

MIDWEST LAND GROUP PRESENTS

34 ACRES IN

ADAIR COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

AFFORDABLE ADAIR COUNTY HUNTING FARM WITH OFF-GRID CABIN

Nestled in the heart of Adair County, Oklahoma, lies a hunter's paradise awaiting your exploration. Spread across 34.25 +/- acres, this property offers the perfect blend of tranquility, adventure, and natural beauty. Escape the hustle and bustle of city life and immerse yourself in the serenity of the off-grid cabin. Whether you seek a weekend retreat or hunting with the family, the off-grid cabin will allow you to disconnect from the stresses of modern living. Immerse yourself in the breathtaking scenery of mature hardwoods and pines that dot the landscape. From vibrant autumn foliage to lush greenery in the spring and summer, each season will offer its own captivating beauty. Explore the great outdoors with ease thanks to the property's well-maintained trail system. Whether you're hiking, biking, or simply enjoying a leisurely stroll, the primarily level to gently sloping topography ensures accessibility for all. Embark on unforgettable hunting adventures right in your backyard. With fantastic deer sign and an abundance of whitetail deer and turkey, this property is

a haven for outdoor enthusiasts and avid hunters alike. Access the property from Highway 100 via county-maintained Sanders Flat Road that should ensure year-round accessibility. Enjoy the best of both worlds with a private road and gate providing seclusion and security, while still being conveniently located just 20 minutes from the recreational opportunities of Tenkiller Lake, 30 minutes from the city of Tahlequah, and a mere 1.5 hours from Tulsa. Benefit from affordable ownership with 2023 taxes totaling just \$15.00, allowing you to invest more in creating unforgettable memories on your new hunting farm.

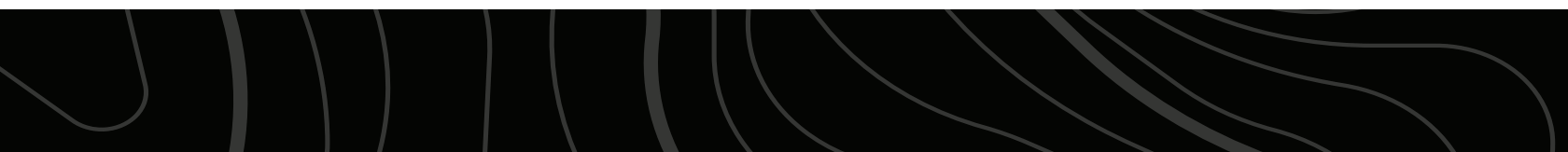
Seize this rare opportunity to own your own piece of outdoor paradise in Adair County. Whether you're seeking a peaceful retreat, a hunting haven, or a combination of both, this property offers endless possibilities. Schedule your private viewing today with Kevin Williams at (918) 514-3165 and make your dream of owning a slice of nature's bounty a reality.



PROPERTY FEATURES

PRICE: **\$154,125** | COUNTY: **ADAIR** | STATE: **OKLAHOMA** | ACRES: **34**

- 34.25 +/- acres
- Off-grid cabin
- Great trail system
- Fantastic deer sign
- Whitetail and turkey hunting
- Great mix of mature hardwoods and pines
- Primarily level to gently sloping topography
- Private road with gate
- County maintained road to property
- 20 minutes to Tenkiller Lake
- 30 minutes to Tahlequah
- 1.5 hours to Tulsa
- 2023 taxes: \$15.00



34.25 +/- ACRES

Immerse yourself in the breathtaking scenery of mature hardwoods and pines that dot the landscape. From vibrant autumn foliage to lush greenery in the spring and summer, each season will offer its own captivating beauty.



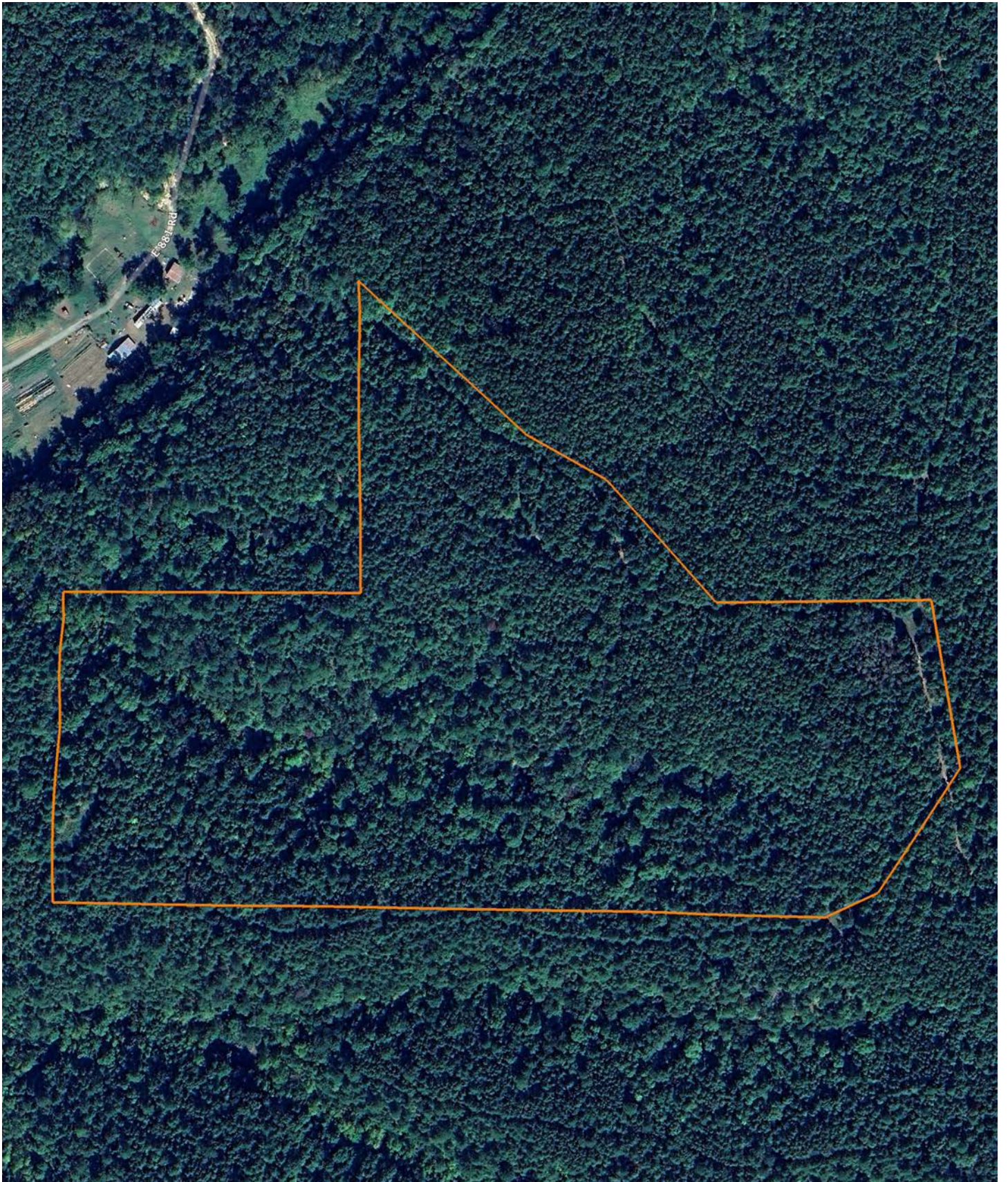
OFF-GRID CABIN



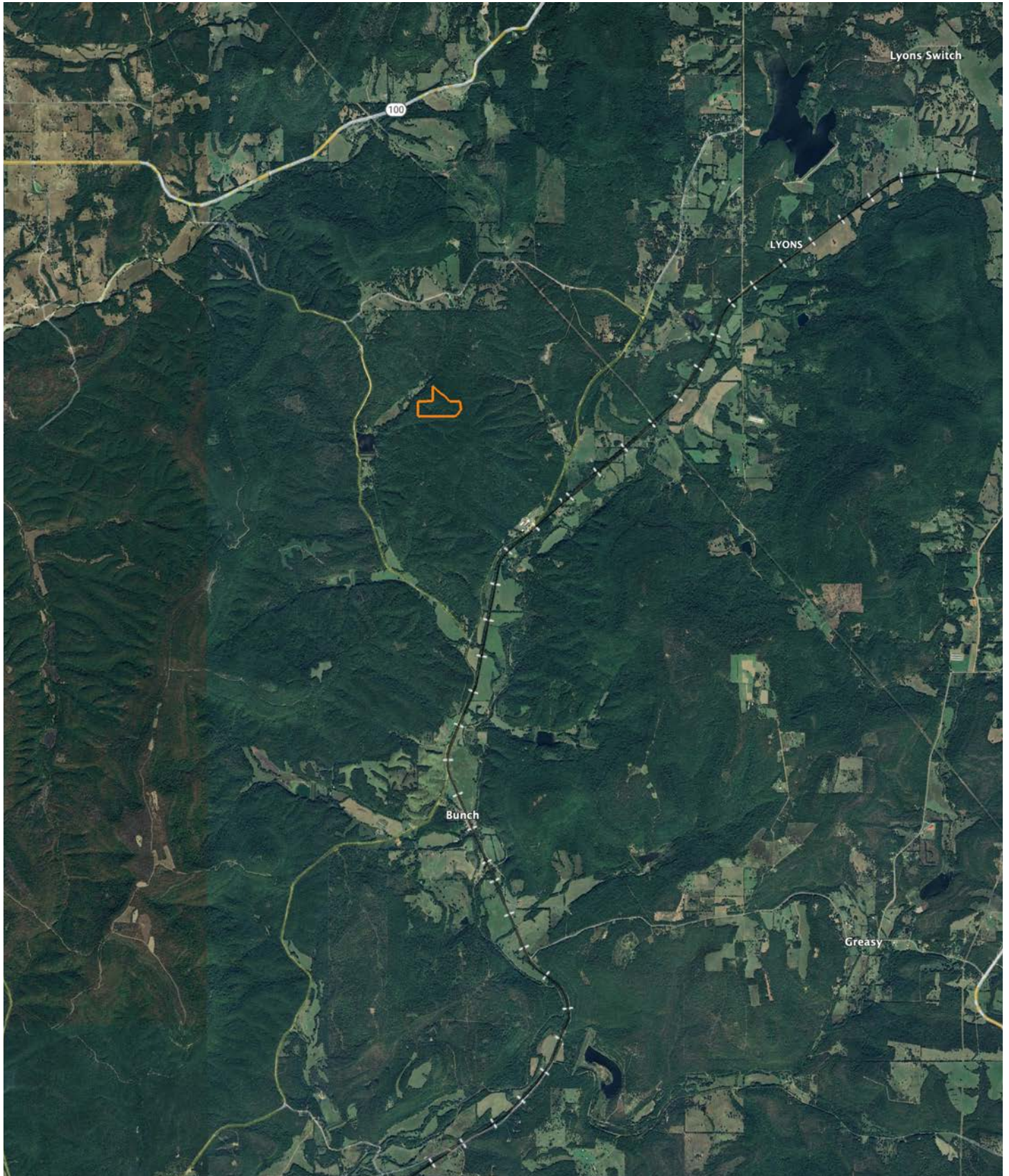
TRAIL SYSTEM & FANTASTIC DEER SIGN



AERIAL MAP

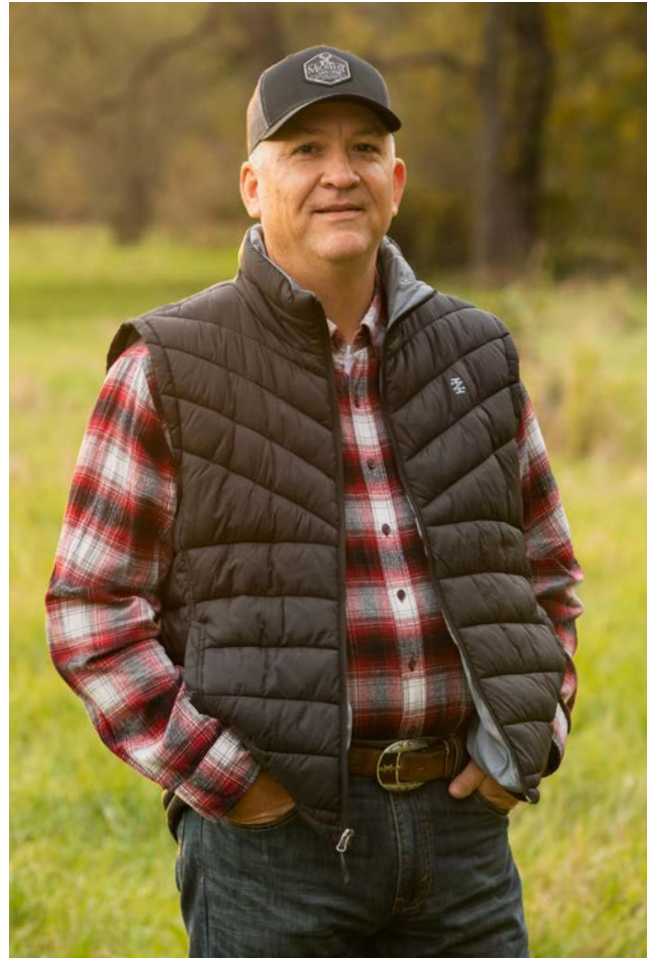


OVERVIEW MAP



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
KWilliams@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, Texas, and Wisconsin.