

MIDWEST LAND GROUP PRESENTS

167 ACRES IN

MAYES COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PERFECT MAYES COUNTY RANCHING AND RECREATIONAL OPPORTUNITY

Have you been searching for that perfect timber/pasture combination ranch? Located approximately 10 miles southeast of Salina, Oklahoma you will find 167 +/- acres of gently rolling hills of Bermuda pastures and mature timber bringing the perfect combination of ranching and recreation, with exceptional views of Mayes County, all together as one.

The 167 +/- acres include approximately 142 +/- acres of large to isolated stands of mature timber containing a wet weather creek, live spring, and 140' of incredible elevation that will provide tremendous deer, hog, and turkey hunting in a multitude of locations throughout this ranch.

Approximately 25 +/- acres of improved Bermuda pastures located in the central portion of the ranch could be utilized for your cow/calf operation or hay production. The property offers an excellent water source for your

livestock and wildlife with multiple spring-fed ponds and a wet weather creek that slowly meanders through the center portion of the ranch. 4 strand barbed wire perimeter fencing is in place.

With the availability to access electricity in multiple locations, and a drilled water well on the property, the new owners can choose from several great building sites that provide incredible views for miles. With the combination of GRDA land bordering on the west and large landowners surrounding the remainder of the ranch, seclusion and privacy are at a premium throughout the ranch.

If you are in the market for a beautiful Mayes County ranch, with a multitude of options, within a short commute of Highway 412, Siloam Springs, Salina, Lake Hudson, Pryor, and Claremore, give Kevin Williams a call at (918) 514-3165 for your personal tour.



PROPERTY FEATURES

PRICE: **\$633,194** | COUNTY: **MAYES** | STATE: **OKLAHOMA** | ACRES: **167**

- Blacktop frontage
- Full perimeter 4 strand barbed wire fencing
- Pipe entry
- Mature hardwoods
- Approximately 25 acres of improved pastures
- Multiple spring-fed ponds
- Wet weather creek
- 140' of elevation
- Bordered by GRDA to the northwest
- Electricity and drilled well
- Multiple build locations
- Tremendous whitetail deer, turkey, and hog hunting
- Hay production opportunities
- 3 miles to Highway 412
- 5 miles to Blue Hole Park
- 10 miles to Highway 82 in Salina
- 20 miles to Highway 69 in Pryor
- 35 miles to Will Rogers Turnpike in Claremore
- 35 miles to Siloam Springs, Arkansas
- 1 hour 15 minutes to Tulsa
- 2023 Taxes: \$182.00



25 +/- ACRES OF IMPROVED PASTURES

Approximately 25 +/- acres of improved Bermuda pastures located in the central portion of the ranch could be utilized for your cow/calf operation or hay production.



PIPE ENTRY



MULTIPLE BUILD LOCATIONS



MATURE HARDWOODS

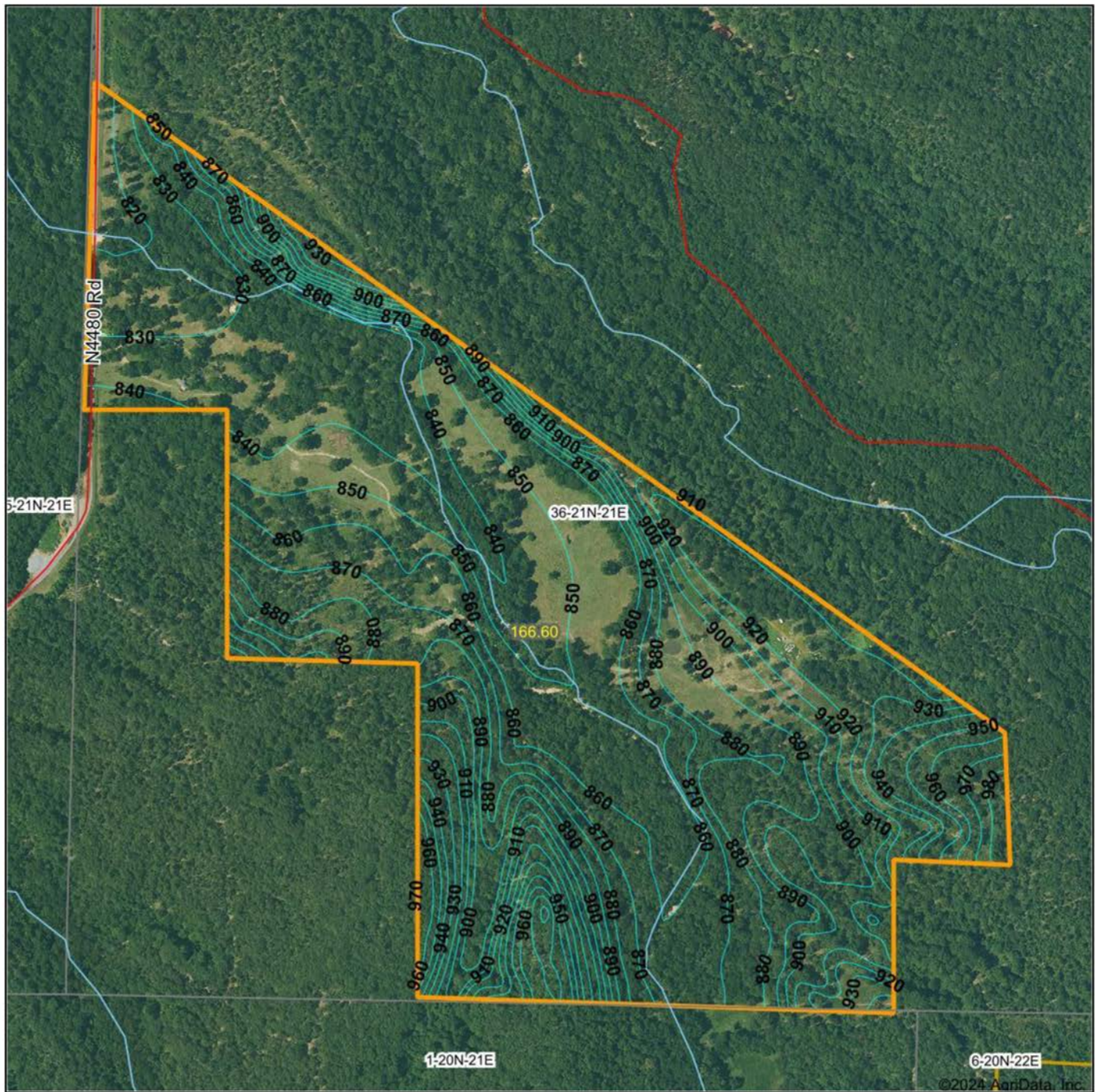
The 167 +/- acres include approximately 142 +/- acres of large to isolated stands of mature timber containing a wet weather creek, live spring, and 140' of incredible elevation.



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 817.8

Max: 986.0

Range: 168.2

Average: 878.0

Standard Deviation: 37.6 ft

0ft 673ft 1346ft

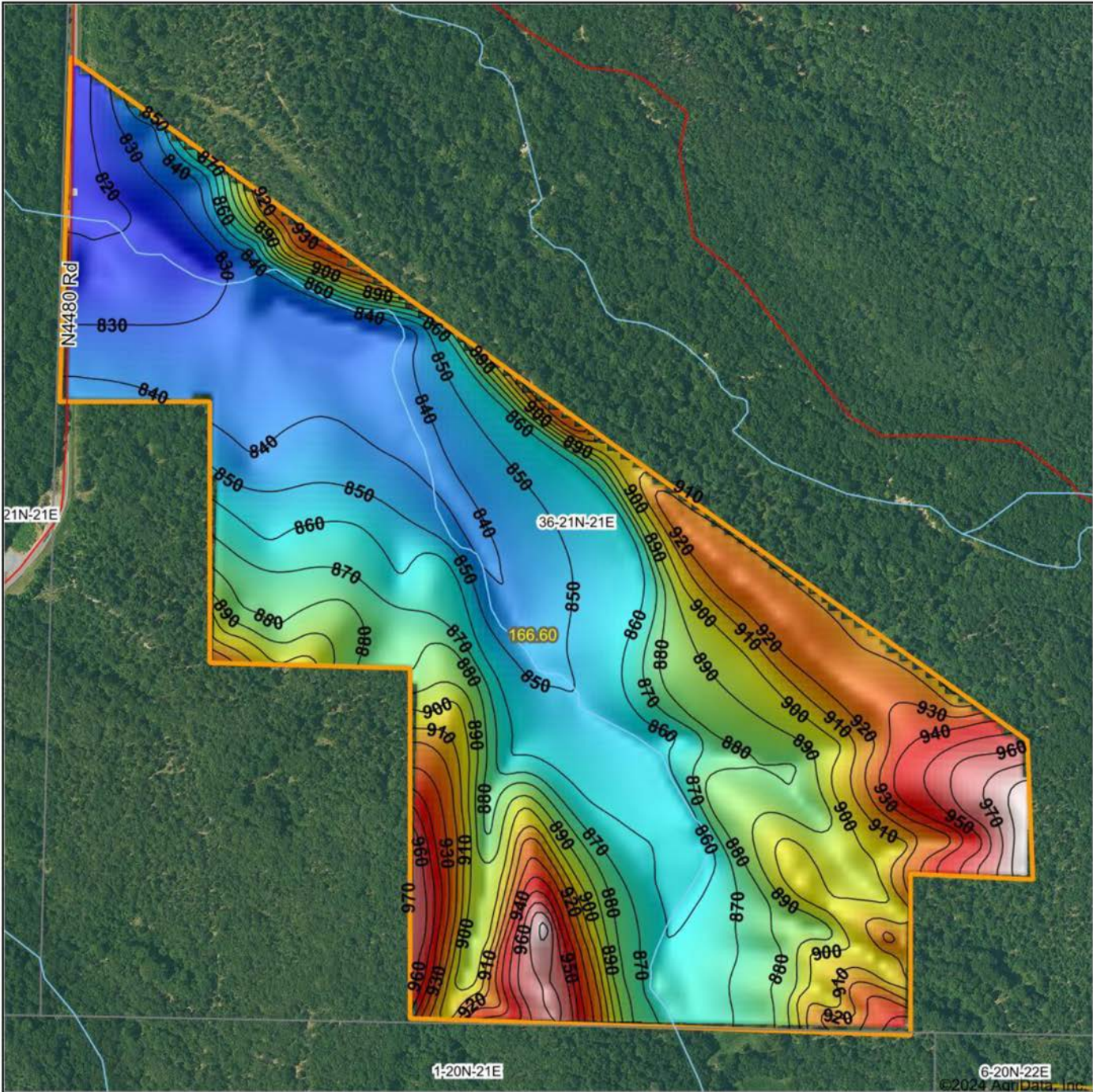


3/13/2024

36-21N-21E
Mayes County
Oklahoma

Boundary Center: 36° 15' 17.27, -95° 1' 0.91

HILLSHADE MAP



Maps Provided By:



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Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 817.8
 Max: 986.0
 Range: 168.2
 Average: 878.0
 Standard Deviation: 37.6 ft

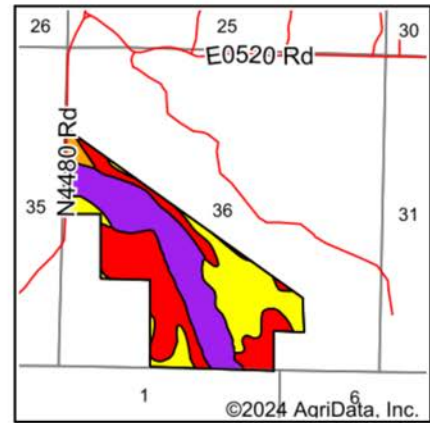
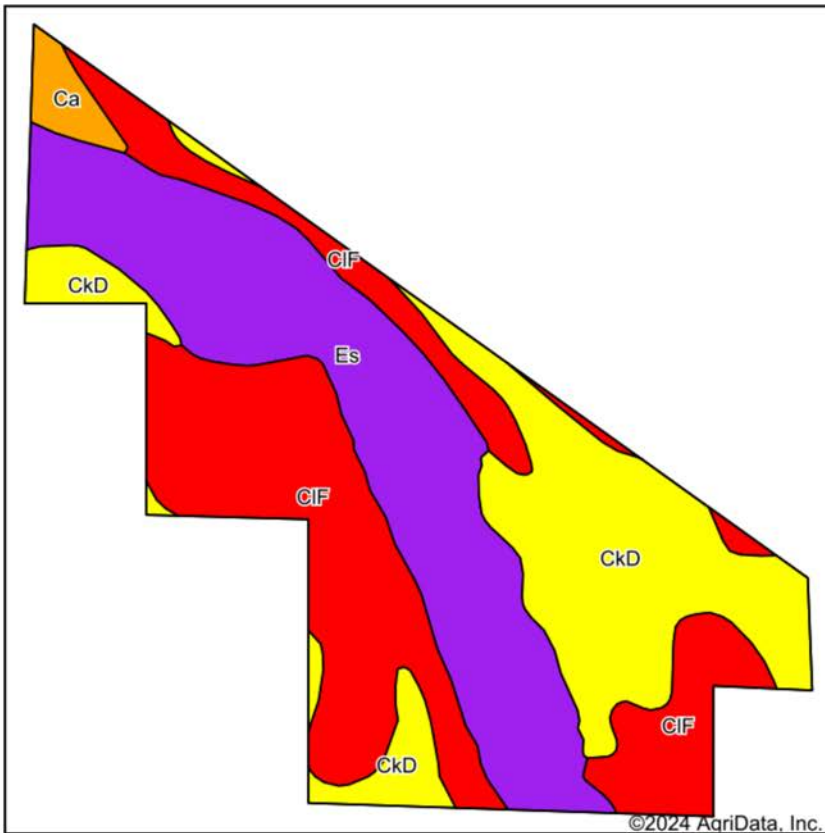


3/13/2024

36-21N-21E
Mayes County
Oklahoma

Boundary Center: 36° 15' 17.27, -95° 1' 0.91

SOIL MAP



State: **Oklahoma**
 County: **Mayes**
 Location: **36-21N-21E**
 Township: **Locust Grove**
 Acres: **166.6**
 Date: **3/13/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: OK097, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
CIF	Clarksville very gravelly silt loam, 20 to 50 percent slopes, stony	59.76	35.9%		> 6.5ft.	Vllls	10	9	8	4	
Es	Elsah gravelly loam, 0 to 1 percent slopes, frequently flooded	57.33	34.4%		> 6.5ft.	Vw	53	51	43	36	
CkD	Clarksville gravelly silt loam, 1 to 8 percent slopes	46.01	27.6%		> 6.5ft.	IVe	49	41	38	29	
Ca	Razort gravelly loam, 0 to 1 percent slopes, occasionally flooded	3.50	2.1%		> 6.5ft.	lllw	63	61	50	49	
Weighted Average							5.76	*n 36.7	*n 33.4	*n 29.2	*n 22.9

*n: The aggregation method is "Weighted Average using all components"

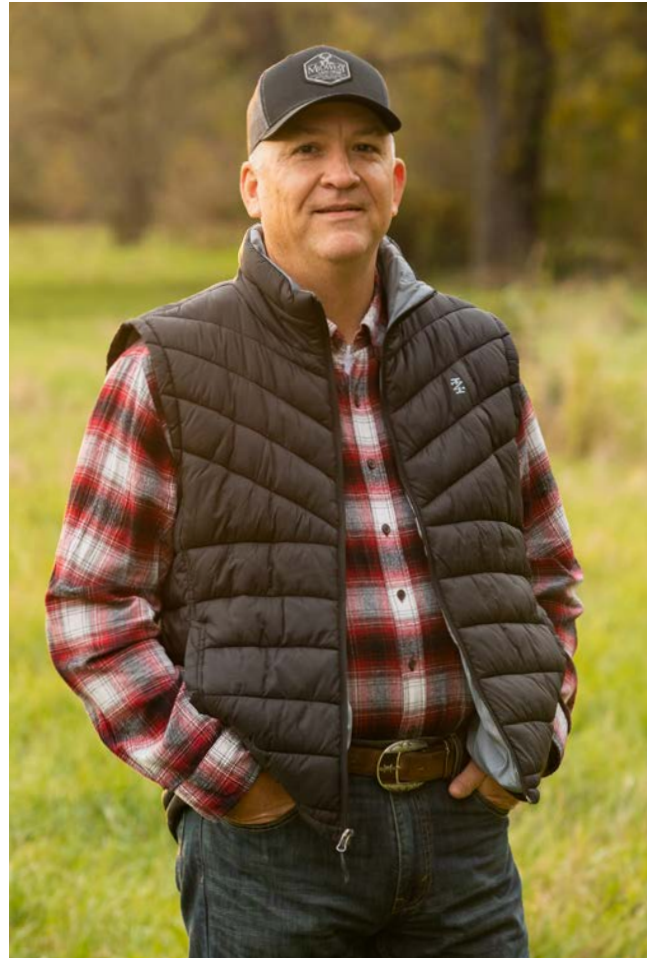
*c: Using Capabilities Class Dominant Condition Aggregation Method

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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