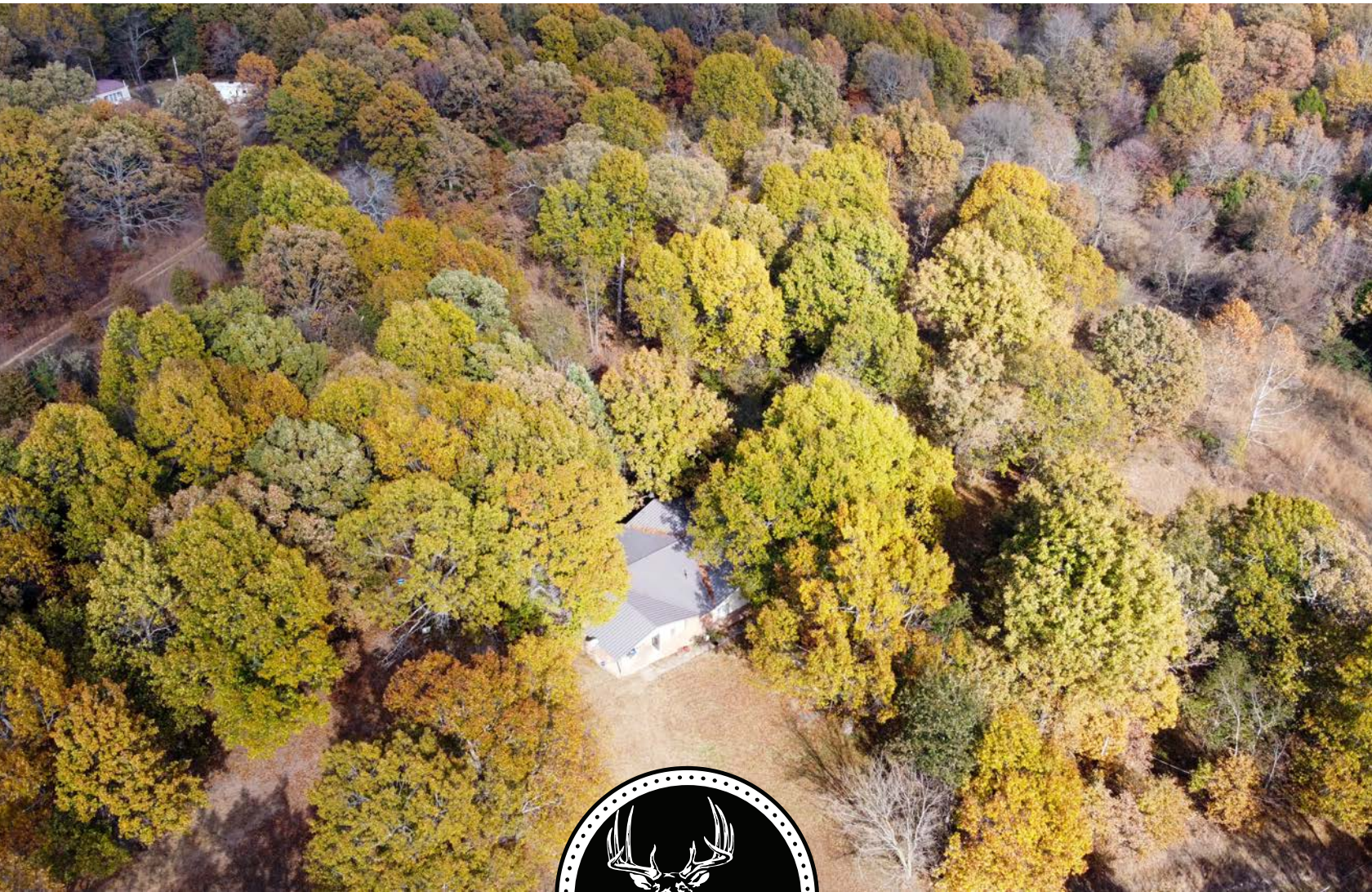


MIDWEST LAND GROUP PRESENTS

45 ACRES IN

DELAWARE COUNTY OKLAHOMA

54247 S 590 ROAD, COLCORD, OK 74338



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

45 +/- ACRE DELAWARE COUNTY HOMESTEAD

Embrace the tranquility of rural living with this 45 +/- acre property in Delaware County, featuring a 2,240 square foot split-level home with 3 beds and 2 baths. This property not only offers a picturesque setting but also provides an excellent opportunity for outdoor activities, thanks to its mature timber, great hunting, and well-established trail system. The 40'x40' shop, partial barbed wire fencing, and two small ponds complement the landscape, while the mature timber and a well-maintained trail system enhance its natural charm.

Ideal for hunting enthusiasts, this property boasts a county-maintained gravel road, providing easy access to Highway 412, Kansas Public Schools, and just 30 minutes to Siloam Springs, Arkansas, or 1 hour to Tulsa. The \$5,000 concession at closing for HVAC installation ensures modern comfort in this Delaware County property. Seize this chance to own a piece of serenity with a perfect blend of nature and accessibility. Call Kevin Williams at (918) 514-3165 for more information!



PROPERTY FEATURES

PRICE: **\$349,900** | COUNTY: **DELAWARE** | STATE: **OKLAHOMA** | ACRES: **45**

- 45 +/- acres
- 2,240 square foot split-level home
- 3 bedrooms, 2 bathrooms
- 40' x 40' shop
- Partial barbed wire fencing
- 2 small ponds
- Mature timber
- Nice trail system
- County-maintained gravel road
- Kansas Public Schools
- 30 minutes to Siloam Springs, Arkansas
- 1 hour to Tulsa
- \$5,000.00 in concessions at closing for installation of HVAC system
- 2022 taxes: \$737.00



45 +/- ACRES

Embrace the tranquility of rural living with this 45 +/- acre property in Delaware County, featuring a 2,240 square foot split-level home with 3 beds and 2 baths.



3 BED, 2 BATH HOME



2 SMALL PONDS



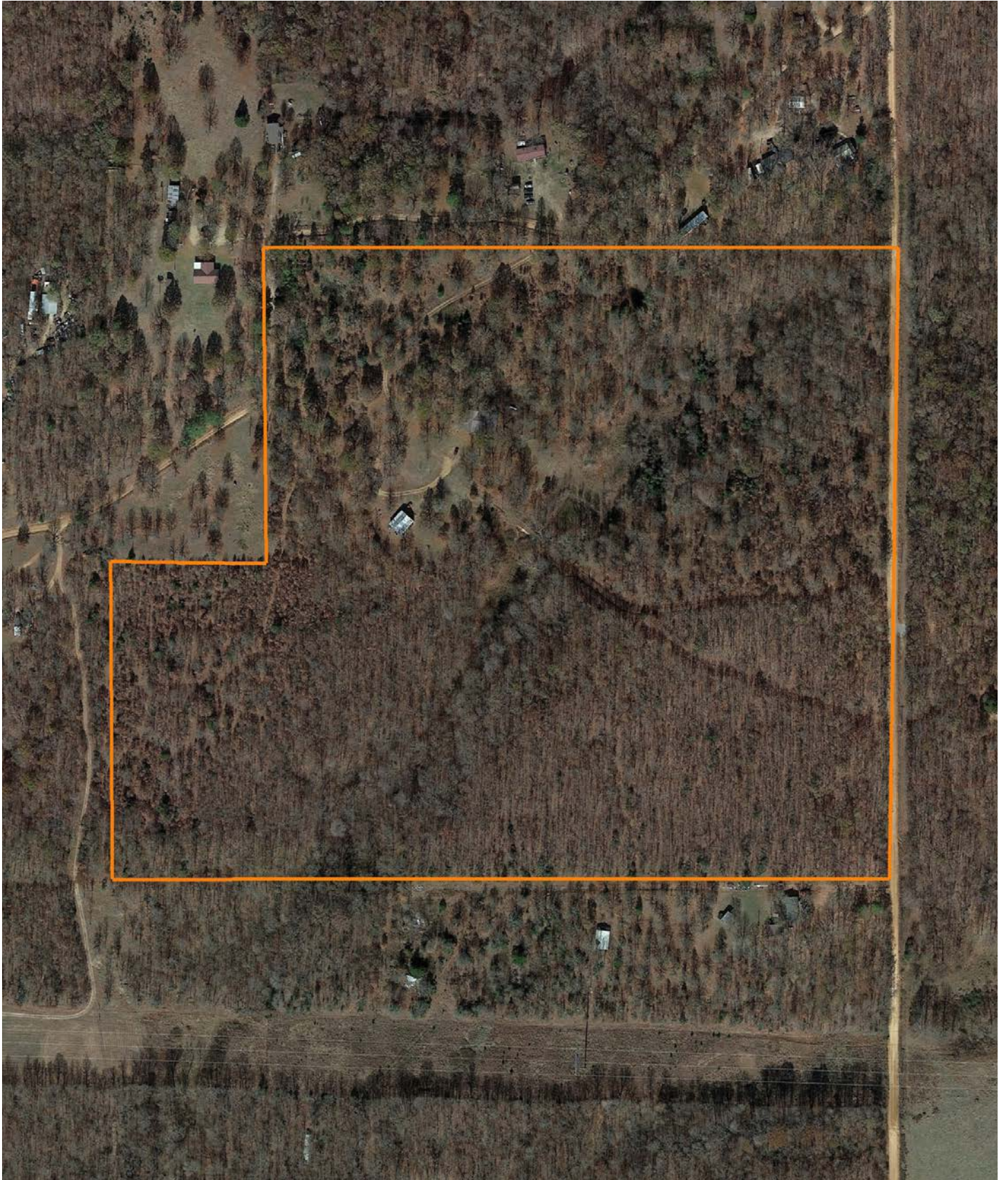
40' X 40' SHOP



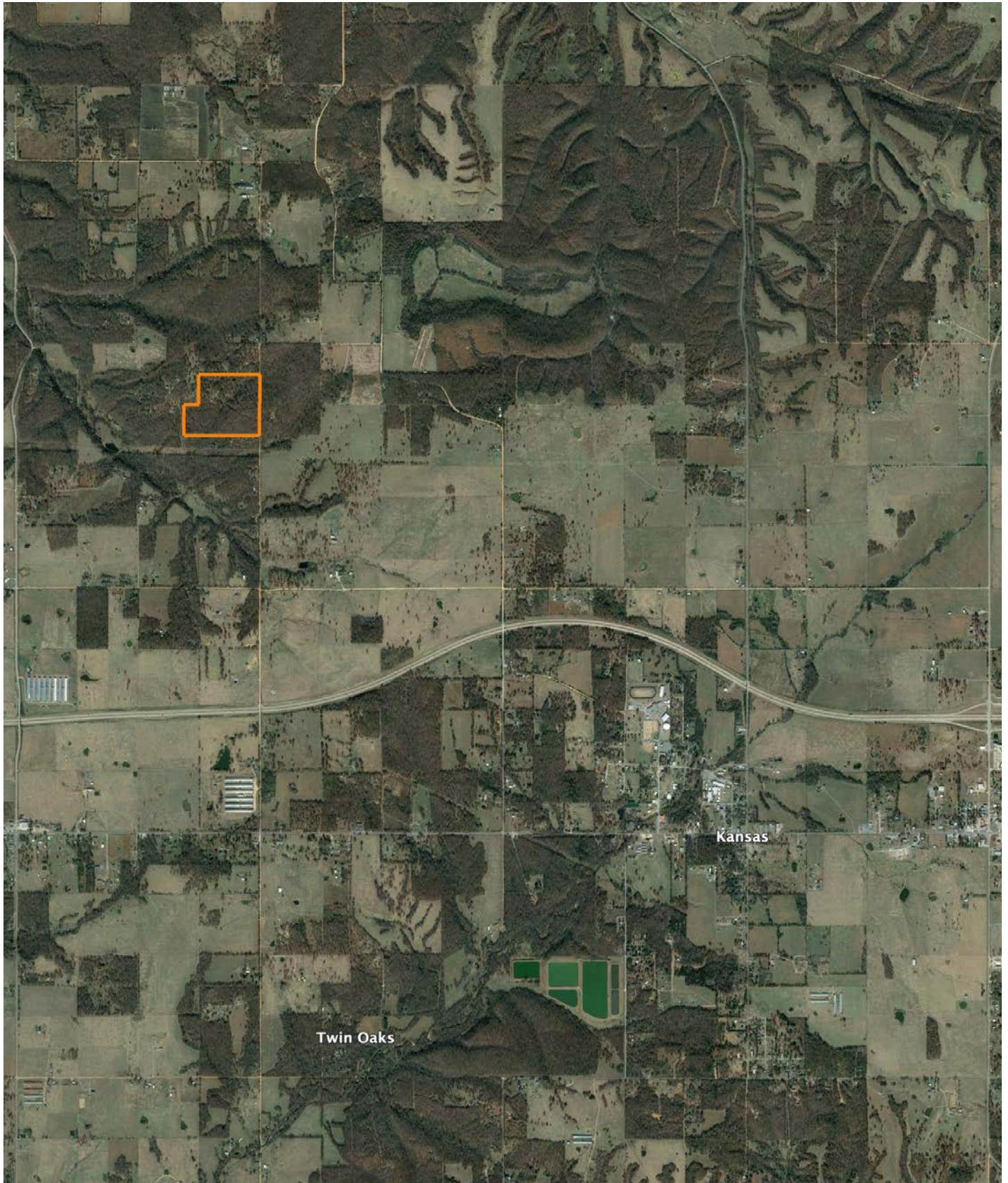
ADDITIONAL PHOTOS



AERIAL MAP

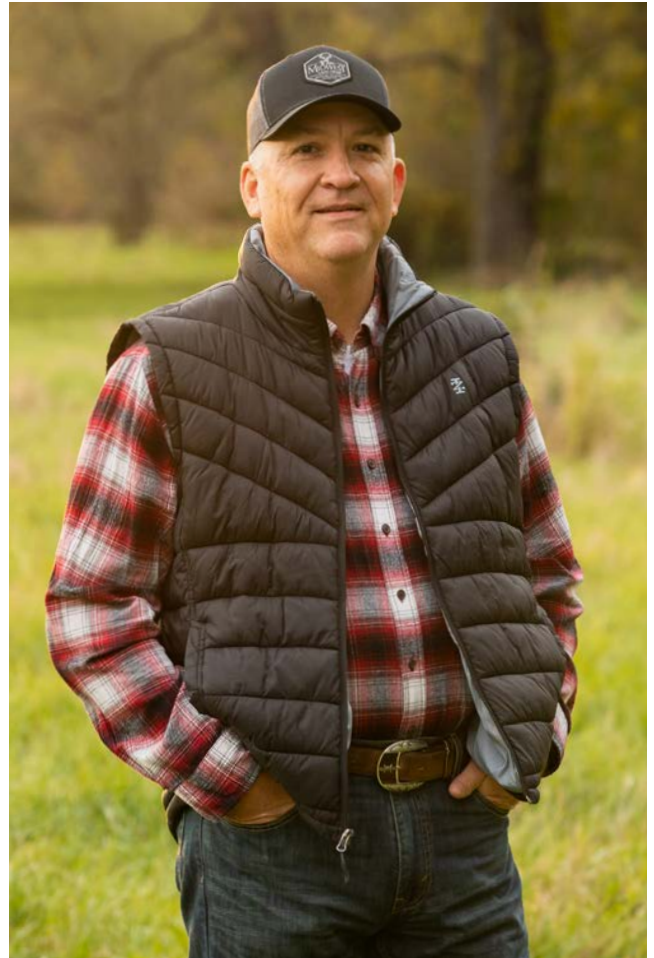


OVERVIEW MAP



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,
LAND AGENT
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MidwestLandGroup.com

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