

MIDWEST LAND GROUP PRESENTS

120 ACRES IN

# DELAWARE COUNTY OKLAHOMA



[MidwestLandGroup.com](http://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# SECLUDED PROPERTY WITH LIVE SPRINGS AND INCREDIBLE HUNTING POTENTIAL

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This 120 +/- acre property has so much to offer its new owner! The property sits just north of the town of Zena and is minutes away from Hi-Lift and Drowning Creek Marinas. Do you currently live on the lake and want a place to hunt and play when it's not lake season? Have you been looking for land close to Grand Lake to build? Secluded and on a dead-end county road, this property offers up privacy and adventure for the outdoor enthusiast! There are multiple springs that flow year round and provide a constant water source for wildlife. There are miles of trails for UTVs and ATVs and awesome topography for hiking and exploring! Open pastures with native grasses that have been baled for hay in years past. The current owner has used the land to graze cattle and hunt. There have not been any cattle on the property for 4 years now and they have specifically just used the property for hunting and hay production. When you explore this

property it is hard not to spot perfect stand locations and pinch points for catching deer traveling. Many of the open fields could serve as ideal food plots next to the timber. The hardwoods are excellent! Primarily oaks with plenty of towering sycamores in the bottoms and pecans scattered in the open meadows up top. Just inside the pipe entrance is a small 5 acre meadow that would be ideal for building a cabin or home on. If you want to be close to rural water and electricity this would be the ideal spot. If you prefer to be more off grid there are some incredible locations on the property next to the creek or in the woods that would allow you to take in the beauty that this place offers, and these areas are already easily accessible with the established trail system! This property is only 25 minutes away from Grove or Jay, and just minutes away from all Grand Lake has to offer! Give Jackson a call today at (405) 503-0878.





# PROPERTY FEATURES

PRICE: **\$534,000** | COUNTY: **DELAWARE** | STATE: **OKLAHOMA** | ACRES: **120**

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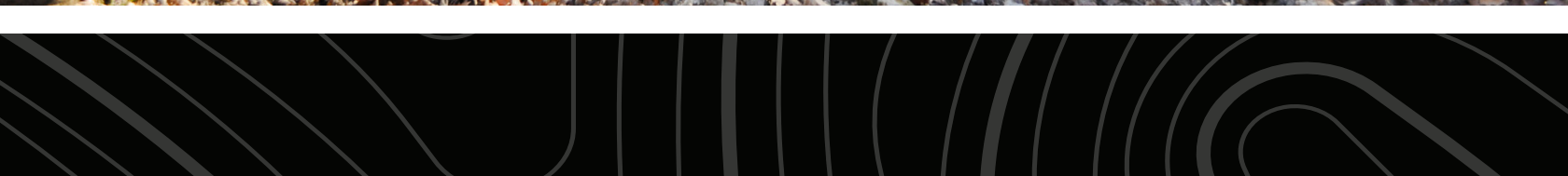
- Live creeks
- Several springs
- Established trail system
- Wooded and open pasture
- Perfect combo for hunting and hay production
- Awesome topography
- Mature hardwoods
- Close to rural water
- Great building sites
- Pipe entrance
- Dead end road privacy
- Minutes from Grand Lake





# LIVE CREEKS AND SEVERAL SPRINGS

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# ESTABLISHED TRAIL SYSTEM

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# WOODED AND OPEN PASTURE

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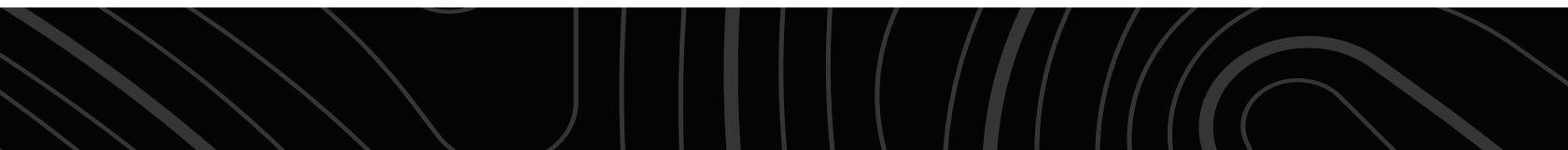




# GREAT BUILDING SITES

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Just inside the pipe entrance is a small 5 acre meadow that would be ideal for building a cabin or home on. If you want to be close to rural water and electricity this would be the ideal spot.





# ADDITIONAL PROPERTY PHOTOS

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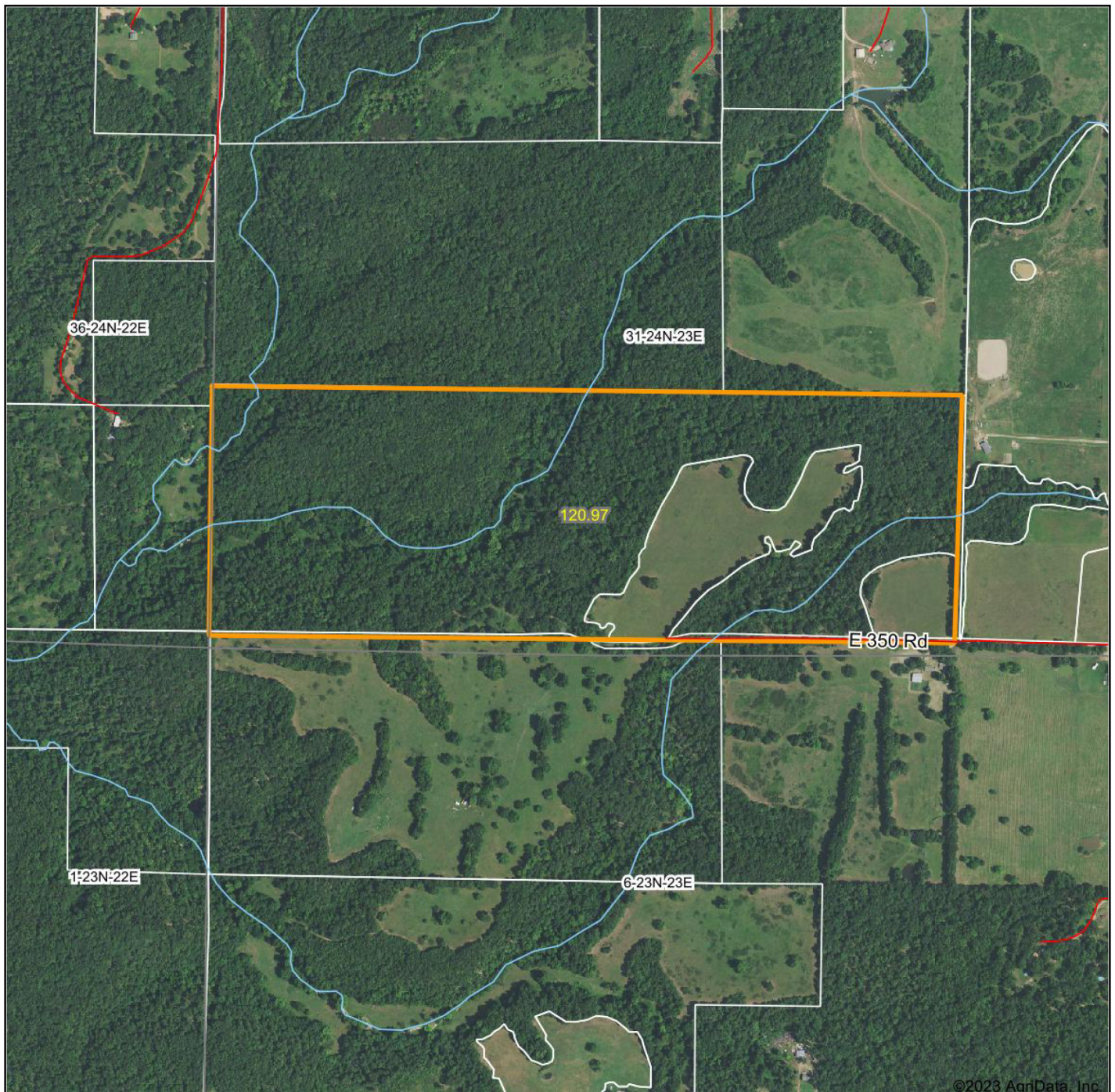


# OVERVIEW MAP





# AERIAL MAP



Maps Provided By:



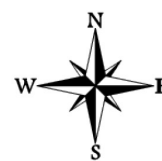
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Map Center: 36° 30' 42.16, -94° 53' 33.34

0ft 833ft 1666ft

**31-24N-23E**  
**Delaware County**  
**Oklahoma**

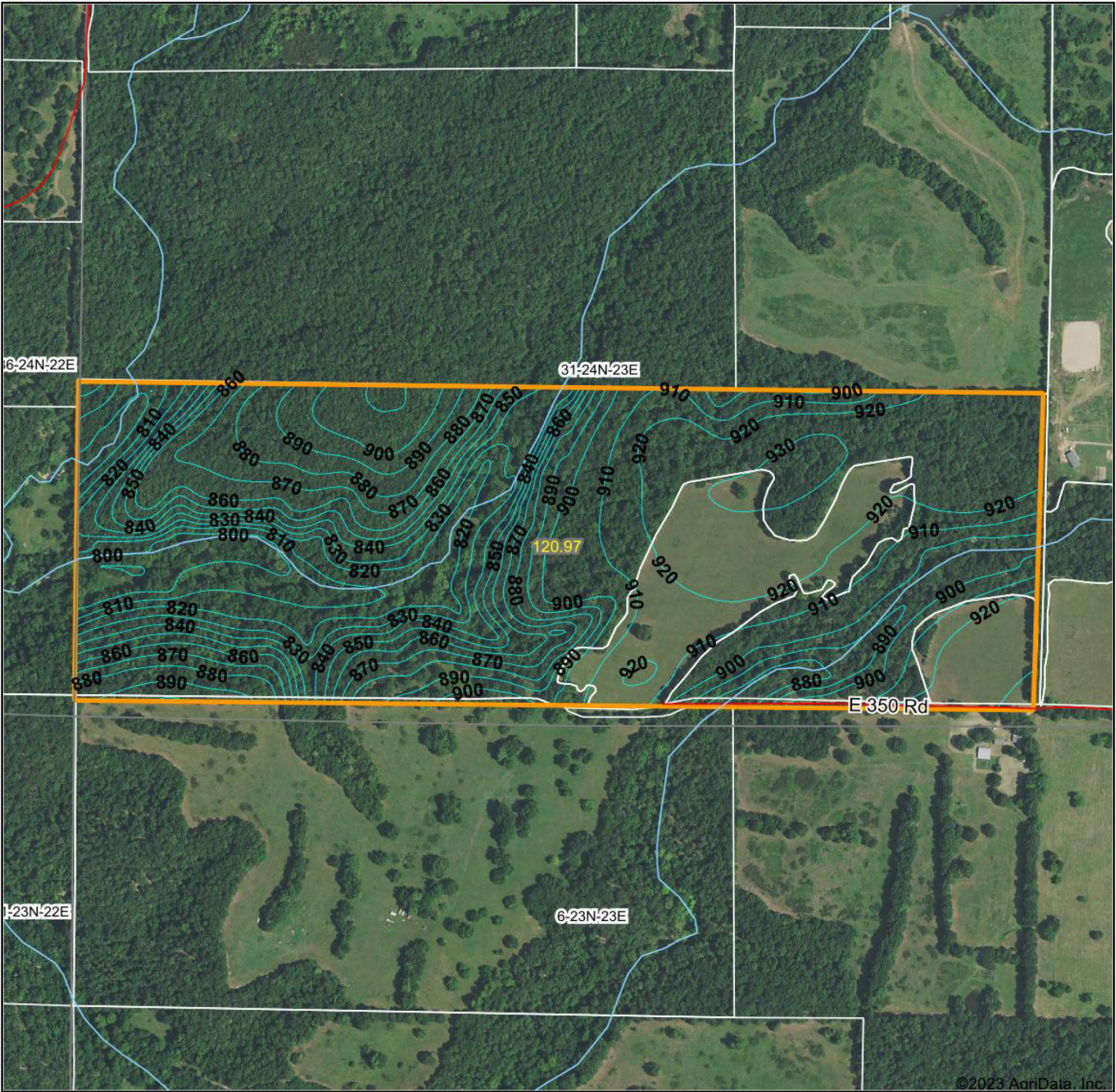


2/21/2023

Field borders provided by Farm Service Agency as of 5/21/2008.



# TOPOGRAPHY MAP



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 789.7

Max: 933.4

Range: 143.7

Average: 882.2

Standard Deviation: 40.22 ft

0ft 652ft 1304ft



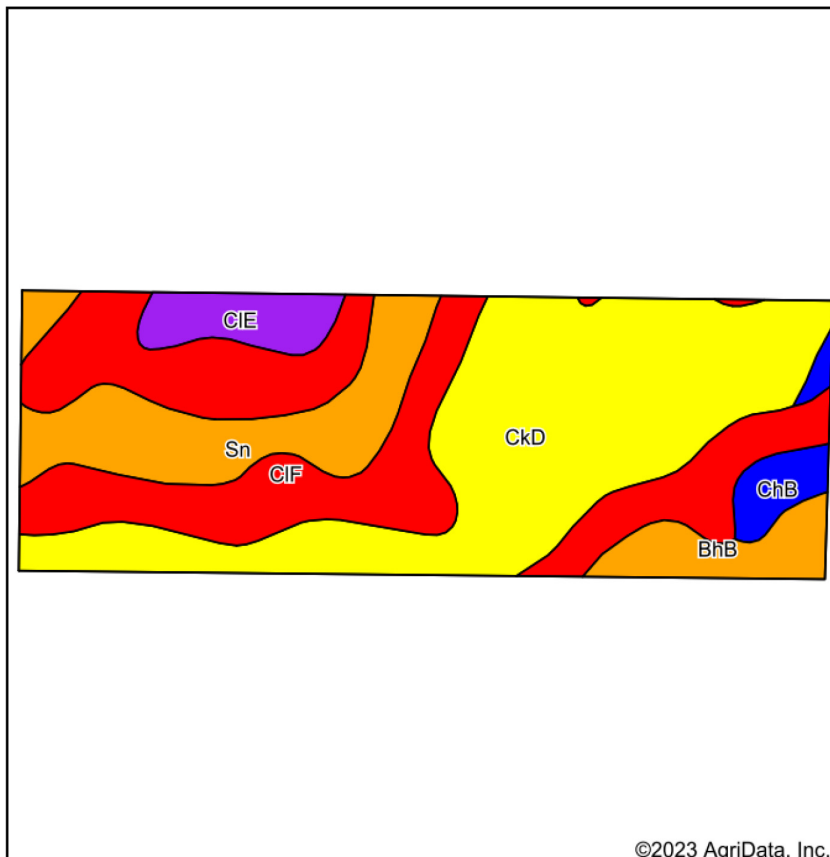
2/21/2023

31-24N-23E  
Delaware County  
Oklahoma

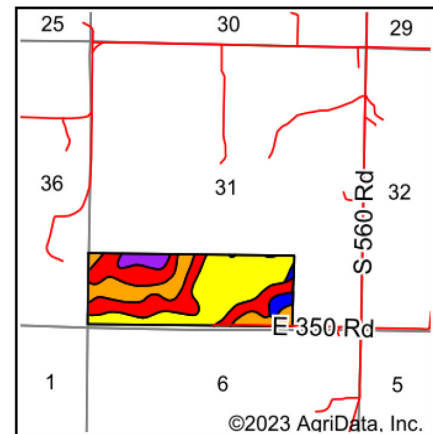
Map Center: 36° 30' 42.16, -94° 53' 33.34



# SOIL MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**  
 County: **Delaware**  
 Location: **31-24N-23E**  
 Township: **Jay**  
 Acres: **120.97**  
 Date: **2/21/2023**



Maps Provided By:

**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: OK041, Soil Area Version: 19

| Code                    | Soil Description  | Acres | Percent of field | Non-Irr Class Legend | Restrictive Layer | Soil Drainage                | Non-Irr Class *c | Range Production (lbs/acre/yr) | *n NCCPI Overall | *n NCCPI Corn  | *n NCCPI Small Grains | *n NCCPI Soybeans | *n NCCPI Cotton |
|-------------------------|---|-------|------------------|----------------------|-------------------|------------------------------|------------------|--------------------------------|------------------|----------------|-----------------------|-------------------|-----------------|
| CkD                     | Clarksville very gravelly silt loam, 1 to 8 percent slopes          | 47.37 | 39.2%            |                      | > 6.5ft.          | Somewhat excessively drained | IVe              | 0                              | 41               | 39             | 39                    | 31                | 37              |
| CIf                     | Clarksville very gravelly silt loam, 20 to 50 percent slopes, stony | 40.52 | 33.5%            |                      | > 6.5ft.          | Somewhat excessively drained | VIIIIs           | 0                              | 10               | 9              | 9                     | 4                 | 10              |
| Sn                      | Razort gravelly loam, 0 to 3 percent slopes, occasionally flooded   | 17.63 | 14.6%            |                      | > 6.5ft.          | Well drained                 | IIIe             | 0                              | 66               | 66             | 56                    | 58                | 52              |
| BhB                     | Doniphan gravelly silt loam, 1 to 3 percent slopes                  | 6.19  | 5.1%             |                      | > 6.5ft.          | Well drained                 | IIIe             | 0                              | 65               | 47             | 50                    | 49                | 64              |
| CIE                     | Clarksville very gravelly silt loam, 5 to 20 percent slopes, stony  | 5.47  | 4.5%             |                      | > 6.5ft.          | Somewhat excessively drained | VIe              | 0                              | 43               | 38             | 37                    | 31                | 43              |
| ChB                     | Choteau silt loam, 1 to 3 percent slopes                            | 3.79  | 3.1%             |                      | > 6.5ft.          | Somewhat poorly drained      | IIe              | 5289                           | 70               | 67             | 65                    | 69                | 70              |
| <b>Weighted Average</b> |   |       |                  |                      |                   |                              | <b>5.17</b>      | <b>165.7</b>                   | <b>*n 36.5</b>   | <b>*n 34.1</b> | <b>*n 32.7</b>        | <b>*n 28</b>      | <b>*n 32.8</b>  |

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# AGENT CONTACT

When you combine Jackson's entrepreneurial spirit with his passion for the great outdoors, his clients always win. His genuine and caring nature, alongside his astute attention to detail, make for an unbeatable resource to have on your side during any transaction. As Jackson says, "Time is of the essence in real estate. I take pride in getting answers to my clients and solving problems in the timeliest of fashions. The most rewarding part of my job is getting every client the best results and providing exceptional service. No matter the size of the transaction you can expect the same level of service and commitment."

As an Oklahoma native, Jackson is equipped with knowledge that is unmatched. His drive to provide the highest level of service, paired with his love of research and desire to know his client's stories, needs, and desires, has earned him the title of "Top Sales Producer" in Oklahoma for Midwest Land Group multiple years in a row. Jackson attended both Oklahoma Christian University and Oklahoma State University where he played baseball and ran track. Early into his career he served as a firefighter while starting his own fencing company that ran for nearly two decades. His knowledge of fencing led him to start another company that manufactured and distributed fence materials to vendors around the state. His ability to run his businesses to self-sufficiency offered up the opportunity for him to hone his focus in on his true passion - land.

When he is not working you might find Jackson out on the golf course, hunting, or spending time with his true pride and joy - his family. Jackson has been married to his wife, Nicole, for over 20 years and together they have three children. Houston is a United States Marine and is serving out of Camp Pendleton. Cole attends the University of Tulsa where he plays football and plans to major in business. Ava, their youngest, has committed to Dallas Baptist University where she will play soccer. Whether you are looking to buy or sell investment property, hunting ground, farmland, a premier build-site, or whatever a perfect land oasis looks like to you, Jackson is the agent for you. Give him a call today to help you start your journey towards "SOLD"!



**JACKSON GREENE,**  
LAND AGENT

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## MidwestLandGroup.com

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