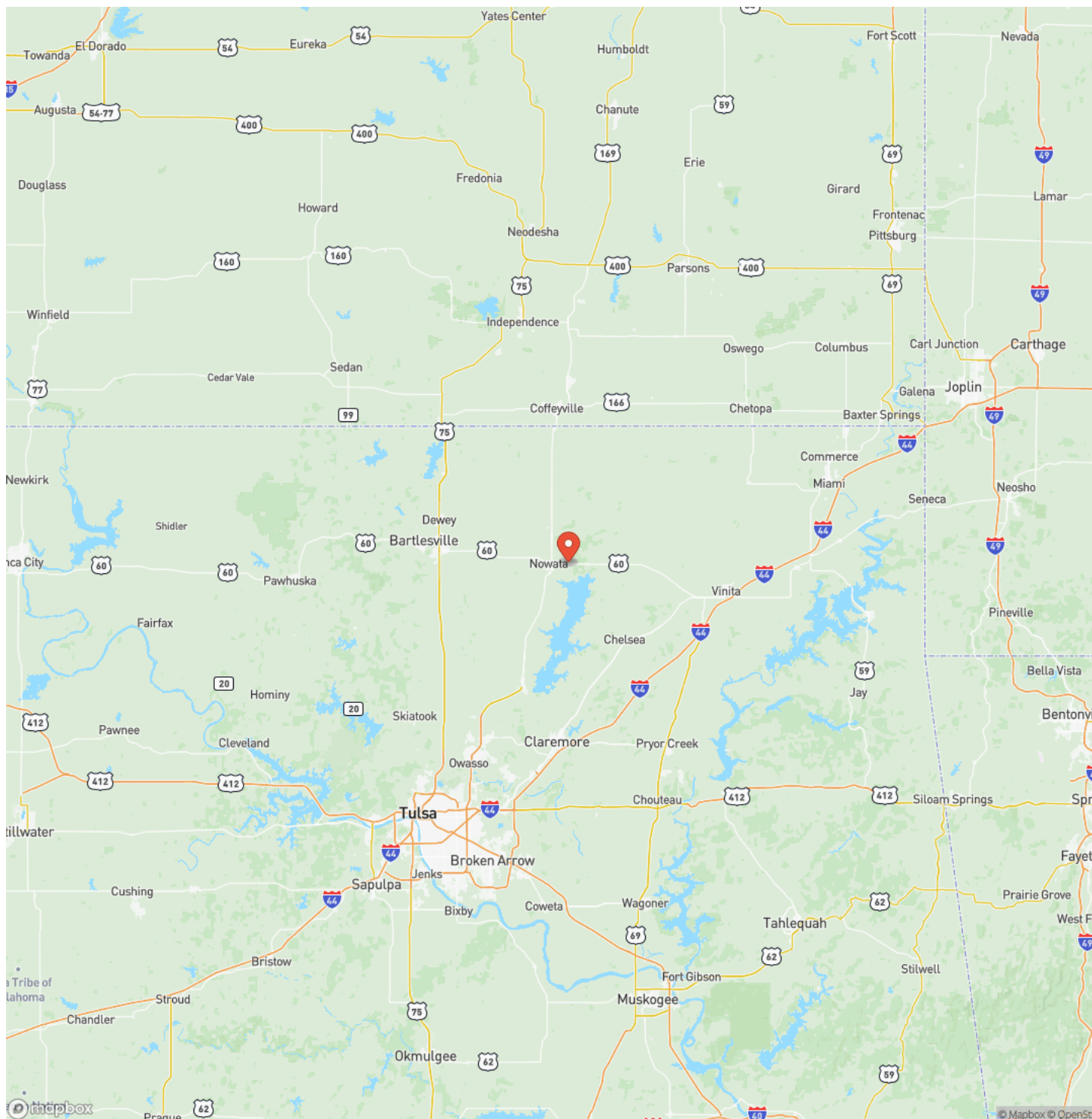
Livestock Ready Updated Country Home
Nowata, OK / Nowata County



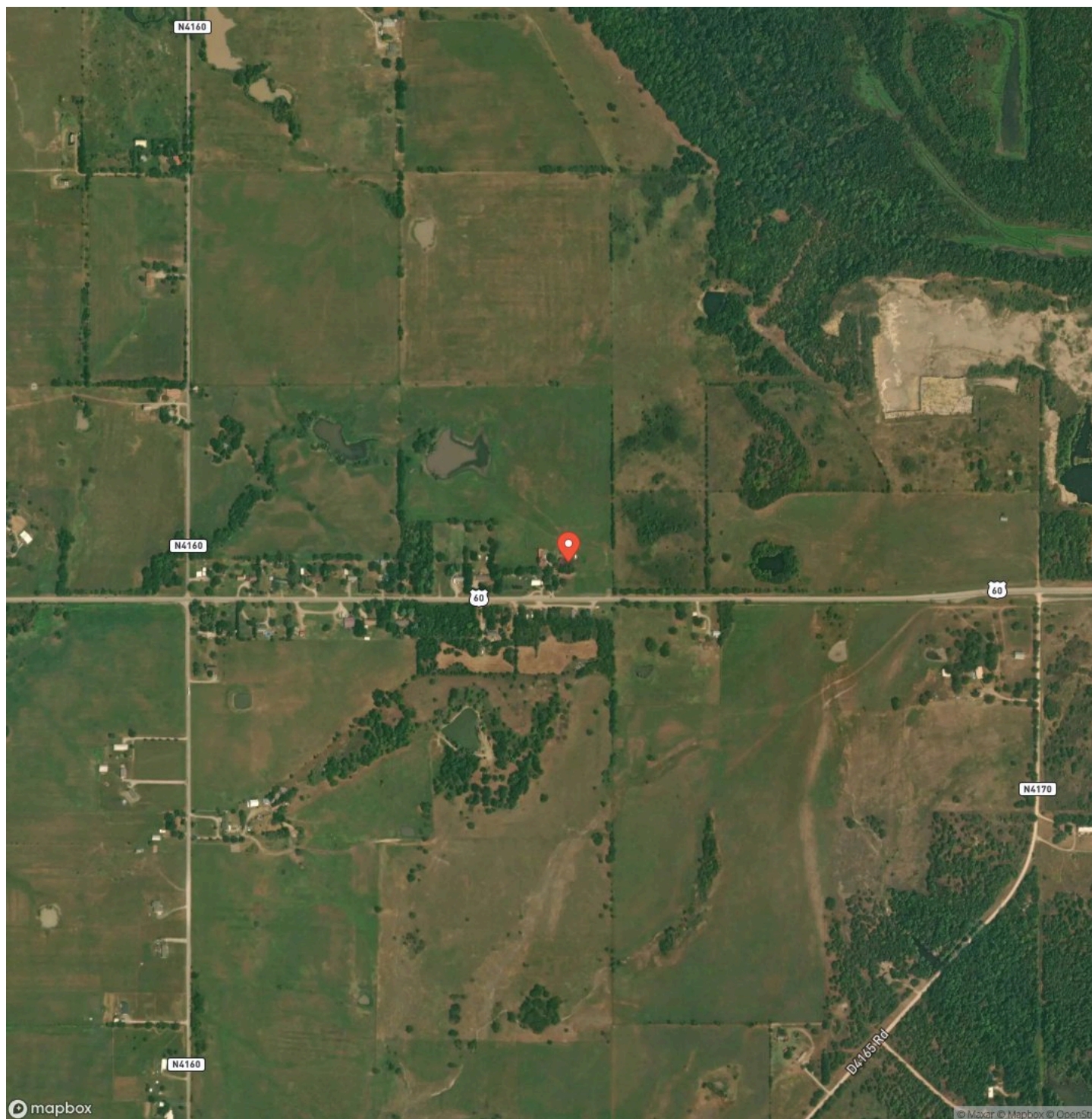
Locator Map



Locator Map



Satellite Map



Livestock Ready Updated Country Home
Nowata, OK / Nowata County

LISTING REPRESENTATIVE

For more information contact:



Representative

Steve Horner

Mobile

(918) 859-0699

Email

steve.horner@arrowheadlandcompany.com

Address

City / State / Zip

Grove, OK 74344

NOTES

[illegible]

This image shows a blank sheet of white paper with horizontal 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.



<https://arrowheadlandcompany.com/>

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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
<https://arrowheadlandcompany.com/>

