

MIDWEST LAND GROUP PRESENTS

140 ACRES IN

DELAWARE COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

140 +/- ACRES OF SERENITY AND SECLUSION WITH UNLIMITED POTENTIAL

Located in Delaware County, south of the community of Jay, you will find this 140 +/- acre farm tucked below the canopy of towering pines and mature hardwoods. The seclusion and serenity of this farm is ideal for the new owners to restore the main hunting cabin, as well as the small one room cabin located on the farm for future homesteading, or utilize the property strictly as a hunting and recreation destination. From the moment you approach the property, you are instantly encapsulated by a mixture of mature hardwoods and pines. As you make your way from Highway 59 onto the private drive to the gated entry and begin your descent of approximately 150 foot to the cabin below, it will not take long to

appreciate the seclusion and serenity this farm has to offer. There is ample, semi-cleared acreage along the creek below to build a new home, or restore the existing cabin that is located on the farm to utilize as a hunting retreat or future home site. Utilities are located on the property and are easily accessible. The farm has been used as a family recreational and hunting property in the past. There are no covenants or restrictions on this Delaware County property. The property is being sold "AS-IS / WHERE-IS". If you are looking to invest your money into a great hunting, building or recreational tract, give Kevin Williams a call at (918) 514-3165 today for more information and to schedule your personal tour!!



PROPERTY FEATURES

PRICE: **\$406,000** | COUNTY: **DELAWARE** | STATE: **OKLAHOMA** | ACRES: **140**

- 140 +/- acres
- Delaware County
- 150 feet of elevation change
- Main hunting cabin and additional one room cabin (restoration needed)
- Live water
- Less than 2 miles from Lake Eucha main boat ramp
- Mature pines and hardwoods
- Private road access to Highway 59
- Utilities available (electric and well)
- Fabulous build sites
- Tremendous hunting (deer, turkey, hog and bear) and recreation
- Investment opportunity
- Close proximity to Lake Eucha, Grand Lake, and Spavinaw Lake
- No covenants or restrictions
- Jay Public Schools
- 10 minutes to Jay
- 20 minutes to Grove
- 30 minutes to Siloam Springs, AR
- 90 minutes to Tulsa
- 90 minutes to Joplin, MO



140 +/- ACRES



MAIN HUNTING CABIN (RESTORATION NEEDED)



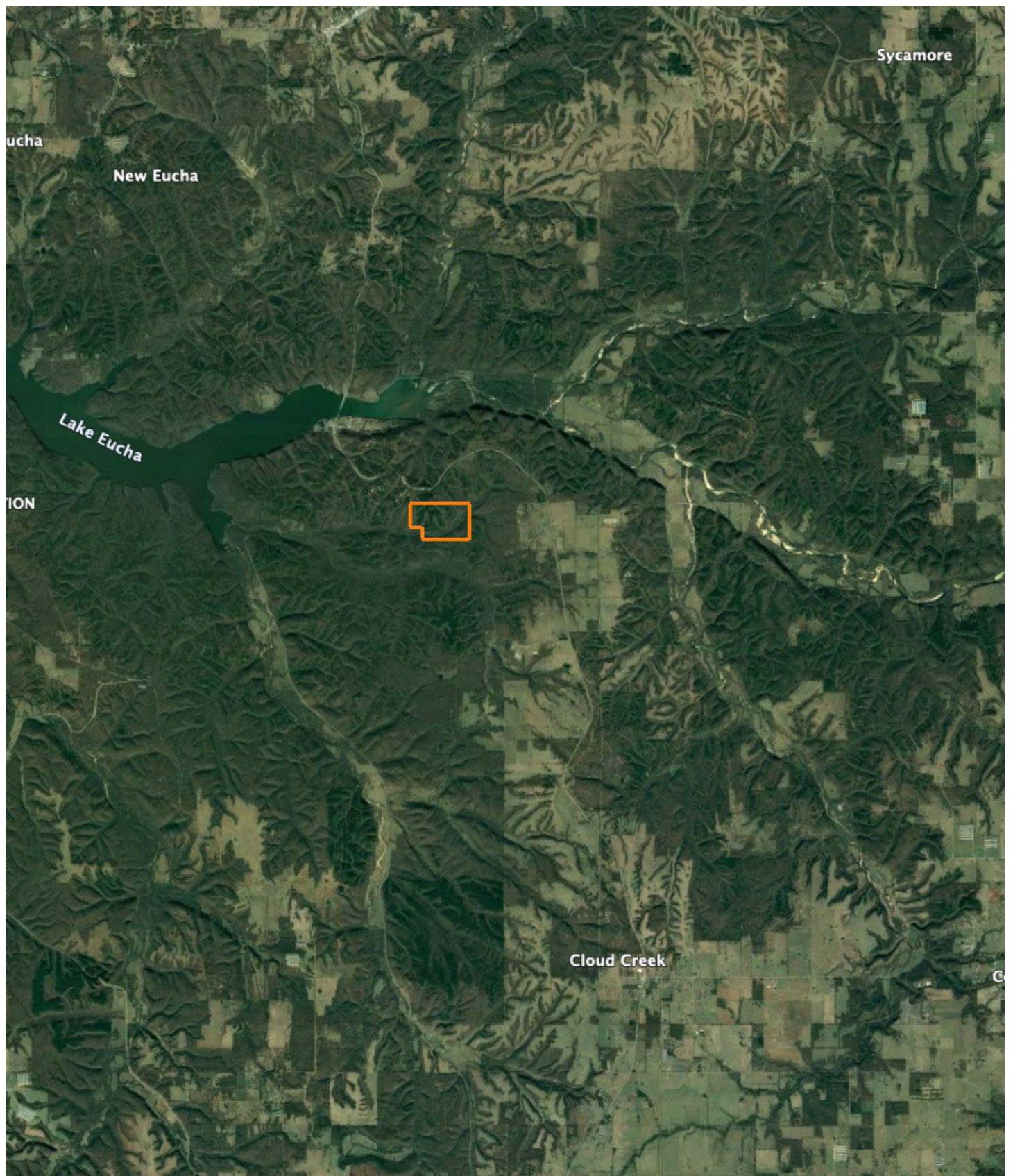
LIVE WATER



MATURE PINES AND HARDWOODS



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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