

MIDWEST LAND GROUP PRESENTS

20 ACRES IN

DELAWARE COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

20 +/- ACRE DELAWARE COUNTY BUILDING AND RECREATIONAL TRACT

Located south of the community of Leach is this fantastic 20 +/- acre building and recreational tract. As you enter the property from S 560 Road to the east and make your way into the valley below, it will not take long to appreciate the beauty this small acreage tract has to offer. The mature hardwoods line the ridge throughout the property, with the western portion containing a multitude of building locations, all of which will allow the new owners the opportunity for spectacular views of the valley that is situated 50 feet below. Make your way through the valley to the southern portion of the

farm, where you will find the crystal clear, cold waters of the natural springs. Although situated along a county road, once you enter the property you will quickly find yourself secluded within your personal hardwood sanctuary. Whitetail deer, turkey, and other wildlife have been known to visit the property throughout the year. If you are searching for a smaller tract to build, play or escape to, then this is definitely one you should tour to appreciate all this Delaware County farm has to offer. Give Kevin Williams a call at (918) 514-3165 for your personal showing today!



PROPERTY FEATURES

PRICE: **\$110,000** | COUNTY: **DELAWARE** | STATE: **OKLAHOMA** | ACRES: **20**

- 20 +/- acres
- County maintained gravel road frontage
- Utilities along S 560 Road
- Partial fencing on the north, west, and south sides
- Multiple points of access from S 560 Road
- Several build sites
- Natural springs
- Mature hardwoods
- 20 minutes to Locust Grove
- 30 minutes to Siloam Springs, Arkansas
- 1 hour to Tulsa
- Kansas, Oklahoma school district



MATURE HARDWOODS

The mature hardwoods line the ridge throughout the property, with the western portion containing a multitude of building locations.



NATURAL SPRINGS

Make your way through the valley to the southern portion of the farm, where you will find the crystal clear, cold waters of the natural springs. Although situated along a county road, once you enter the property you will quickly find yourself secluded within your personal hardwood sanctuary.



ADDITIONAL PHOTOS



AERIAL MAP



AGENT CONTACT

Kevin Williams loves the outdoors, family, friends, and his country. Having grown up in the shadow of his grandfather, Kevin learned everything he could about Northeast Oklahoma from the lifelong hunter, fisherman, team roper and Veteran. Born in Bartlesville, Oklahoma, Kevin was raised in Nowata and attended both the University of Oklahoma and Oklahoma State University, ultimately earning degrees in Turf Management and Liberal Studies. He enlisted in the United States Army and served as a paratrooper, combat medic and soldier, serving two combat tours in Iraq, earning numerous awards. Early in his career, his love for golf took him to shaping and maintaining golf courses in Oklahoma and as far away as Jamaica. He then went on to have a successful career in medical sales. An experienced deer hunter, avid fisherman and sports fan, Kevin enjoys working at Midwest Land Group where he can share his passion for the outdoors, wildlife, and country. A trusted and proven salesperson, Kevin is dedicated to his customers' needs. When not golfing, you can usually find him in the woods searching for a buck, fishing for largemouth bass, or volunteering with youth and Veterans. He has served as the boat captain for a nearby high school fishing team, as well as volunteered with Fishing for Freedom on lakes in Missouri, Oklahoma, and Texas. Kevin and his partner, Nichole, make their home in Oologah, Oklahoma. Together, they have five children. Give Kevin a call today to experience the Midwest Land Group difference!



KEVIN WILLIAMS,

LAND AGENT

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