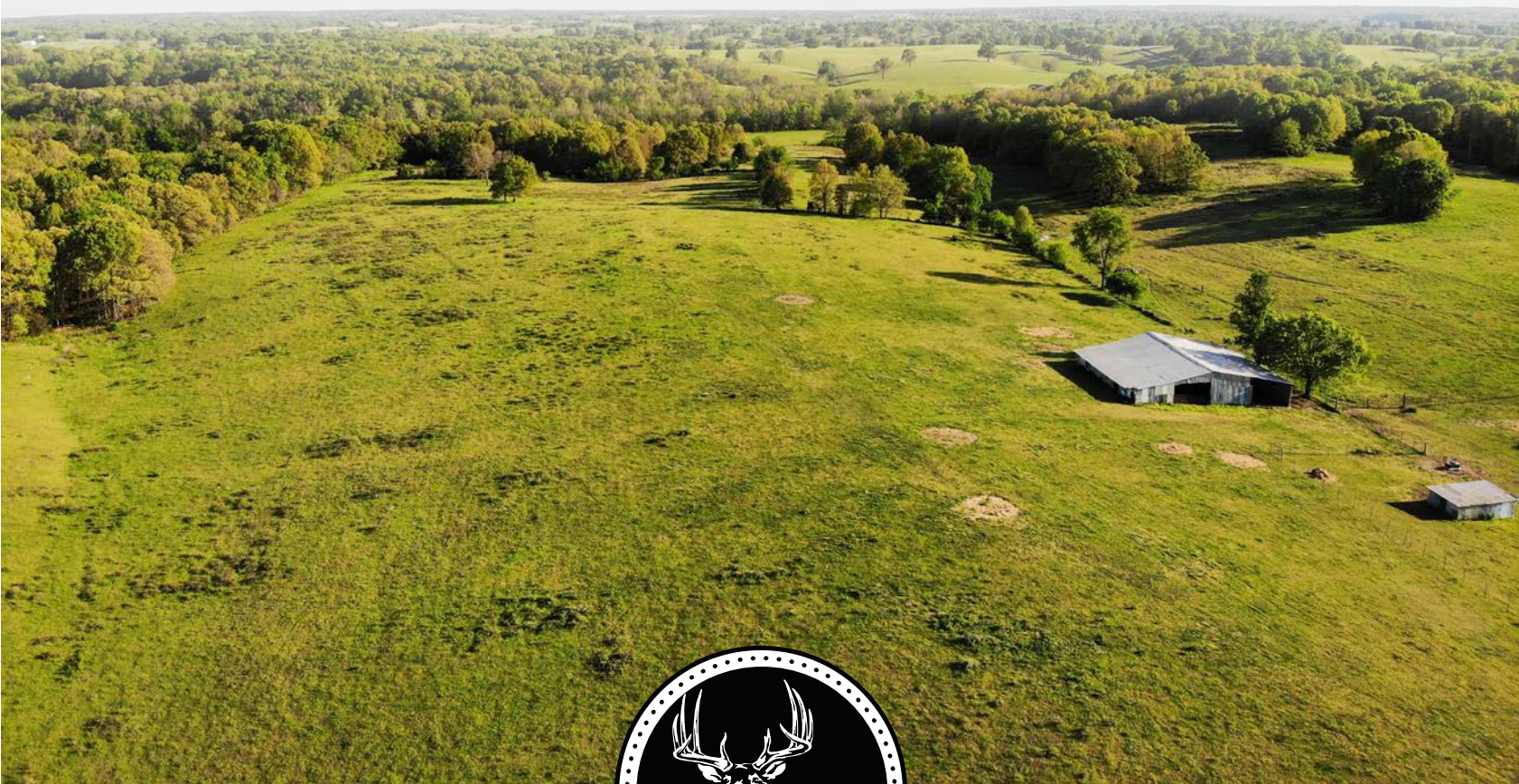


MIDWEST LAND GROUP PRESENTS

54 ACRES IN

---

# OTTAWA COUNTY OKLAHOMA



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# 54 +/- ACRES IN OTTAWA COUNTY, OKLAHOMA

---

Nestled in the northeastern region of Oklahoma lies a remarkable property spanning over 54 +/-acres. Conveniently situated just a stone's throw away from US-60, this property offers the perfect blend of rural tranquility and year-round hunting opportunities. Upon entering the farm through the front gate, you will notice an awesome view. Rolling hills, mature timber, and sprawling bottom fields create an idyllic backdrop for unforgettable hunting expeditions. Descending down the hill, you'll discover a stocked pond for year-round fishing pleasure. To cater to various needs, an expansive 80'x60' storage barn awaits, ready to house livestock, horses, or store hay. The property is thoughtfully enclosed by a secure perimeter and cross-fencing, ensuring the separation of hunting

areas and livestock. As you venture to the southern side of the farm, you'll be greeted by a copious amount of mature timber surrounding a grassy field, perfect for establishing food plots. Additionally, a creek meanders along the edge of the timber on the southern boundary of the farm. This exceptional property is available for sale in multiple parcels or as a whole. The current owner is open to dividing the northeast corner of the farm into a 12 acre build site, complete with road access, scenic views, and utilities readily available. If you've ever dreamed of constructing your home in a rural setting, this is the perfect opportunity. The remaining 42 acres encompass the barn, pond, and remaining acreage, offering endless possibilities.



# PROPERTY FEATURES

PRICE: **\$359,900** | COUNTY: **OTTAWA** | STATE: **OKLAHOMA** | ACRES: **54**

---

- Just off black top
- Deer hunting
- Turkey hunting
- Stocked fishing pond
- Utilities available
- Mineral rights transfer
- Build site
- 97 miles to Tulsa, OK
- 23 miles to Miami, OK
- 4 miles to Seneca, MO
- 20 miles to Grove, OK
- Property is to be offered as two separate parcels or whole:
  - Parcel 1 - 12+/- Acres (List Price \$129,600)
  - Parcel 2 - 42 +/- Acres (List Price \$310,000)
  - Parcel 3 - 54 +/- Acres (List Price \$369,900)



54 +/- ACRES

---



# 80'X60' STORAGE BARN

---



# BUILD SITE

---



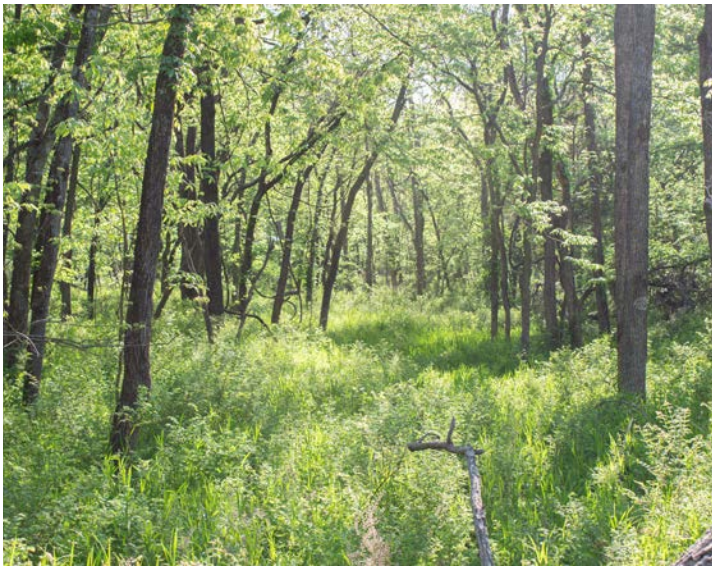
# STOCKED POND

---

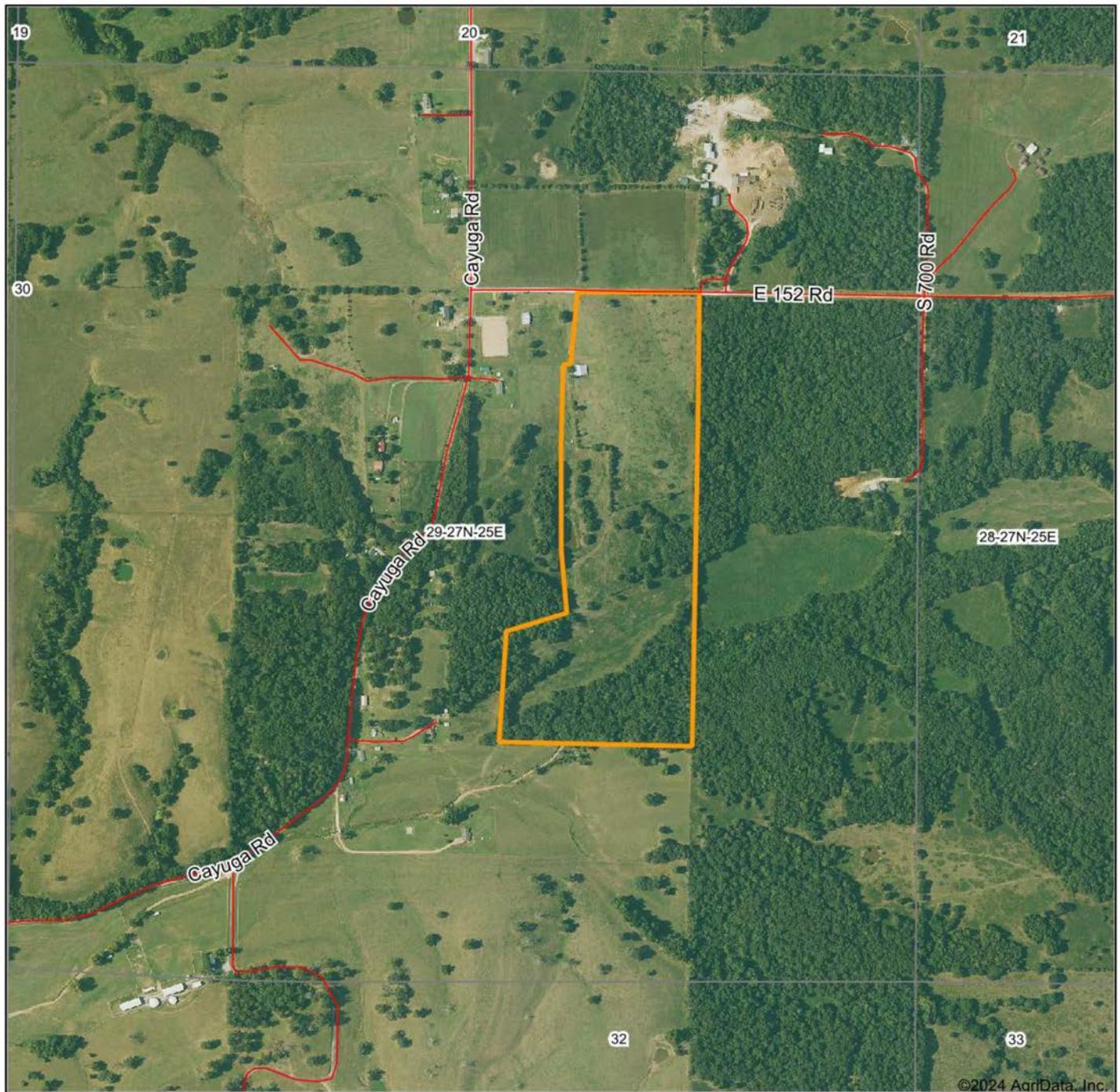


# MATURE TIMBER

---



# AERIAL MAP



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

Boundary Center: 36° 47' 28.96, -94° 37' 55.9

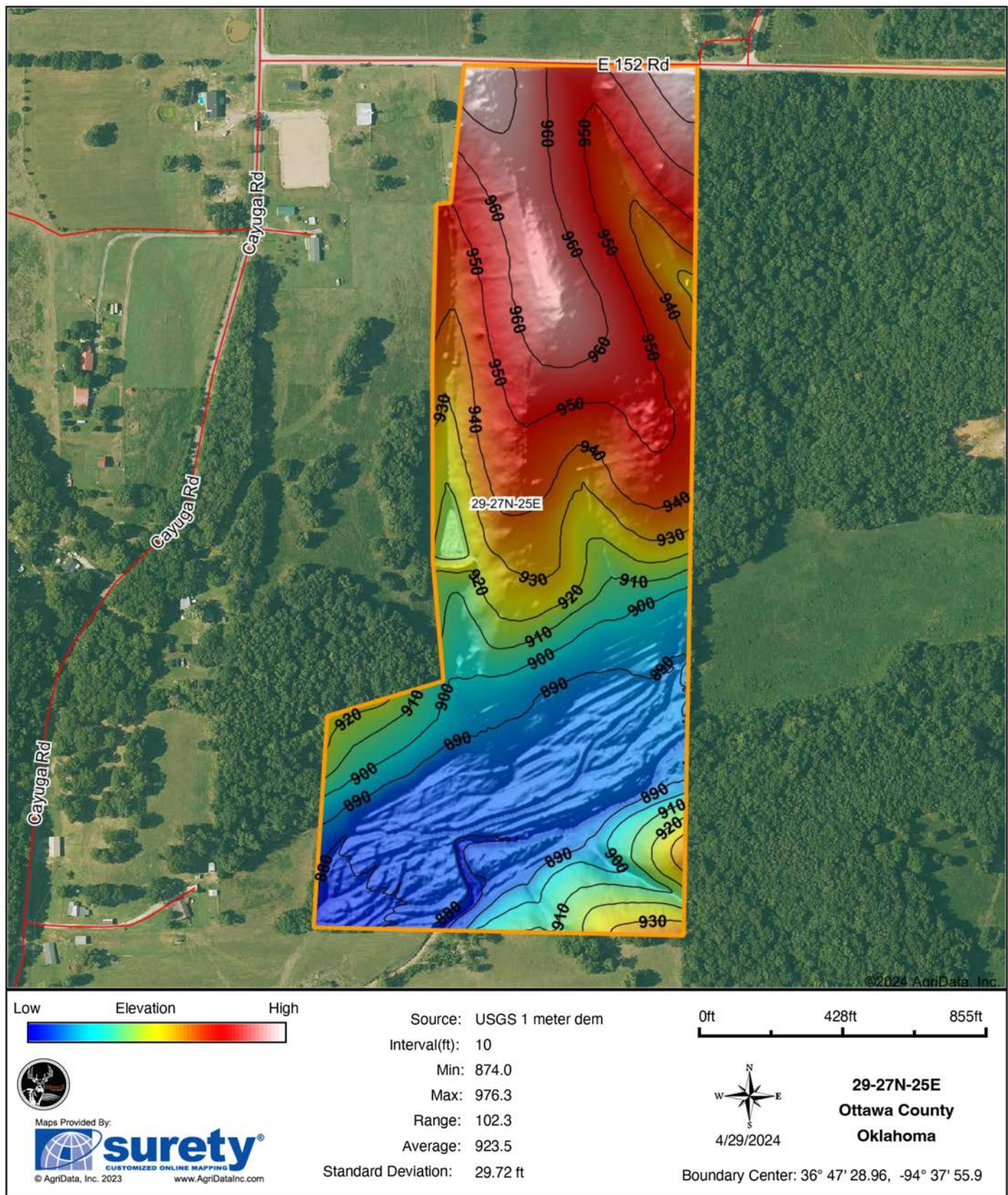
**29-27N-25E**  
**Ottawa County**  
**Oklahoma**

0ft 909ft 1817ft

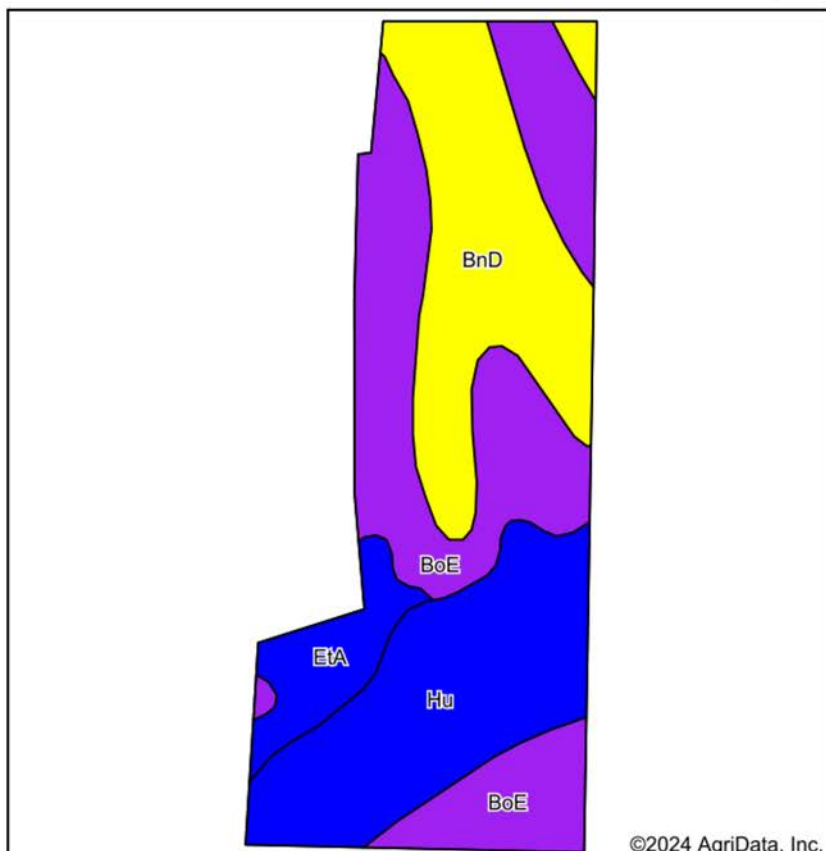


4/29/2024

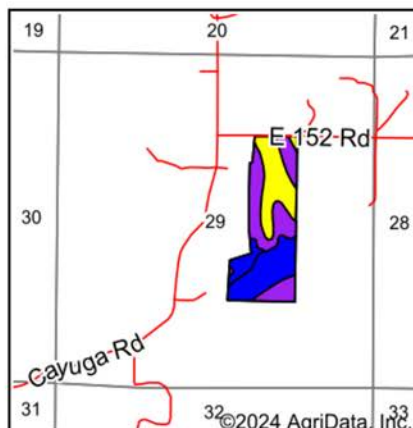
# HILLSHADE MAP



# SOIL MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**  
 County: **Ottawa**  
 Location: **29-27N-25E**  
 Township: **Wyandotte**  
 Acres: **51.44**  
 Date: **4/29/2024**



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



Area Symbol: OK115, Soil Area Version: 18

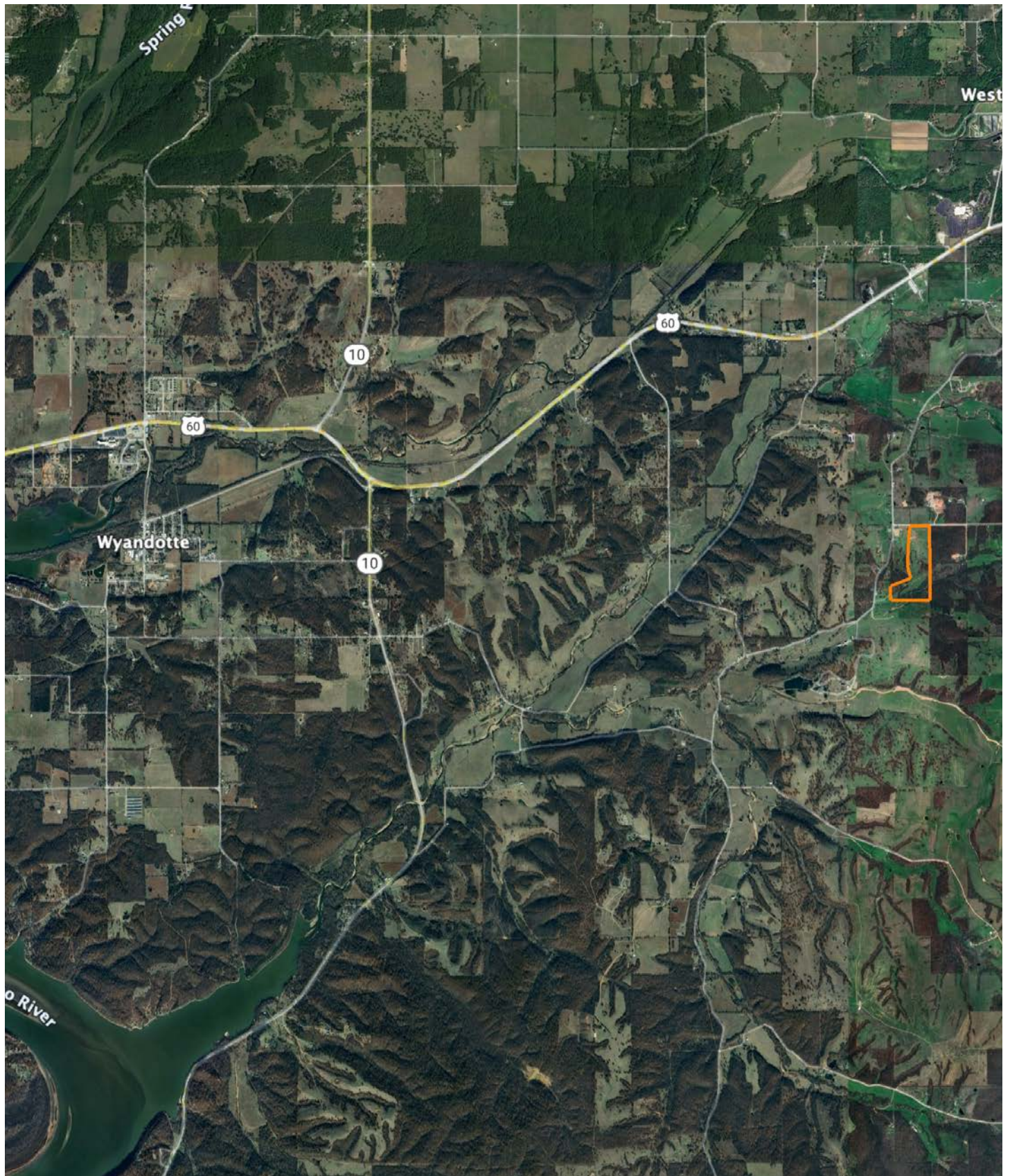
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
BoE	Clarksville stony silt loam, 12 to 50 percent slopes	20.14	39.2%		> 6.5ft.	Vlle	10	10	8	4
BnD	Clarksville very gravelly silt loam, 1 to 8 percent slopes	13.95	27.1%		> 6.5ft.	IVe	40	40	35	28
Hu	Healing silt loam, 0 to 1 percent slopes, occasionally flooded	13.64	26.5%		> 6.5ft.	IIw	83	83	70	72
EtA	Britwater silt loam, 0 to 3 percent slopes	3.71	7.2%		> 6.5ft.	Ile	76	76	64	66
Weighted Average						4.50	*n 42.3	*n 42.3	*n 35.8	*n 33

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# OVERVIEW MAP

---



## AGENT CONTACT

Ben Jacks has been an avid outdoorsman since he was a boy. His dad would take him and his brother out to hunt and fish every chance he got. Between that and years of bow hunting, Ben learned the process of managing hunting properties. He loves to assess a property and find the potential in a piece of land that someone else might not have seen. Ben was born on a military base in North Carolina and raised in northeast Oklahoma. While in school, he worked on a ranch, where he grew a great respect for farmers and ranchers. He moved to Kansas for college and to continue his baseball career. He went to Neosho County Community College and graduated from Emporia State University, having played baseball at each.

After helping a friend acquire a piece of property, he caught the land real estate bug and hasn't looked back once since. Driven by his passion to help people, Ben offers clients a hard-working, trustworthy, and dedicated agent who will help them throughout the entire process. When he's not working or spending time with family, you can find him out in the woods hunting, fishing, managing hunting properties, or golfing. He's a member of Ducks Unlimited, QDMA, and the First Baptist Church in Chanute, Kansas, where he resides with his son Gunner and two large, active dogs. Contact Ben today to experience the Midwest Land Group difference!



**BEN JACKS,** LAND AGENT  
**620.605.3175**  
BJacks@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.