

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

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# DELAWARE COUNTY OKLAHOMA



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



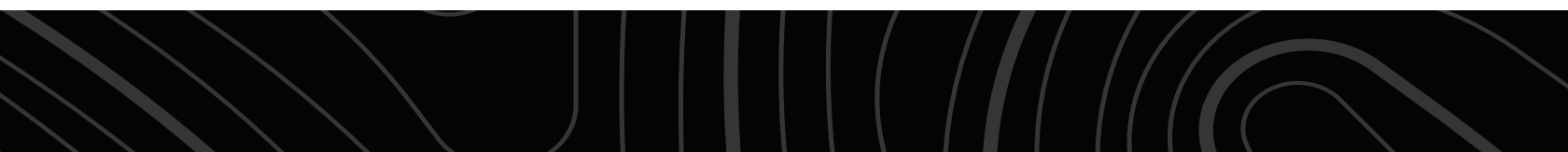
MIDWEST LAND GROUP IS HONORED TO PRESENT

# 80 +/- ACRE DELAWARE COUNTY GRASS AND TIMBER FARM

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Beautiful Delaware County, Oklahoma is home to this farm containing 80 +/- acres of gently rolling topography with approximately 20 +/- acres of mixed hardwoods. The property boasts 3 ponds, 2 water wells, a septic system, and electricity. Rural water connection is available along the county road. Perimeter fencing and cross-fencing are in place to house your livestock. The property also contains a 30'x100' open-sided metal building with a 30'x30' tack room or shop with windows, a side door, an overhead garage door, water, and electricity. No restrictions are in place, so bring your building plans and your livestock to this Delaware

County farm. The 60 +/- acres of fenced and cross-fenced grass contains more than enough space if you are wanting to start a small livestock operation or continue your current operation. The 3 strategically placed ponds will provide an ample water supply for your herd. The 20 +/- acres of mixed hardwoods in the northeast corner of the farm will provide a great opportunity for a bountiful fall harvest. The older house on the farm is of no value and will be sold, "AS-IS/WHERE-IS". If you are in the market for a great grass and timber farm in northeast Oklahoma, give Kevin Williams a call at (918) 514-3165 for more information.





# PROPERTY FEATURES

PRICE: **\$412,000** | COUNTY: **DELAWARE** | STATE: **OKLAHOMA** | ACRES: **80**

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- 80 +/- acres (approximately 20 acres of mixed hardwoods)
- 3 ponds
- Electric on property
- 2 water wells
- Rural water on E 580 Road
- Fenced and cross-fenced
- 30'x100' open-sided metal building with 30'x30' concrete-floored tack room or shop
- Electric and water to metal building
- 15 minutes to Locust Grove
- 10 minutes to Kansas, Oklahoma
- 30 minutes to Siloam Springs, Arkansas





# 80 +/- ACRES

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# 30'X100' OPEN-SIDED METAL BUILDING

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## 3 PONDS

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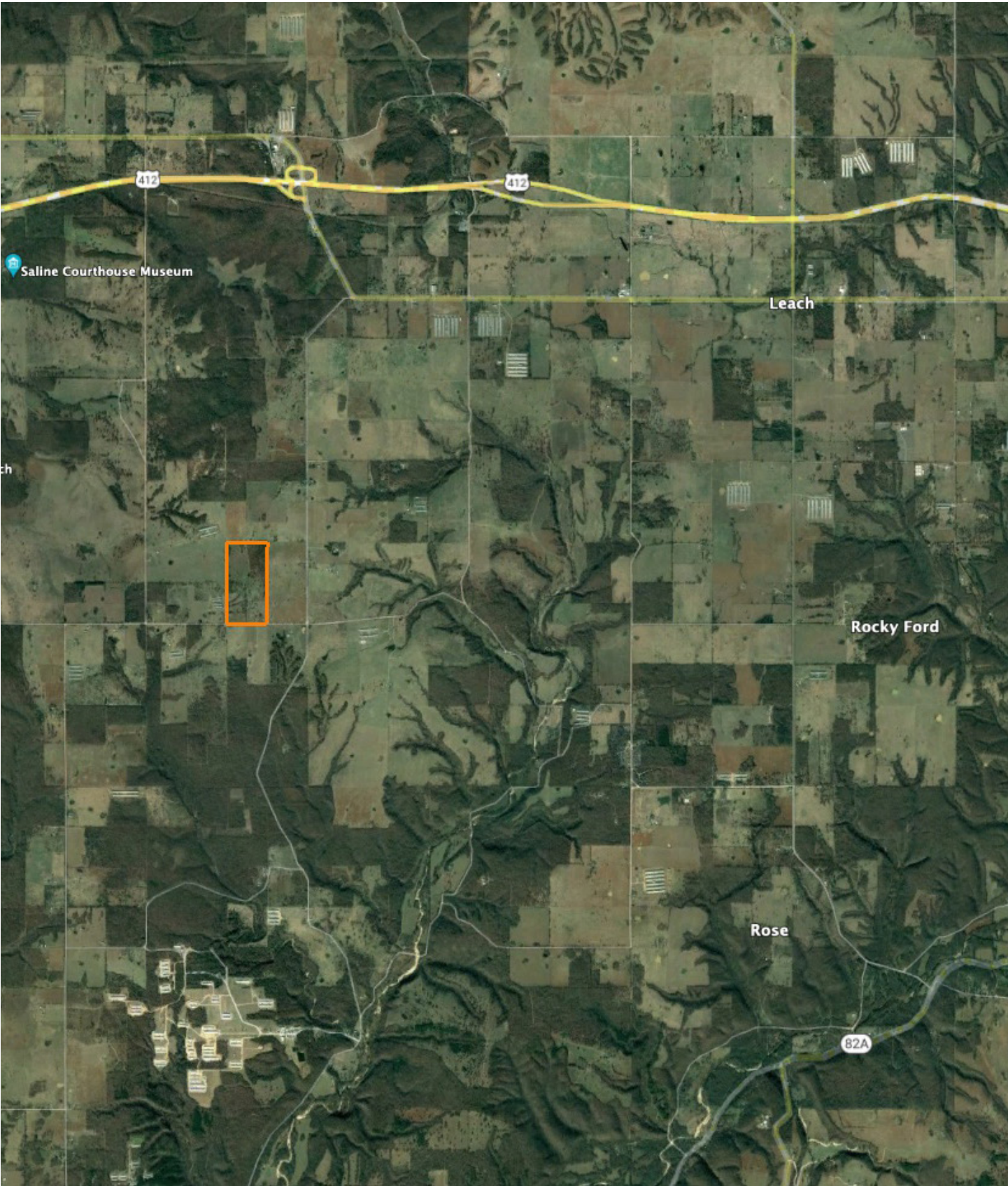
# AERIAL MAP

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# OVERVIEW 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

**918.514.3165**

[KWilliams@MidwestLandGroup.com](mailto:KWilliams@MidwestLandGroup.com)



## MidwestLandGroup.com

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