

MIDWEST LAND GROUP PRESENTS

27 ACRES IN

NOWATA COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

MODERN BARNDOMINIUM BUILT IN 2023 ON 27 +/- LIVESTOCK-READY ACRES

Built in 2023, this modern rustic barndominium, 3 beds, 2 bath, 2,000 square foot home blends efficiency, craftsmanship, and country lifestyle into one turn-key property. From the moment you step inside, vaulted ceilings and exposed wood trusses create a dramatic yet inviting space. Radiant heated floors run beneath luxury vinyl plank flooring, while a centrally positioned wood-burning stove anchors the open-concept living area.

The kitchen is both functional and beautiful — butcher block countertops, stainless steel double ovens, a farmhouse sink, open shelving, custom cabinetry, and a generous island perfect for gathering.

Designed with energy efficiency in mind, the home features 2" foam board exterior insulation, two mini-split systems (3-zone + 1-zone), and seamless gutters.

Every detail was intentionally built for durability and comfort. The 1,200 square foot attached 2-car garage/shop expands your possibilities, complete with a heated washer and dryer room. The garage offers 3 total bay doors, allowing for pull-through access on the west doors.

Outside, 27 +/- acres are fully fenced with woven wire perimeter fencing and a portion of a pond sitting in the southwest corner — this place is ideal for livestock, horses, cattle, or building your homestead dream. The wide-open views and rural setting offer the freedom buyers crave.

For more information, contact listing agent Paul Smith at (918) 297-2737. Shown by appointment only. Sellers request 24 hour notice before all showings.



PROPERTY FEATURES

COUNTY: **NOWATA** | STATE: **OKLAHOMA** | ACRES: **27**

- 3 bed, 2 bath barndominium built in 2023
- 27 +/- fully fenced acres
- 2,000 sq. ft. living space + 1,200 sq. ft. attached garage/shop
- Vaulted living room with exposed wood trusses
- Radiant heated floors + wood-burning stove
- Chef-inspired kitchen
- Advanced comfort systems – 2 mini-split systems (one 3-zone, one single-zone) for customizable climate control
- Ring security camera system
- Tornado shelter
- City water
- PSO electric
- 2025 taxes approx. \$3231
- Hay field has historically produced around 120-150 4'x5' hay bales
- Minerals are not intact



3 BED, 2 BATH BARNDOMINIUM

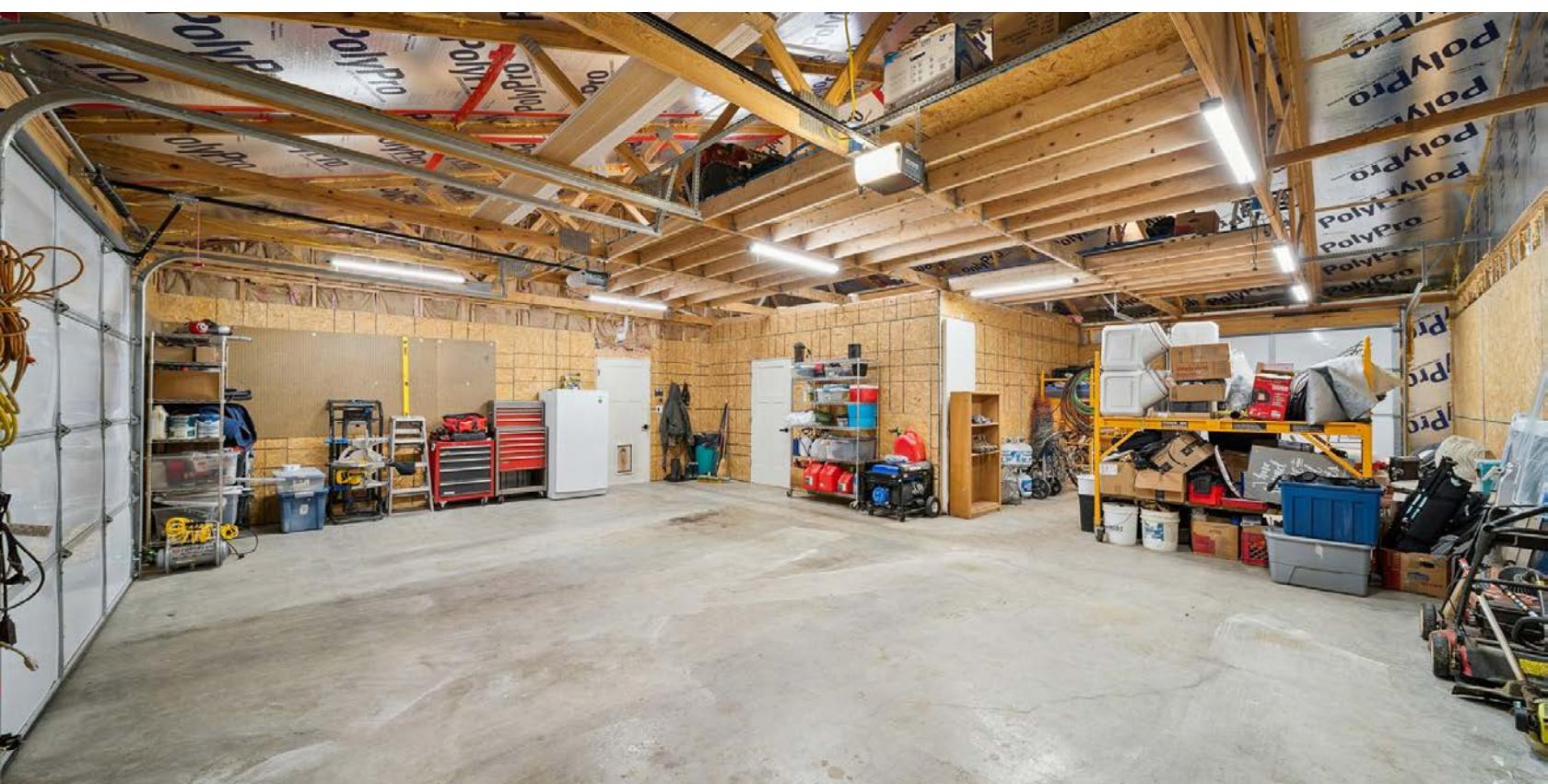
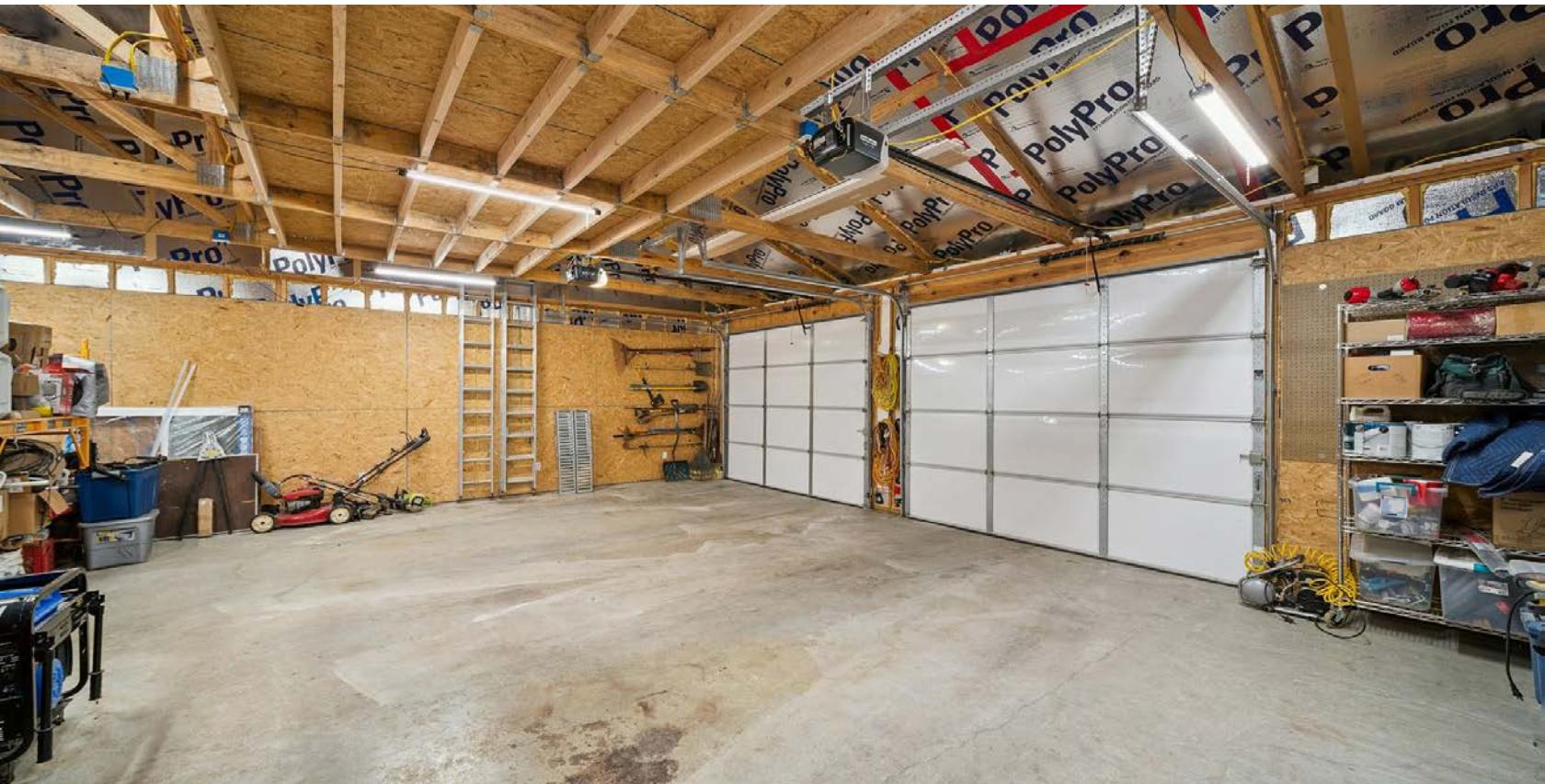
Built in 2023, this modern rustic barndominium, 3 beds, 2 bath, 2,000 square foot home blends efficiency, craftsmanship, and country lifestyle into one turn-key property. Vaulted ceilings & exposed wood trusses create a dramatic yet inviting space.



ADDITIONAL INTERIOR PHOTOS



1,200 SQ. FT. ATTACHED GARAGE/SHOP



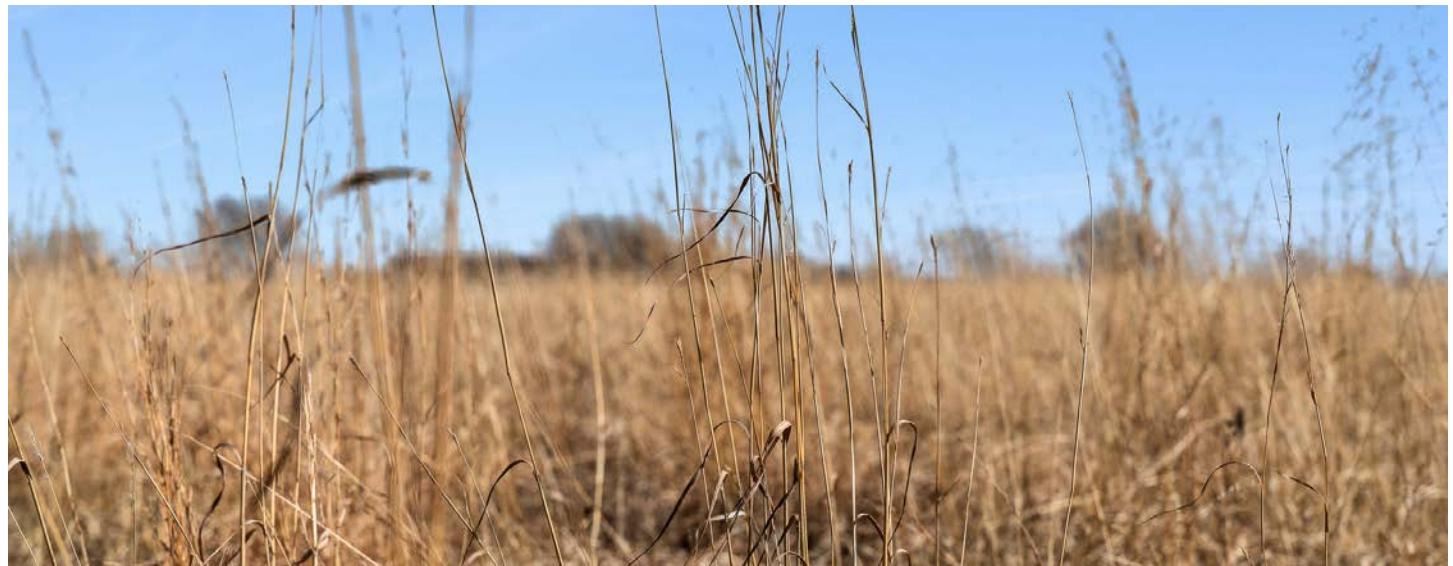
TORNADO SHELTER



FULLY FENCED



HAY FIELD



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 36° 42' 16.26, -95° 39' 16.17

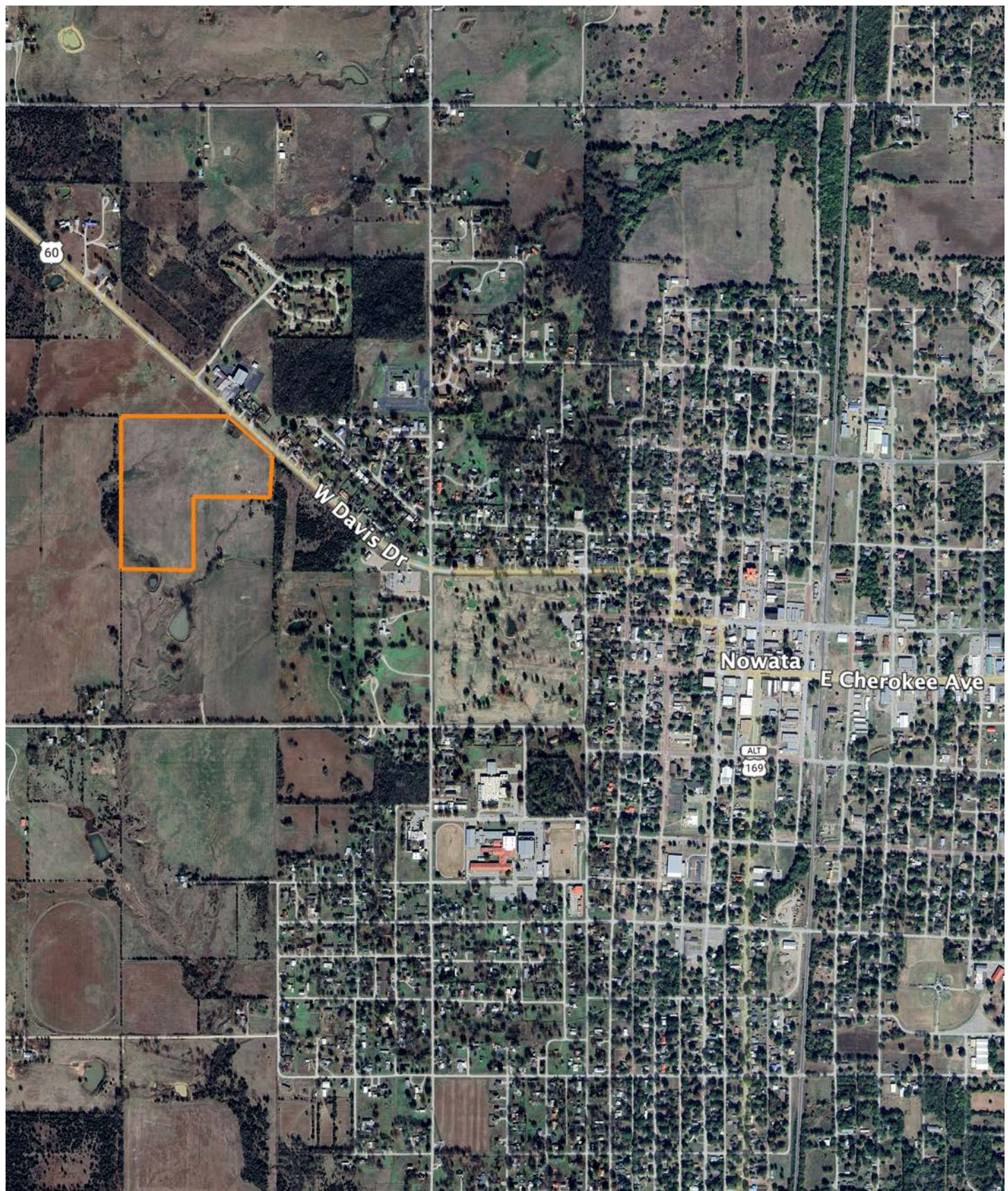
0ft 275ft 550ft

25-26N-15E
Nowata County
Oklahoma



2/13/2026

OVERVIEW MAP



AGENT CONTACT

Buying or selling real estate can be stressful and overwhelming and Paul is the kind of agent that loves to help people with their real estate needs. One of the reasons Paul came into this market is because he loves meeting new people and building lifelong relationships. Paul was born and raised in Oklahoma and a graduate of Oklahoma State University. He and his wife moved their family to live in Kansas for several yrs giving him an opportunity to know both markets and areas well.

With a lifelong obsession for the outdoors, hunting, and improving the land, Paul found his calling at Midwest Land Group, where he's able to fulfill his dream of working outdoors. He enjoys sharing a passion and talking with people about all facets of land – whether hunting, habitat improvement or investing – all while being able to create value for both his buyer and seller clients. When you work with Paul, rest assured he'll do everything he can to provide great customer service to reach the end goal of his clients.

Paul and his family reside in Oklahoma now and when he's not working, you can find Paul enjoying life and the outdoors year-round with his family. Paul is very active in his community helping coach youth sports and serving at his local Church. Paul lives with his wife Whitney and, together, they have three children, Ryker, Tymber, and PC. Give Paul a call today and let him help serve you in your real estate needs!



PAUL SMITH, LAND AGENT
918.397.2737
PSmith@MidwestLandGroup.com



MidwestLandGroup.com

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