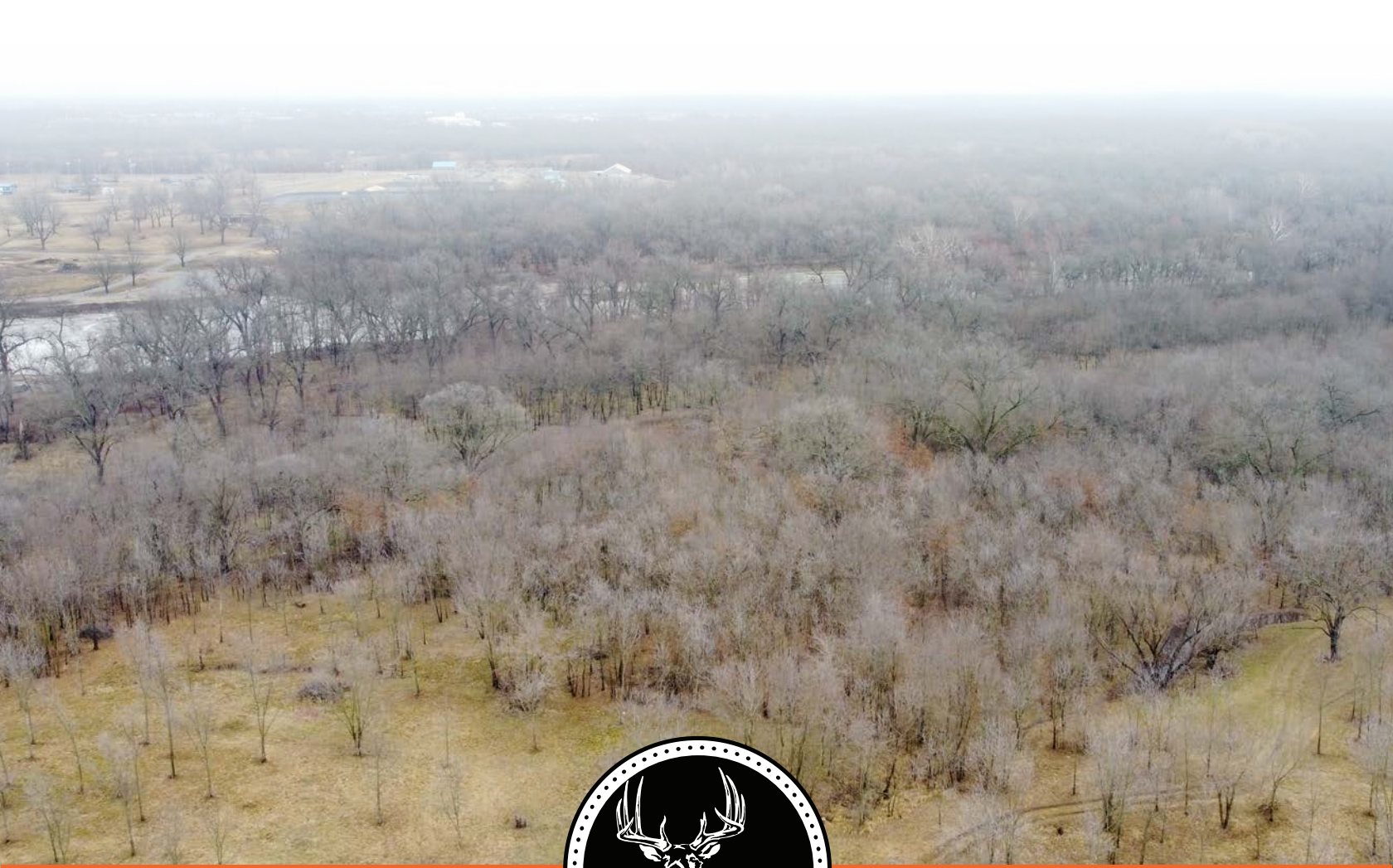


MIDWEST LAND GROUP PRESENTS

36 ACRES IN

OTTAWA COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

OTTAWA COUNTY, OKLAHOMA COMBINATION FARM ALONG THE NEOSHO RIVER

Discover the perfect blend of tranquility and utility with this Ottawa County Combination Farm. Encompassing 36 +/- acres along the Neosho River, the farm features 7.5 acres of improved bermuda, 28.5 acres of hardwoods, and a newly constructed pond with a 10' depth. Fully fenced, it boasts a 45' x 40' 10-stall barn adding functionality to the property, and catering to various agricultural needs. Nature enthusiasts will appreciate the whitetail and turkey hunting opportunities, while a pristine pecan orchard offers the new owners the opportunity for a return on investment and enhances

this small farm. The property has been utilized for grazing and hay production (approximately 14 bales annually). Positioned within Miami city limits, with convenient blacktop frontage, the property provides easy access to I-44, Joplin, Missouri (30 mins) and Tulsa, Oklahoma (1.5 hours). Embrace the rural lifestyle while being conveniently close to city amenities. Please note, the property is in the 100-year floodplain, and the 2023 taxes were \$758.00. Call Kevin Williams at (918) 514-3165 for more information or to schedule a viewing.



PROPERTY FEATURES

PRICE: **\$162,000** | COUNTY: **OTTAWA** | STATE: **OKLAHOMA** | ACRES: **36**

- 36 +/- acres
- Approximately 7.5 acres of improved bermuda
- Approximately 28.5 acres of hardwoods
- Fully fenced
- Newly constructed pond (10' depth)
- 45' x 40' 10 stall barn
- Whitetail hunting
- Turkey hunting
- Possible return on investment
- Pristine pecan orchard
- Miami city limits
- Blacktop frontage
- 30 minutes to Joplin, Missouri
- 1.5 hours to Tulsa, Oklahoma
- Property located in 100-year floodplain
- 2023 taxes: \$758.00



36 +/- ACRES



FULLY FENCED



NEWLY CONSTRUCTED POND (10' DEPTH)



45' X 40' 10 STALL BARN



PRISTINE PECAN ORCHARD



7.5 +/- ACRES OF IMPROVED BERMUDA



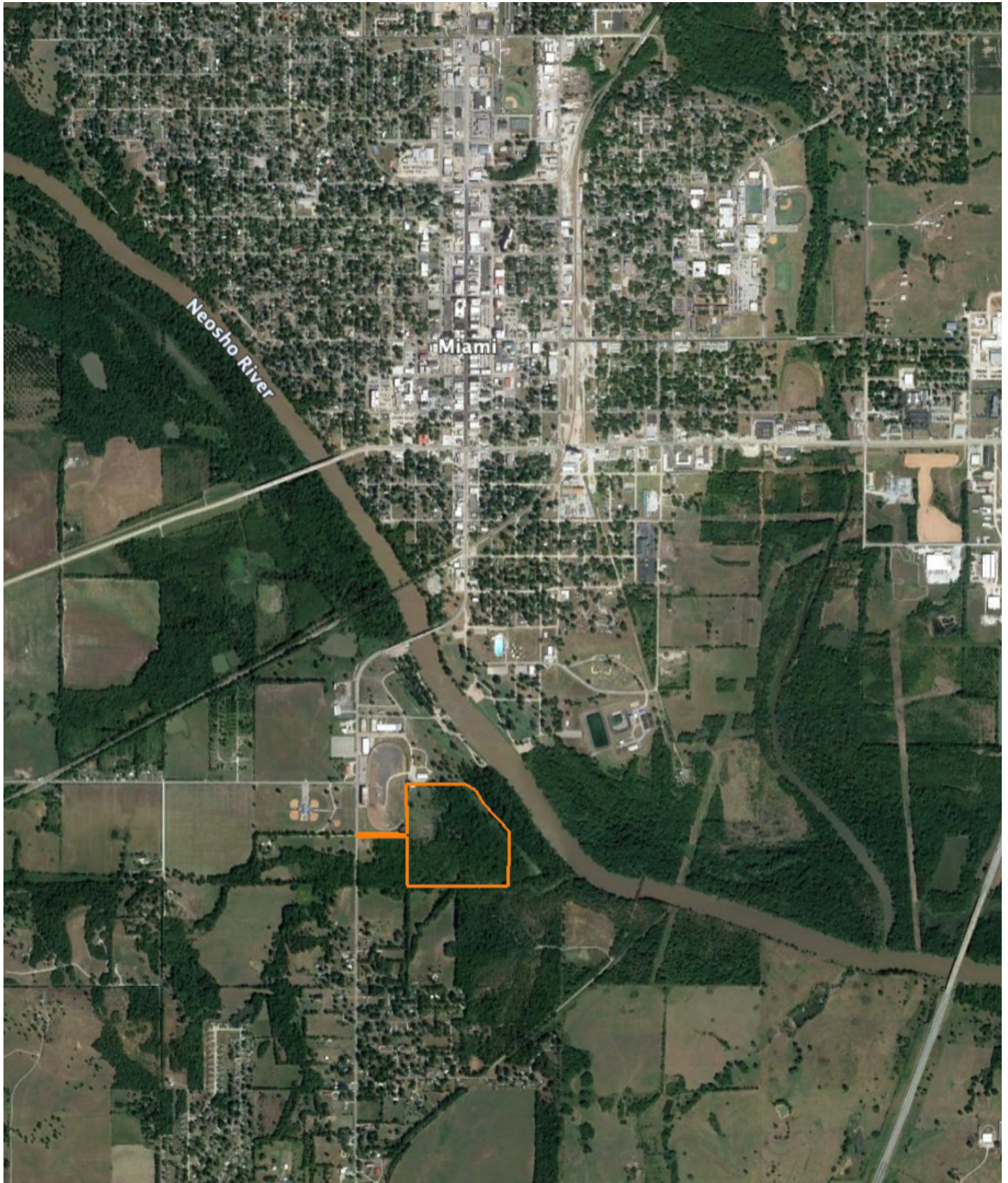
ADDITIONAL PHOTOS



AERIAL MAP

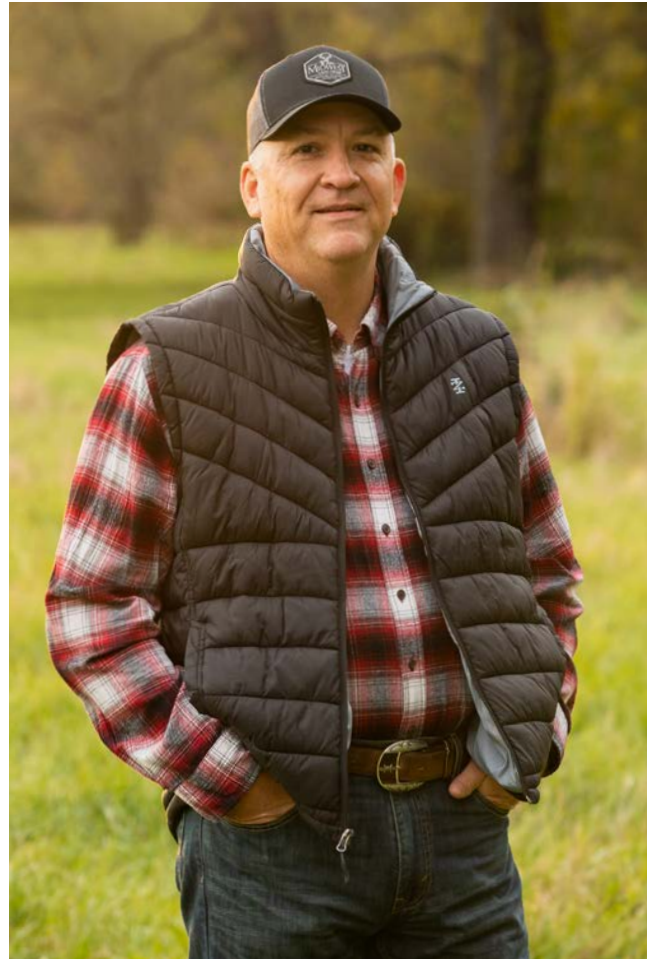


OVERVIEW MAP



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
918.514.3165
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MidwestLandGroup.com

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