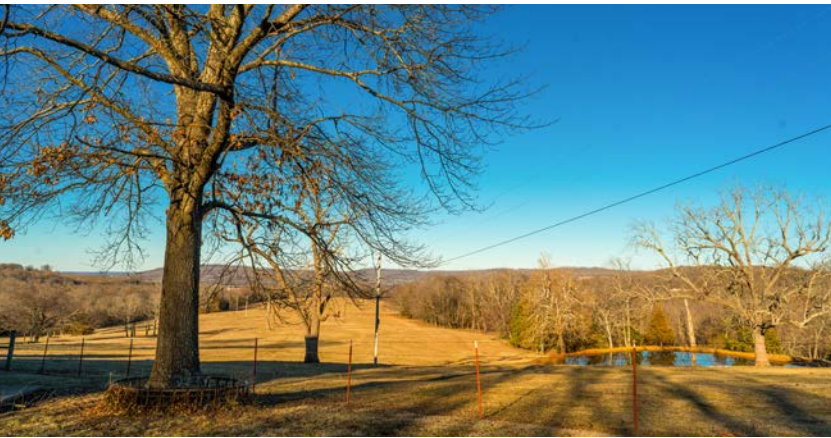


MIDWEST LAND GROUP PRESENTS



# ADAIR COUNTY, OK

240 ACRES



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# BEAUTIFUL, MOVE-IN READY 240 +/- ACRE FARM WITH HOME, BARN, AND SHOP

Pulling off of the pavement onto this beautiful 240 +/- acre farm means pulling into your own 240 +/- acres of peaceful solitude. The acreage mainly consists of pasture with stretches of timber throughout. The rolling pastures are all cross-fenced to support a cattle operation with each pasture having its own spring-fed pond. There is no shortage of views or water on the property, cresting each gentle slope reveals another bit of pasture to be explored. Roads and trails lace their way through the property making it easy to keep tabs on the livestock.

Sitting in Oklahoma yet nestled against Arkansas's western state line, this farm lies in a picturesque valley. Just 15 minutes from Stillwell, Oklahoma, or an easy 40-minute drive to Fayetteville, Arkansas, and the NWA metro. The location provides so many opportunities, feeling secluded yet so easily accessed from a paved road. A roughly 3,000 square foot ranch house overlooks the rolling hills down the valley, with large windows allowing tremendous views throughout the home, especially from the large open

great room or the wonderful sunroom. Enjoy sunrises and sunsets over the valley from the comfort of your home, next to the fireplaces located in both the living room and the cozy sunroom. With 4 bedrooms and 3 baths, the home is ready for a family to fill it full of memories.

The property also boasts a 40'x60' hay barn and a large shop that includes a separate area that could be used for additional living quarters as it has both electricity and water. There is also a nice set of corrals to work livestock with its own barn for shelter. This property is move-in ready for your own cattle operation, or any manner of livestock to support your self-sustainable homestead. With its water and timber, the property provides a home for all manner of wildlife, including deer and turkey. Between the fertile pastures and trail system, adding food plots and hunting blinds could make this property a hunting paradise. There is truly too much to tell about this property, call Jeremy Riggs today to schedule your own private showing!

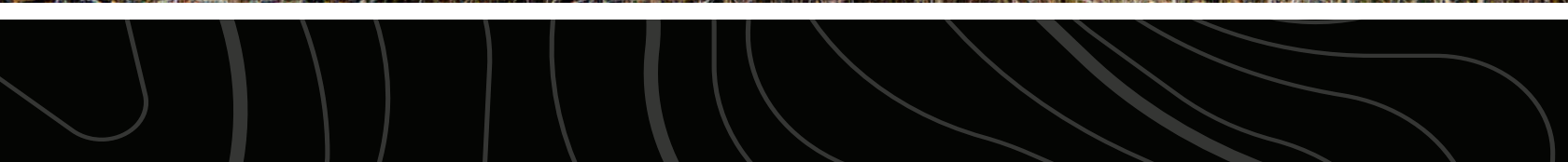


# PROPERTY FEATURES

PRICE: **\$1,395,000** | COUNTY: **ADAIR** | STATE: **OKLAHOMA** | ACRES: **240**

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- Off a paved road
- 40 minutes to Fayetteville/I-49
- Ozark Go fiber internet
- 3,000 sq. ft. home
- 40'x60' hay barn
- Large shop w/ separate living quarters
- Working pens and barn for livestock
- 240 +/- acres
- 5 spring-fed ponds
- Rural water
- Abundant wildlife



# 3,000 SQ. FT. HOME

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The ranch house overlooks the rolling hills down the valley, with large windows allowing tremendous views throughout the home, especially from the large open great room or the wonderful sunroom. With 4 bedrooms and 3 baths, the home is ready for a family to fill it full of memories.



# 4 BED, 3 BATH



# 40'X60' HAY BARN

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# WORKING PENS & BARN FOR LIVESTOCK

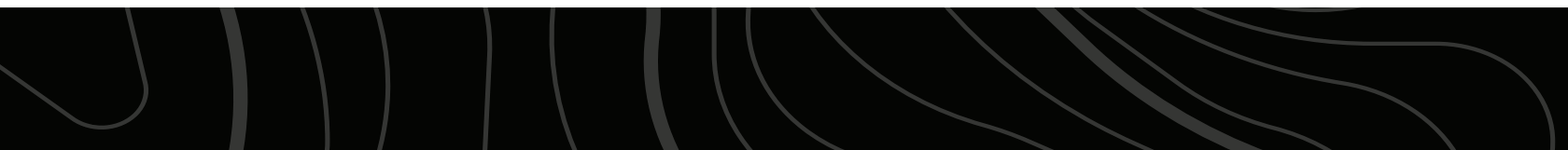
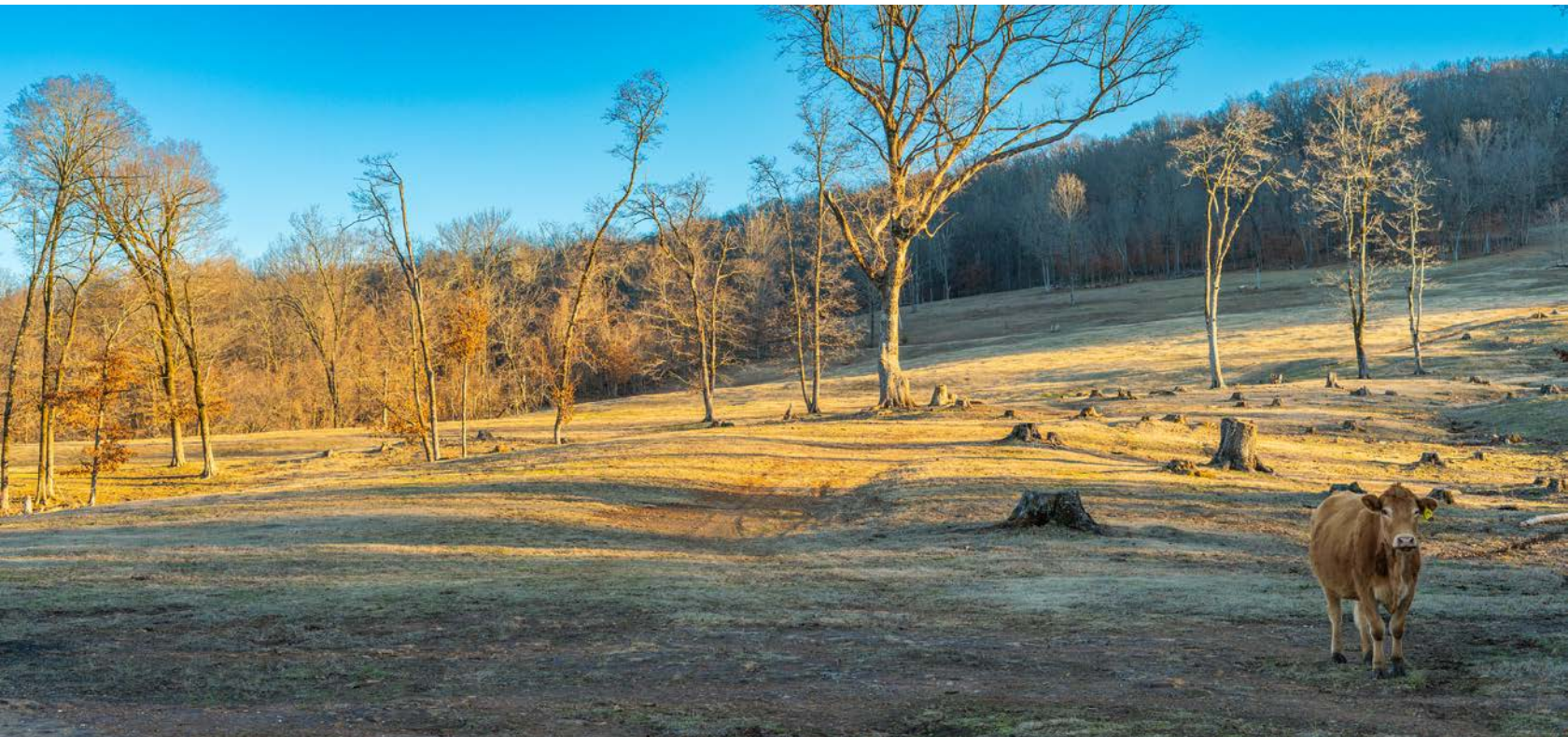
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# 240 +/- ACRES

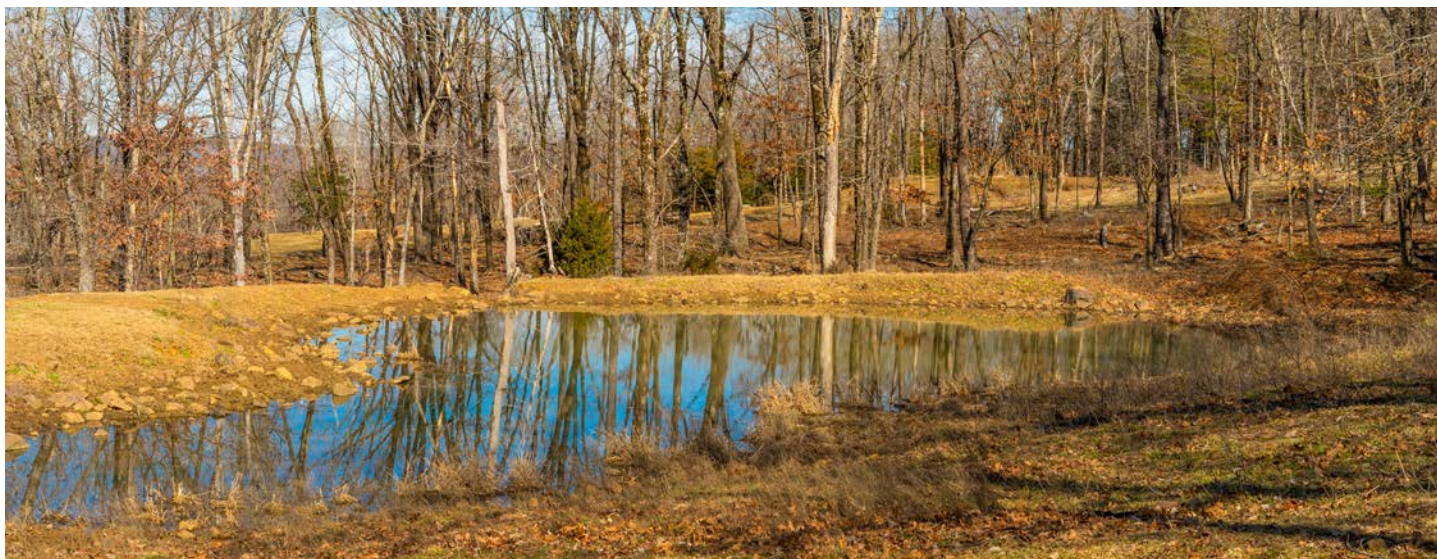
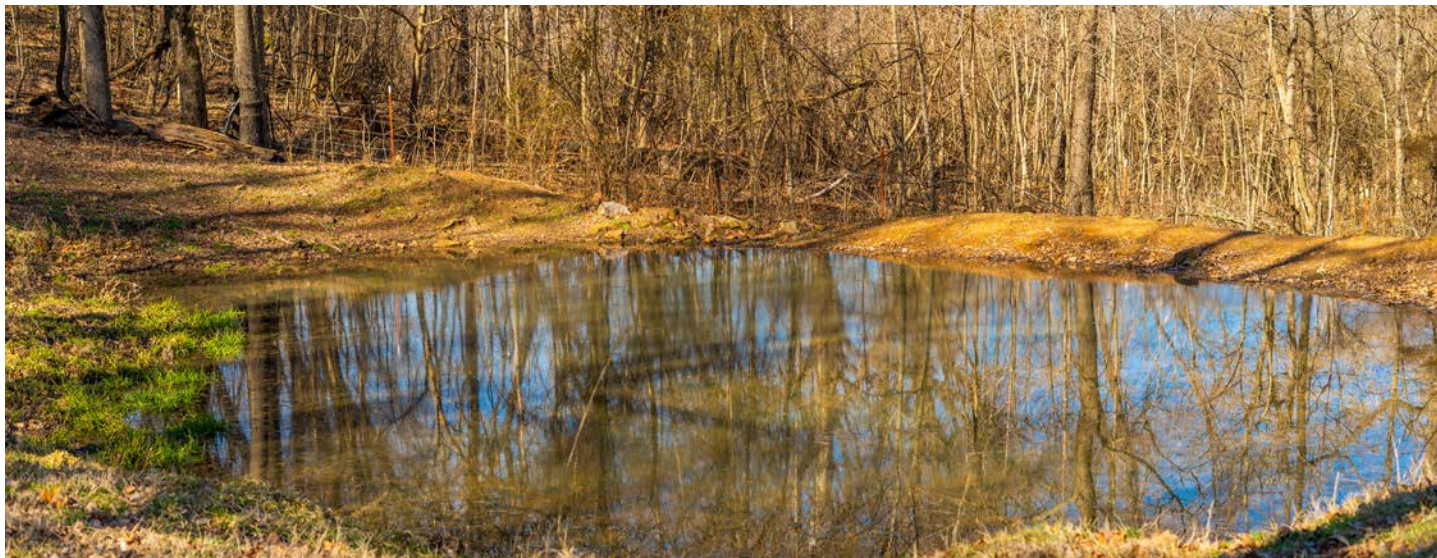
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The rolling pastures are all cross-fenced to support a cattle operation with each pasture having its own spring-fed pond. Roads and trails lace their way through the property making it easy to keep tabs on the livestock.



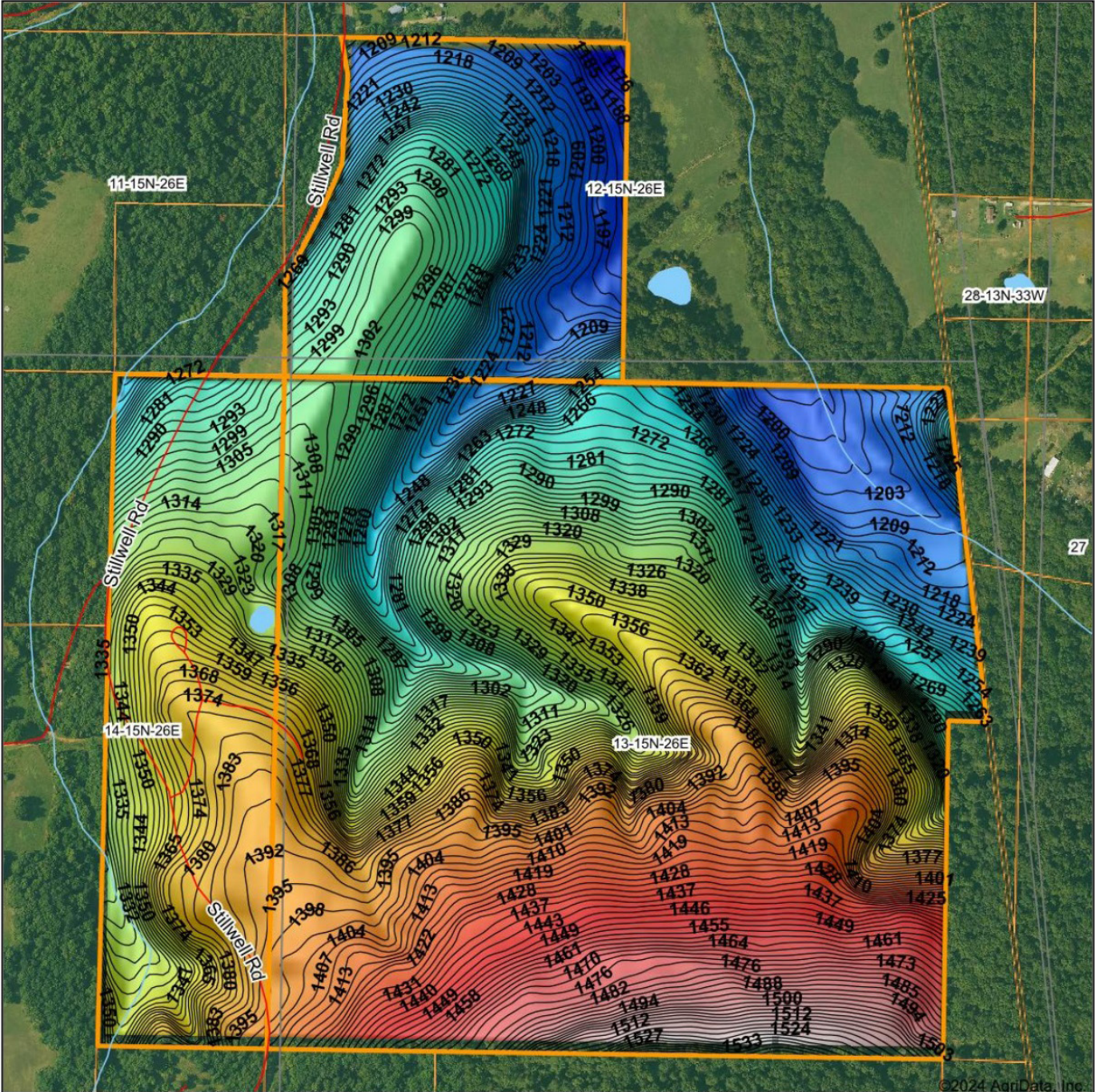
# 5 SPRING-FED PONDS

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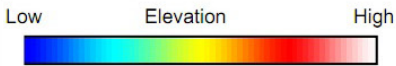




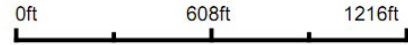
# HILLSHADE MAP



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Source: USGS 10 meter dem  
 Interval(ft): 3  
 Min: 1,168.8  
 Max: 1,544.7  
 Range: 375.9  
 Average: 1,334.7  
 Standard Deviation: 81.4 ft



13-15N-26E  
 Adair County  
 Oklahoma

Boundary Center: 35° 46' 52.76, -94° 30' 8.61



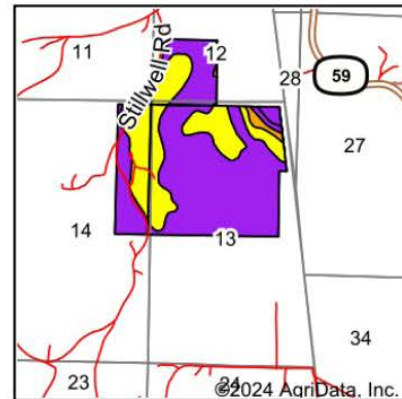
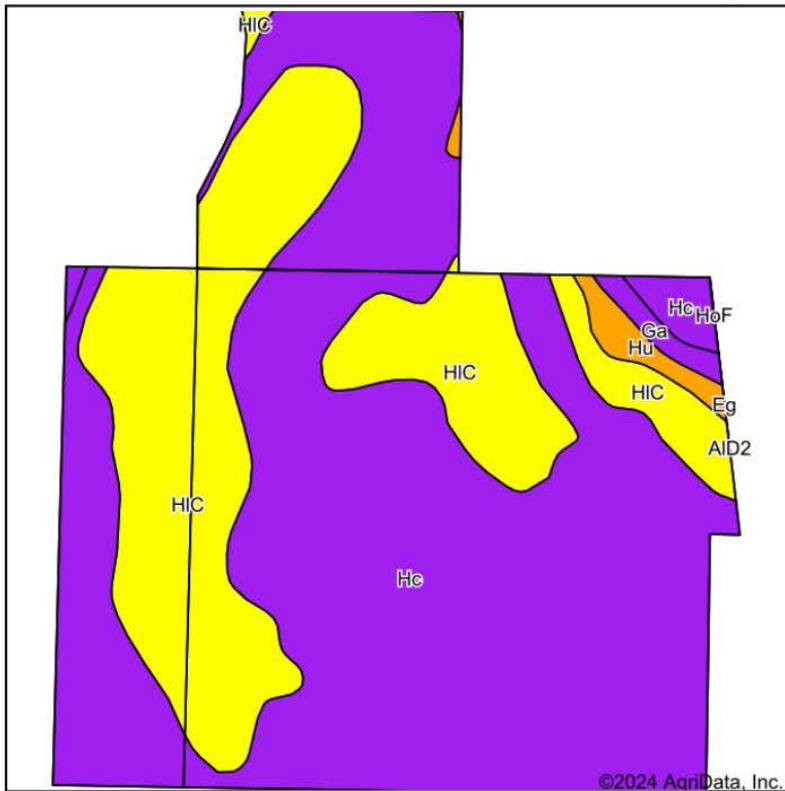
Maps Provided By:



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www.AgridataInc.com

# SOIL MAP



State: **Oklahoma**  
 County: **Adair**  
 Location: **12-15N-26E**  
 Township: **Stilwell East**  
 Acres: **235.99**  
 Date: **2/16/2024**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgriDataInc.com



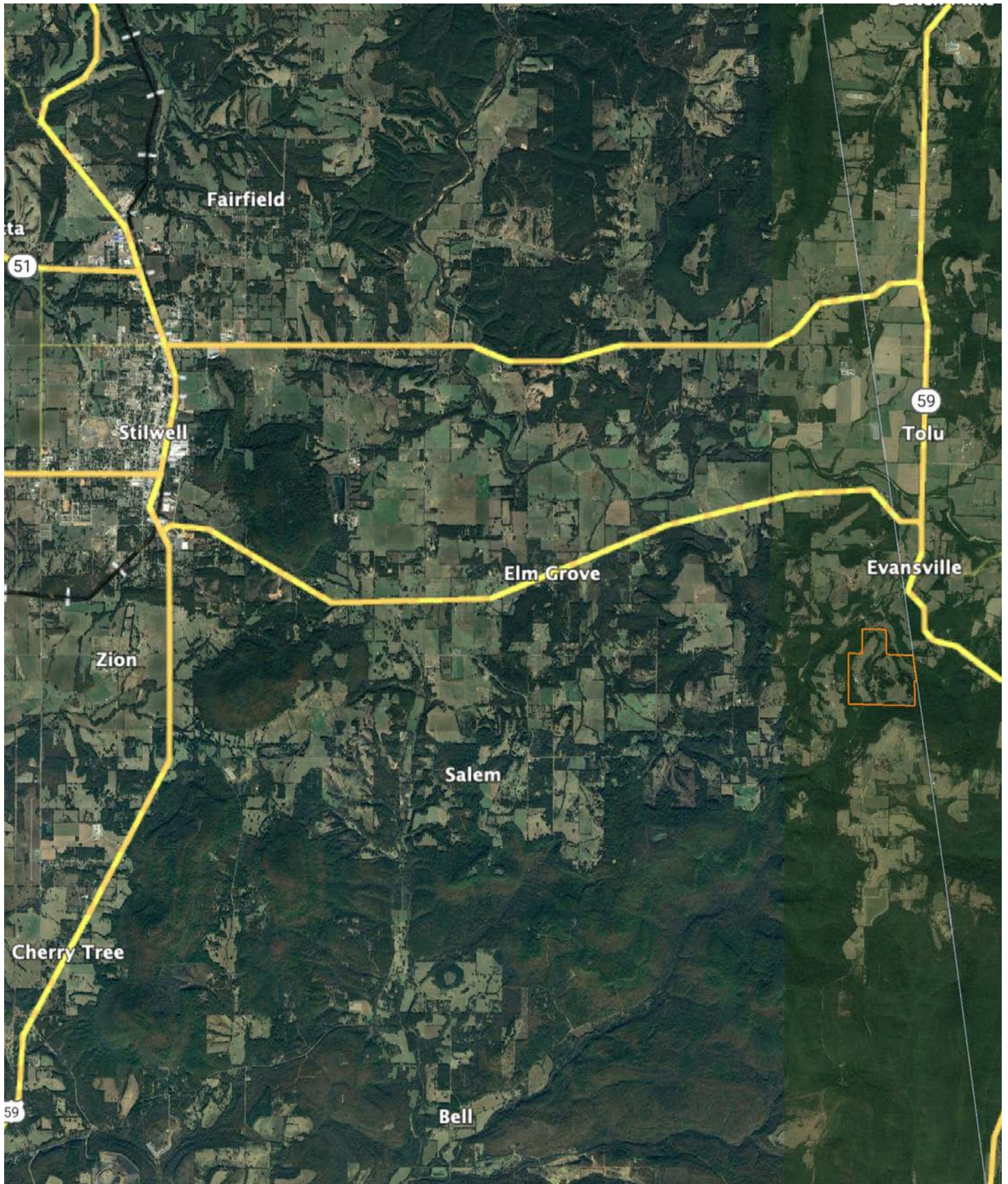
Soils data provided by USDA and NRCS.

Area Symbol: AR143, Soil Area Version: 20  
 Area Symbol: OK001, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Corn Bu	Pasture AUM	Soybeans Bu	Tobacco Lbs	Wheat Bu	*n NCCPI Overall
Hc	Enders-Linker-Hector association, 5 to 30 percent slopes	157.10	66.6%		VIIe							23
HIC	Hector-Linker complex, 1 to 5 percent slopes	73.31	31.1%		IVs							40
Hu	Elsah gravelly loam, 0 to 1 percent slopes, occasionally flooded	3.26	1.4%		IIIIs							61
Ga	Elsah gravelly silt loam, 0 to 1 percent slopes, frequently flooded	2.32	1.0%		Vw							52
<b>Weighted Average</b>					<b>5.99</b>	<b>*.</b>	<b>*.</b>	<b>*.</b>	<b>*.</b>	<b>*.</b>	<b>*.</b>	<b>*n 29.1</b>

\*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method

# OVERVIEW MAP



# AGENT CONTACT

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When it comes to Land Agents, Jeremy Riggs is one who will treat you with respect, work to understand your expectations and go out of his way to deliver on those expectations.

Born in Fayetteville, Arkansas, Jeremy was raised working a yearling cattle operation. Jeremy attended Oklahoma State University, earning a Bachelor's degree in agribusiness with a minor in marketing. When he wasn't studying, Jeremy spent time working for the college's purebred beef range. This education, combined with his love for chasing whitetails and land stewardship, helps him see the whole picture when walking properties so he can better understand each piece of land and the unique potential it holds.

For 10 years, Jeremy worked in the transportation and logistics industry, primarily as a project manager, handling large power projects. At Midwest Land Group, he's able to use his education in agribusiness and project management knowledge to both his buyers and sellers, ensuring great communication from start to finish. Jeremy is dedicated to learning about each property, with boots on the ground, leveraging market knowledge to make sure that when it's time to close, both his buyer and seller clients are satisfied.

When he's not working, you can find Jeremy outdoors, enjoying everything from hunting, family camping, playing golf, reading, and working in the garden. He lives in Farmington, AR, with his wife Chelsea and young sons, Wyatt and Theodore. If you are looking to buy or sell land in Northwest Arkansas, let Jeremy's knowledge and passion for land go to work for you.



**JEREMY RIGGS**, LAND AGENT  
**479.319.5673**

JRiggs@MidwestLandGroup.com



**MidwestLandGroup.com**

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