

MIDWEST LAND GROUP PRESENTS

20 ACRES IN

DELAWARE COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

20 +/- ACRE RECREATIONAL & BUILDING TRACT AT LOST PINES

Located in Delaware County, north of the community of Kansas, Oklahoma, you will find this 20 +/- acre surveyed property tucked below the canopy of towering hardwoods. Several building spots are located throughout the flat, gentle to steep sloping land. Electric is within close proximity and is easily accessible and the property also boasts a live spring. From the moment you approach the property, you are instantly encapsulated by the mature hardwoods and improved trail system that winds its way through massive hardwood-lined ridges and timber-filled canyons. The seclusion of this

small acreage tract is ideal for a hunting cabin or future homestead, or utilizing the property strictly as a hunting destination. If 20 acres is not enough, the new owners will have access to more than 9,000 acres of the Spavinaw Wildlife Management Area that adjoins the property to the west. There are no covenants or restrictions on this Delaware County property. If you are looking to invest your money into a great small acreage hunting, building, or recreational tract, give Kevin Williams a call at (918) 514-3165 today for your personal tour!



PROPERTY FEATURES

PRICE: **\$195,000** | COUNTY: **DELAWARE** | STATE: **OKLAHOMA** | ACRES: **20**

- 20 +/- surveyed acres
- Multiple build site locations
- Electricity available
- Live spring
- 60' of elevation change
- Trail system
- Adjoins Spavinaw Wildlife Management Area
- Less than 1 mile from southern shore of Lake Eucha
- Mature hardwoods
- Incredible topography
- 15 minutes to Jay
- 45 minutes to Grove
- 50 minutes to Siloam Springs, Arkansas
- 90 minutes to Tulsa
- 90 minutes to Joplin, Missouri



MULTIPLE BUILD SITE LOCATIONS

The seclusion of this small acreage tract is ideal for a hunting cabin or future homestead, or utilizing the property strictly as a hunting destination.



LIVE SPRING



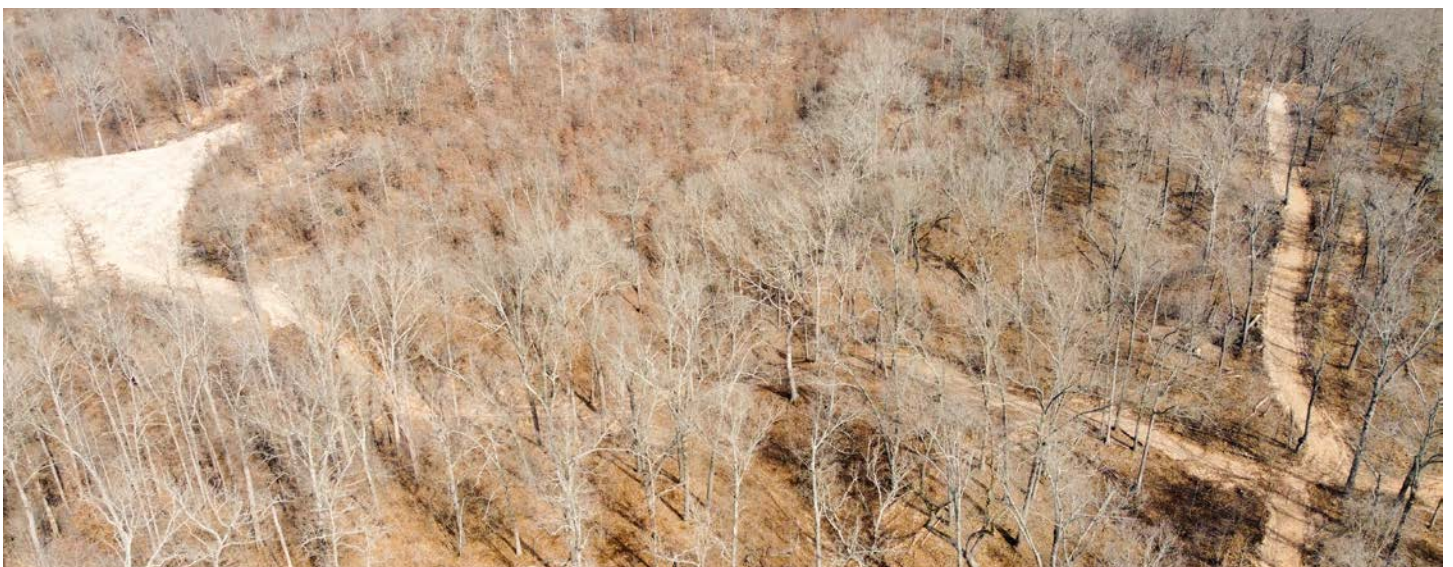
60' OF ELEVATION CHANGE



TRAIL SYSTEM



MATURE HARDWOODS



INCREDIBLE TOPOGRAPHY



TOPOGRAPHY MAP



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 853.9

Max: 929.7

Range: 75.8

Average: 897.1

Standard Deviation: 18.44 ft

0ft 278ft 556ft



2/26/2024

36-22N-22E
Delaware County
Oklahoma

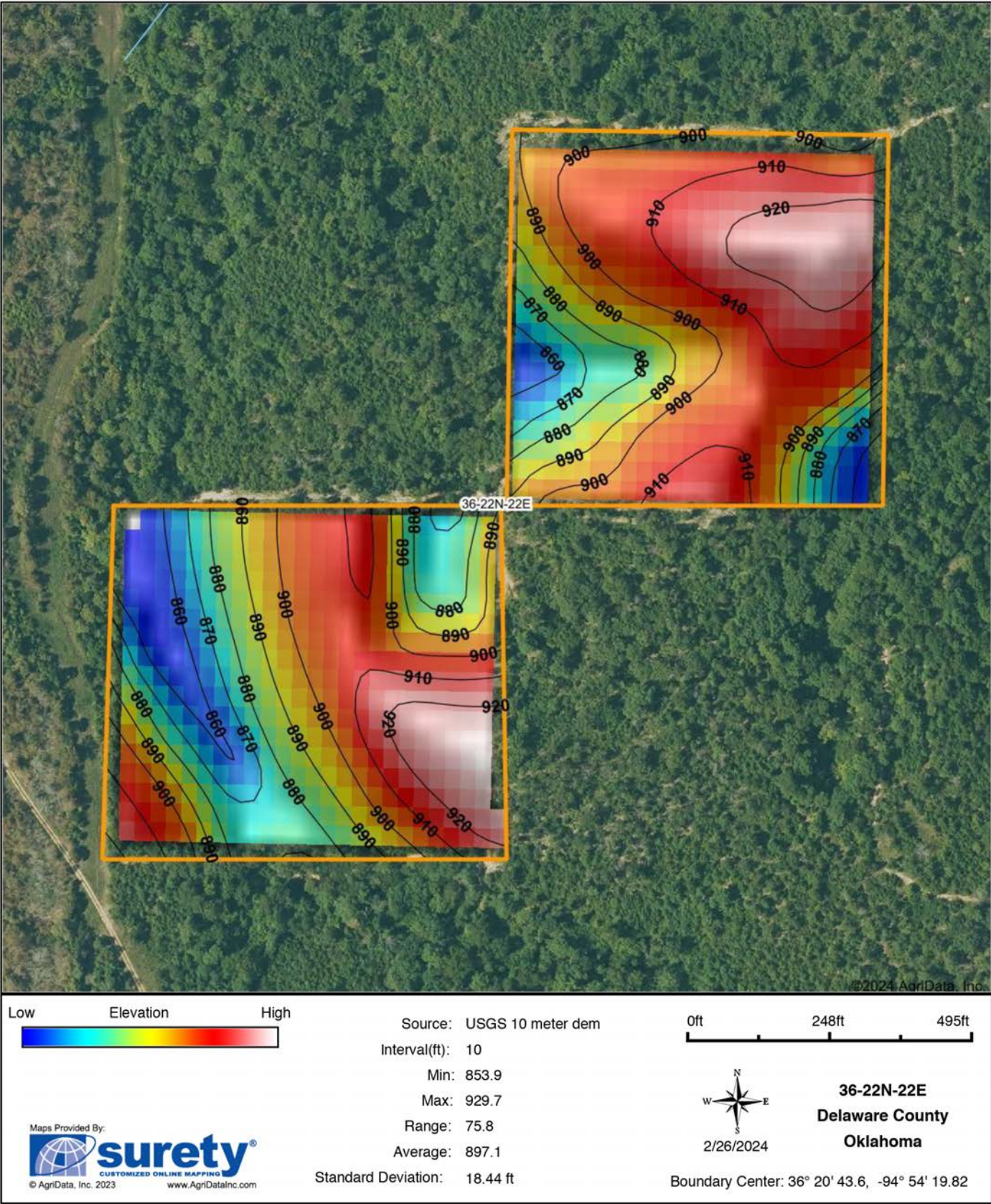
Boundary Center: 36° 20' 43.6, -94° 54' 19.82

Maps Provided By:

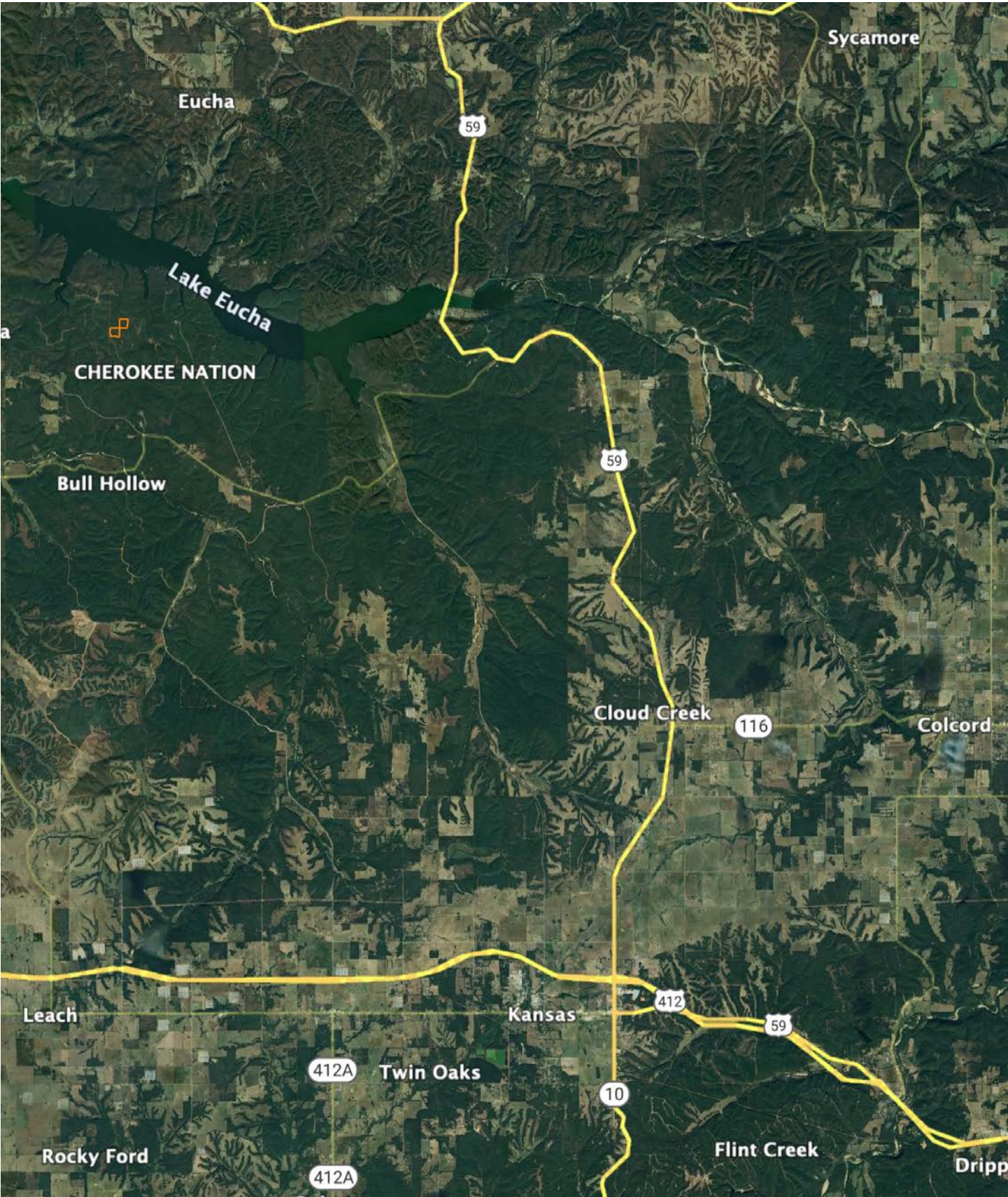


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HILLSHADE MAP

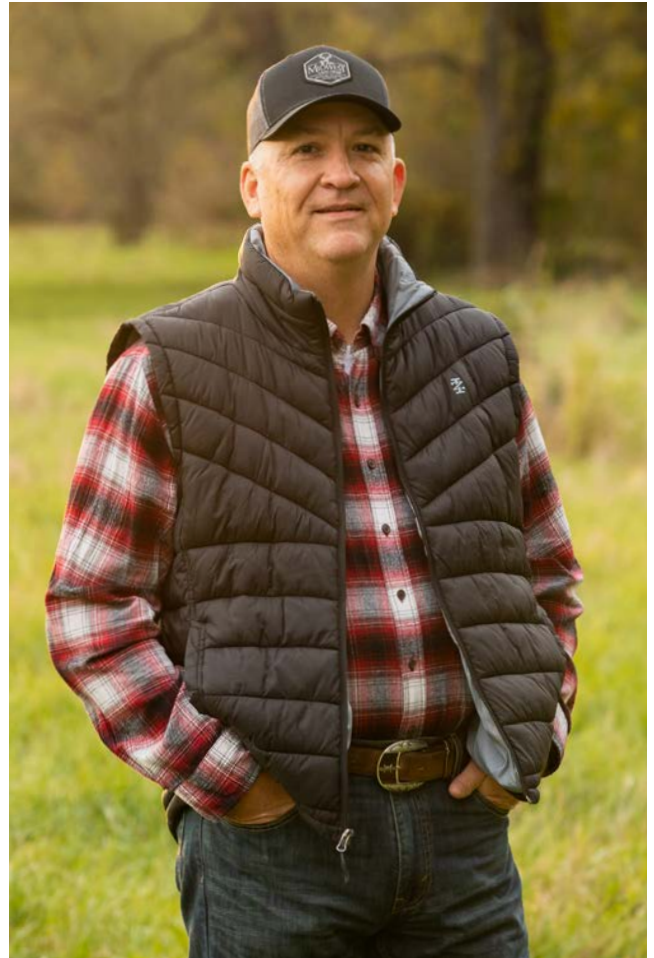


OVERVIEW MAP



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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