

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

DELAWARE COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

80 +/- ACRE COMBINATION FARM IN DELAWARE COUNTY

This 80 +/- acre combination farm in Delaware County offers a picturesque landscape with rolling hills, open meadows, hardwoods, and natural springs and creeks. The property features large pines at the gated entrance, a spacious open meadow suitable for building a home or hunting cabin, and trails throughout. With valleys, ridges, meadows, and creeks, the habitat is ideal for deer hunting, with a variety of oak trees including the whitetail's favorite, the white oak. Additionally, there is a

natural spring and two small ponds on the property. The farm adjoins Cherokee Nation land and has electricity available at the county-maintained gravel road. Other convenient locations include being 20 minutes away from Highway 412, 30 minutes from Jay, Oklahoma, 35 minutes from Siloam Springs, Arkansas, and 90 minutes from Tulsa. The property is located in the Colcord School District. Give Kevin Williams a call at (918) 514-3165 for more information.



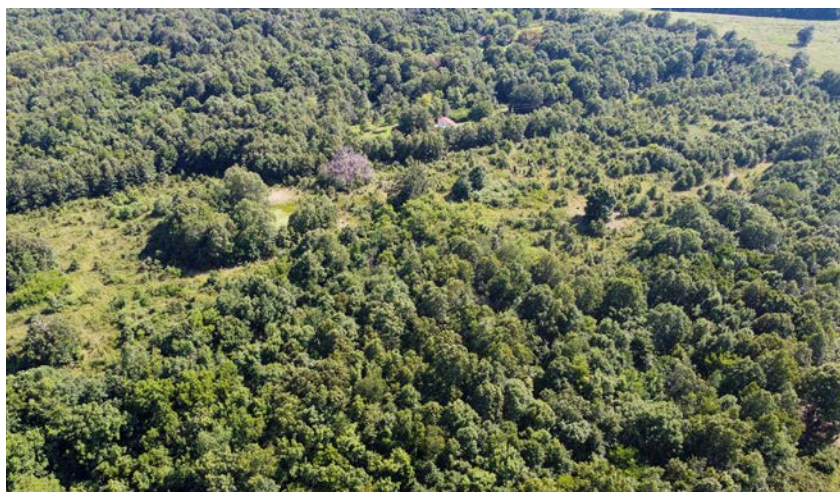
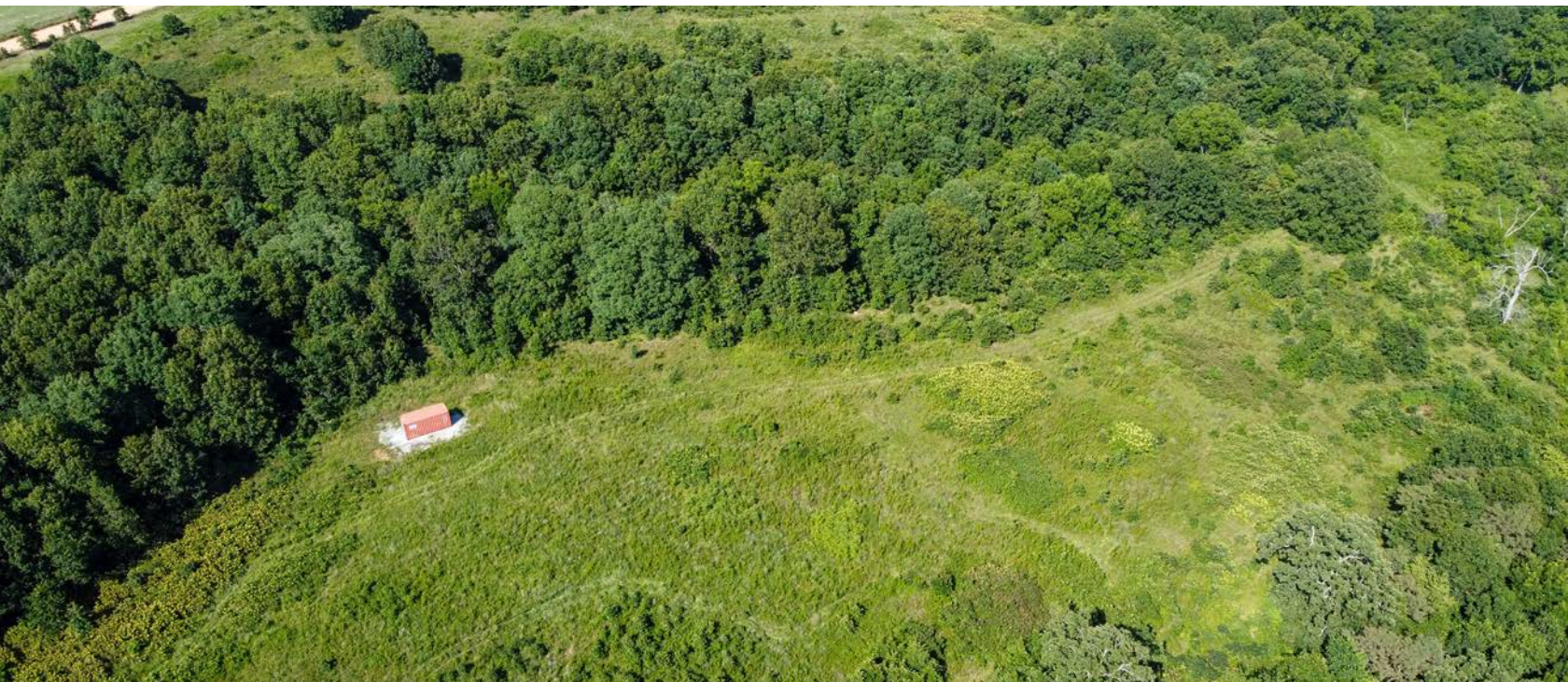
PROPERTY FEATURES

PRICE: **\$700,000** | COUNTY: **DELAWARE** | STATE: **OKLAHOMA** | ACRES: **80**

- 80 +/- acres
- Rolling hills with open meadows, valleys and ridges
- Hardwoods
- Large pines at gated entrance
- Natural springs and creeks
- Trails throughout the property
- Prime habitat for deer hunting with a variety of oaks, including white oaks
- Two small ponds
- Property adjoins Cherokee Nation land
- Electricity at the county-maintained gravel road
- Old water well
- 20 minutes to Highway 412
- 30 minutes to Jay, Oklahoma
- 35 minutes to Siloam Springs, Arkansas
- 90 minutes to Tulsa
- Colcord Schools



80 +/- ACRES



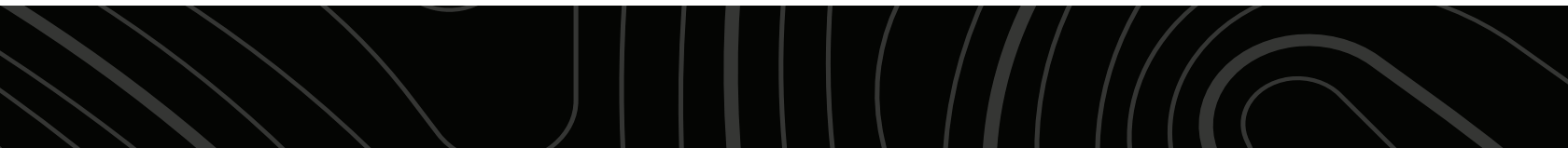
HARDWOODS



TWO SMALL PONDS



ADJOINS CHEROKEE NATION LAND



TRAILS THROUGHOUT



PRIME HABITAT FOR DEER HUNTING



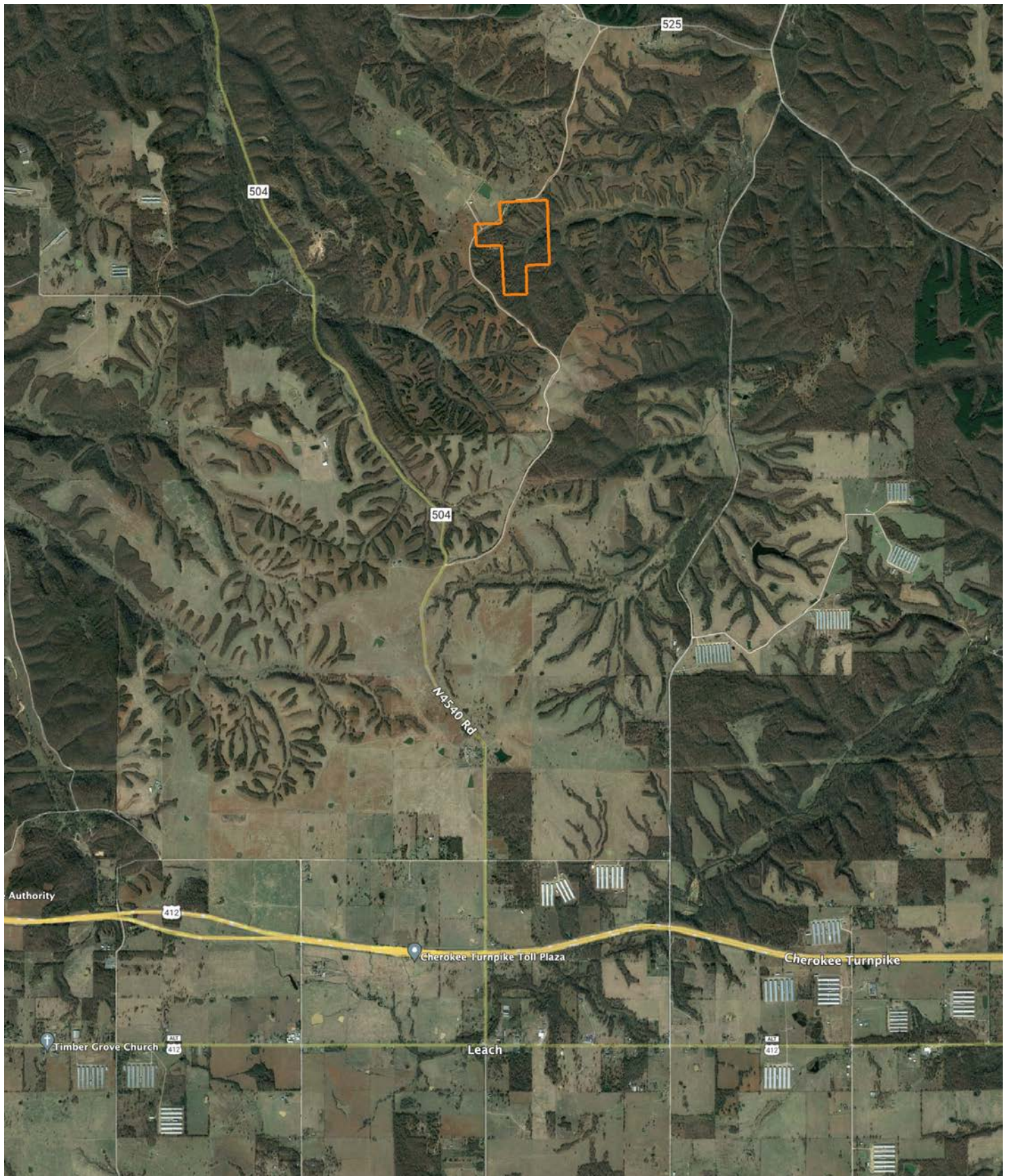
ROLLING HILLS WITH OPEN MEADOWS



AERIAL MAP

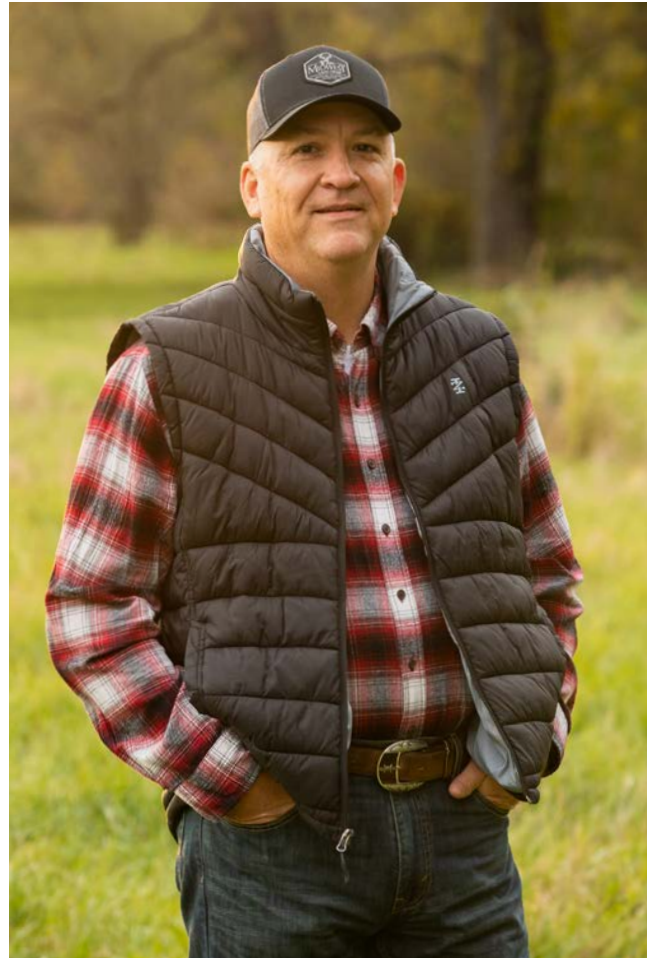


OVERVIEW MAP



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,
LAND AGENT
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MidwestLandGroup.com

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