

MIDWEST LAND GROUP PRESENTS

180 ACRES IN

DELAWARE COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

180 +/- ACRE SECLUDED DELAWARE COUNTY FARM

Located in Delaware County near the community of Rose, Oklahoma, is this beautiful secluded 180 +/- acres farm that boasts approximately 115 +/- acres of Bermuda pastures and 65 +/- acres of mature hardwoods and is fully fenced and cross-fenced for rotational grazing of your livestock. Double Spring Creek is one of two spring-fed creeks that meander throughout the property that will provide a year-round water source for your livestock. The diverse topography throughout the property will provide the new property owner with some spectacular views of this incredible Delaware County farm. As you pull into the property you are greeted by a 3,000 square foot, split-level home that contains 4 bedrooms and 3 full baths. On the main floor, you will find the living room with an oversized, custom, wood-burning fireplace, kitchen and pantry with custom oak cabinets and new countertops, office/mud room, guest bedroom and bathroom, and master bedroom with on-suite and custom wood burning fireplace. French doors in the master bedroom will lead to the deck and above-ground swimming pool. On the second level of the home, you will find the remaining two bedrooms with a shared bathroom. Adjacent to the main residence you will find a completely remodeled 3 bedroom, 3 bath, 70 foot manufactured double wide home with new metal roof, new HVAC system, front deck and covered back deck, and oversized detached 2 car garage with workshop. The owner is currently in the process of constructing a 30'x30' shop/ chicken coop and installing solar with a Tesla charging port

on the farm. Water lines have also been updated with PEX water lines, and a new concrete bridge with highway-grade box culverts with fresh concrete pour and a retaining wall at the entrance to the farm have recently been added to the property. The property contains multiple outbuildings including a 40'x70'x12' red iron barn with a loft and a 20'x40' insulated shop that is heated and wired for 120/220. Also on the property is an oversized 2 car detached garage with a heated workshop which is also wired for 120/220. There is also a heated greenhouse with 120/240 outlets and a metal lean-to shed. If you are looking to start or expand your livestock operation, there are metal working corrals, a crowding pen, and a squeeze chute with a head gate located on the property. The 65 +/- acres of mature timber on this property have been home to some incredible whitetail deer that have been harvested from year to year. There is also an abundance of turkey and other small game located throughout the property. After touring the property, one will find numerous locations for hanging tree stands and establishing food plots to draw those mature bucks in for a fantastic fall harvest for years to come. The two spring-fed creeks will also provide ample water sources for the wildlife located throughout the property. As you can see, this 180 +/- acre farm has a tremendous amount to offer. If you are looking for seclusion, hunting, recreation, livestock operation, or hay production and immediate ROI, this farm checks all of the boxes. Give Kevin Williams a call at (918) 514-3165 for your personal viewing.

PROPERTY FEATURES

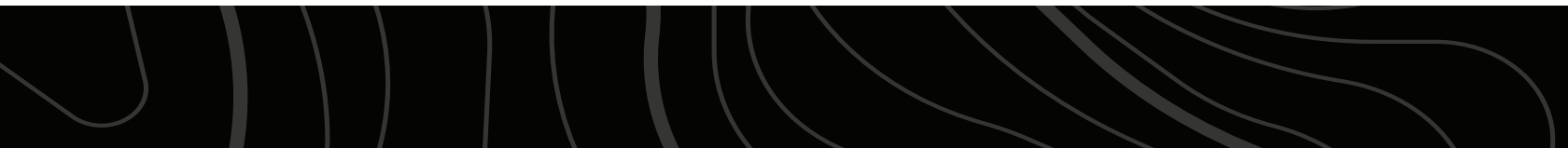
PRICE: **\$999,999** | COUNTY: **DELAWARE** | STATE: **OKLAHOMA** | ACRES: **180**

- 115 +/- acres of improved Bermuda pastures
- 65 +/- acres of mature timber
- 3,000 square foot home
- 4 bedrooms, 3 baths
- New metal roof
- New HVAC system
- 3 water wells with well houses
- 1,600 square foot wrap around covered porch
- Above ground swimming pool with deck
- Completely updated 3 bed, 3 bath manufactured double wide home w/new metal roof and new HVAC system
- 40' x 70' x 12' red iron barn with loft
- 20' x 40' heated and insulated shop (120/220 wired)
- Oversized detached 2 car garage with heated workshop (120/220 wired)
- Heated greenhouse with 120/240 outlets
- Working corrals, crowding pen and squeeze chute with head gate
- 2 spring fed creeks
- Leach and Kansas schools
- 1.6 miles to blacktop via County maintained gravel road
- 15 minutes to Locust Grove
- 25 minutes to Siloam Springs
- 45 minutes to Tulsa



3,000 SQ. FT. HOME

As you pull into the property you are greeted by a 3,000 square foot, split-level home that contains 4 bedrooms and 3 full baths.



NEW CONCRETE BRIDGE

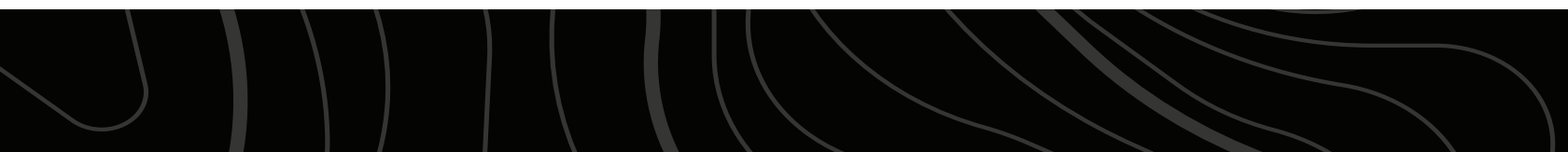


115 +/- ACRES OF BERMUDA PASTURES



2 SPRING-FED CREEKS

The two spring-fed creeks will also provide ample water sources for the wildlife located throughout the property.



65 +/- ACRES OF MATURE TIMBER



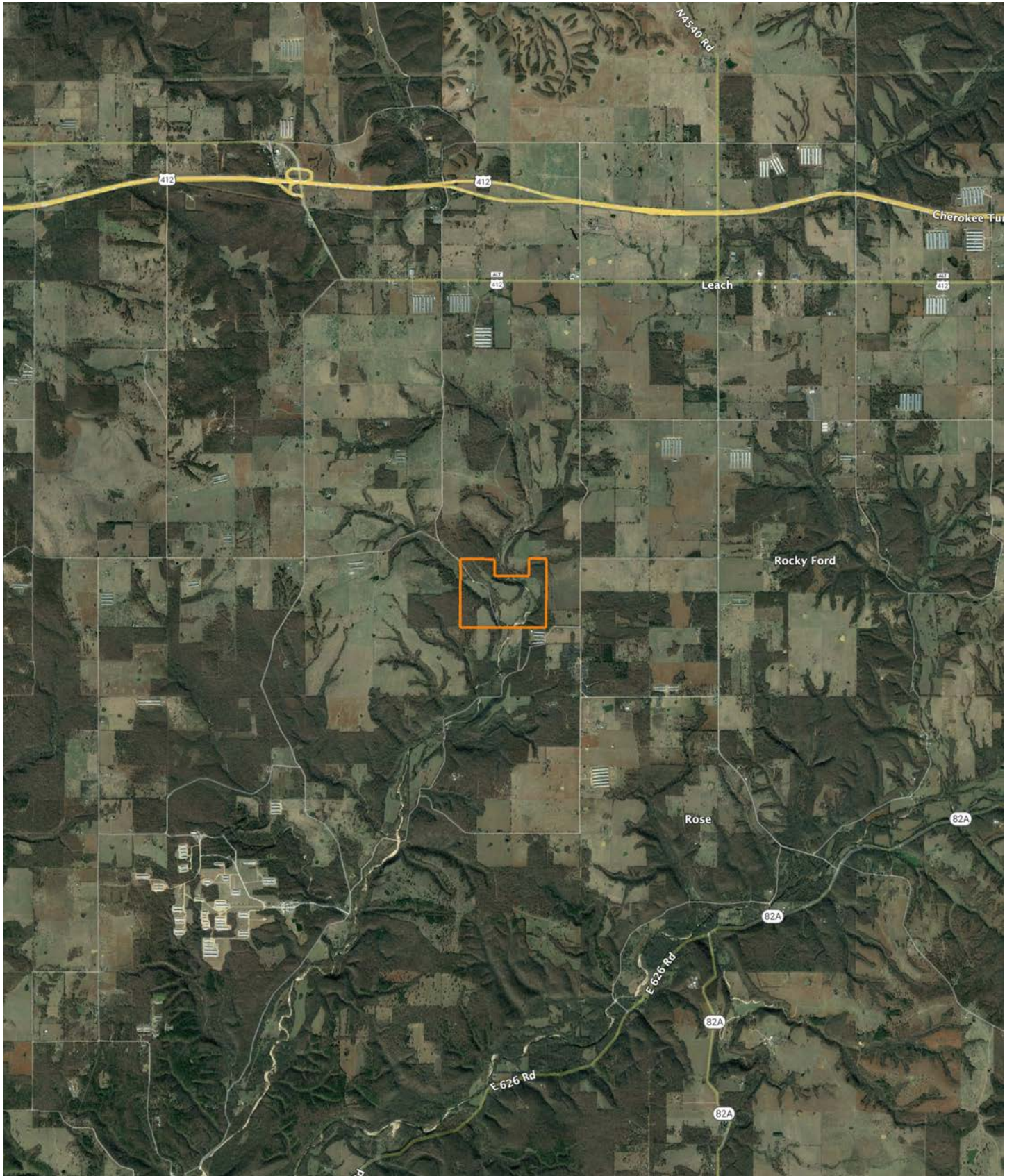
ADDITIONAL PHOTOS



AERIAL MAP

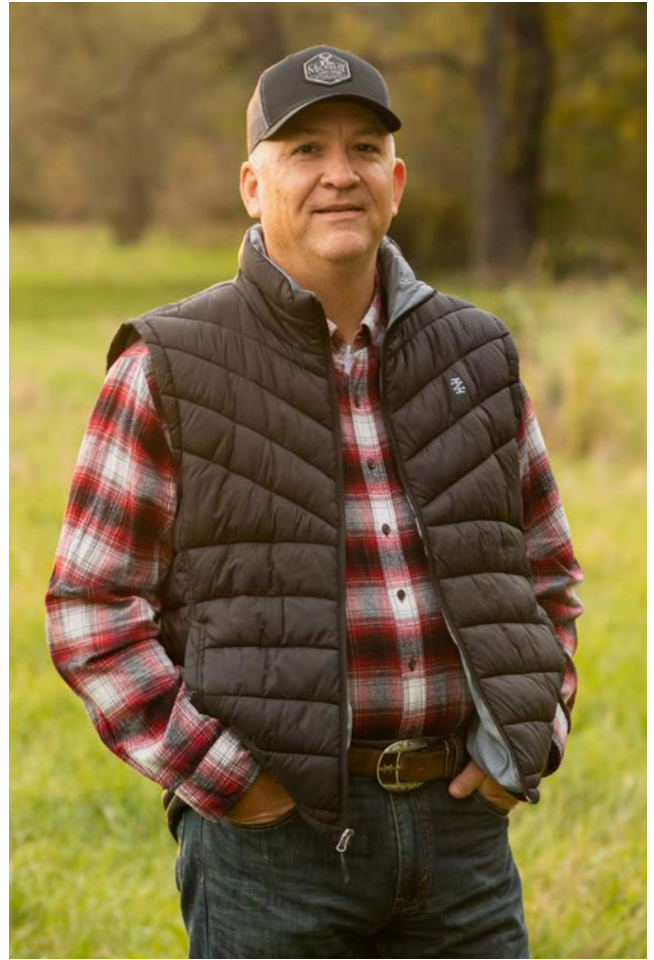


OVERVIEW MAP



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,
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