

117.72 acres For Sale

New Alluwe, Nowata County, OK.

Beautiful land sitting on a Blacktop road just one mi. west of Hwy 28. There's a pond in the SW corner of the property and rural water runs along the road. The owner would consider dividing the property into two tracts, a 77.72 acre tract to the west and a 40 acre tract on the east. Access on the 40 ac tract would come from county gravel road 4210 and would just be ¼ mi. north of the blacktop (Stanart Avenue). The fence and grass are very good and there are several nice building sites. *Price: \$364,932 Owner would consider dividing into two tracts.*

No Minerals convey, Surface only. Deed restrictions will not allow Marijuana or poultry growing operations.



JC Barr, Broker

405-245-7585

jakebarr1954@gmail.com

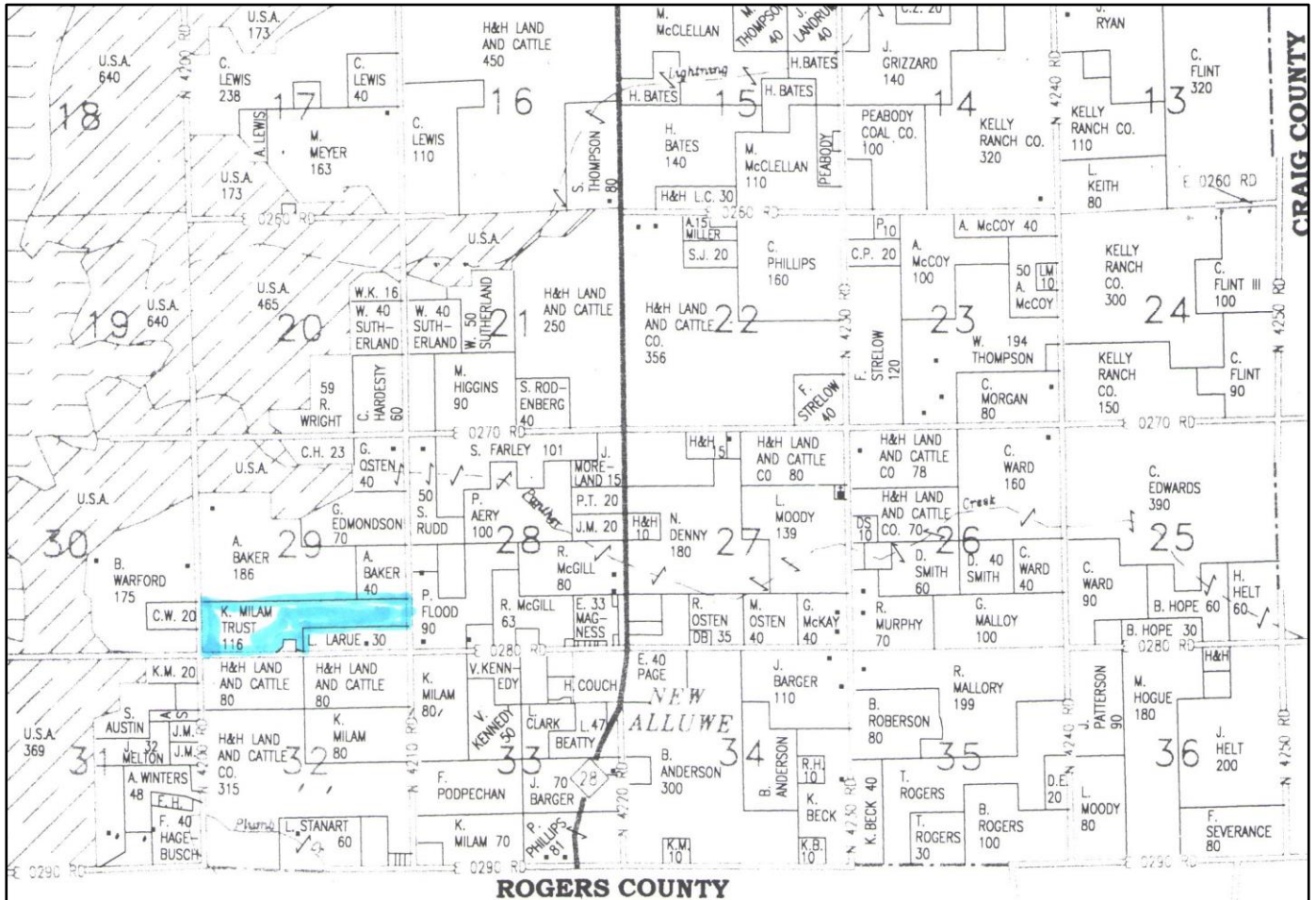
jcbarrauctions.com for more

photos & maps





Located in Section 29-25N-17E S2SW,N2S2SE Less 2.28 AC (Water Tower) In the SESESW 117.72+/- Acres, Nowata County, OK. Just west of New Alluwe off Hwy 28 (8 mi. North of Chelsea, OK). Go west 1 mile on Stanart Ave., property on North side.



Great access, rural water, good grass and many nice building sites. 2020 Real Estate Taxes were \$198.



Good fence and road frontage on two sides along with beautiful views. Chelsea Schools.

