

MIDWEST LAND GROUP PRESENTS



40 ACRES  
**MAYES COUNTY, OK**

**N4450 Road, Locust Grove, Oklahoma, 74352**





MIDWEST LAND GROUP IS HONORED TO PRESENT

# HOMESITE OR HOBBY FARM TRACT WITH A BEAUTIFUL MIX OF GRASS AND SHADE

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Welcome to a picturesque 40 +/- acre landscape in southern Mayes County! For those looking for a spacious homesite or a little hobby farm acreage, it will not disappoint. With its road frontage and a mature patch of timber block on the east side, it sets up perfectly for those wanting a little privacy for a centrally located home. The central and northwestern sides also boast an almost savannah-type feel with the way the hardwood trees are scattered among the grass. Plus, with electricity

available at the road and its proximity to Tulsa, it offers both convenience and tranquility. There is also no shortage of wildlife, as it has experienced controlled burns routinely over the years. It will appeal to hunting, equine, or many types of hobby farming enthusiasts alike. The fencing is in excellent shape and can be easily cruised in a vehicle along the edges. Call today and see for yourself everything this property and this quiet rural corner of Mayes County has to offer.





# PROPERTY FEATURES

PRICE: **\$280,000** | COUNTY: **MAYES** | STATE: **OKLAHOMA** | ACRES: **40**

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- Electricity
- Fiber optic
- Pond
- Fully fenced
- Uniquely beautiful scattering of shade trees
- Livestock friendly
- High visibility timber block with burn history
- Great access/road frontage
- Excellent hunting
- 40 minutes to Tulsa or Siloam Springs
- 1 hour to Springdale, AR
- 10 minutes to Locust Grove





# PICTURESQUE 40 +/- ACRES

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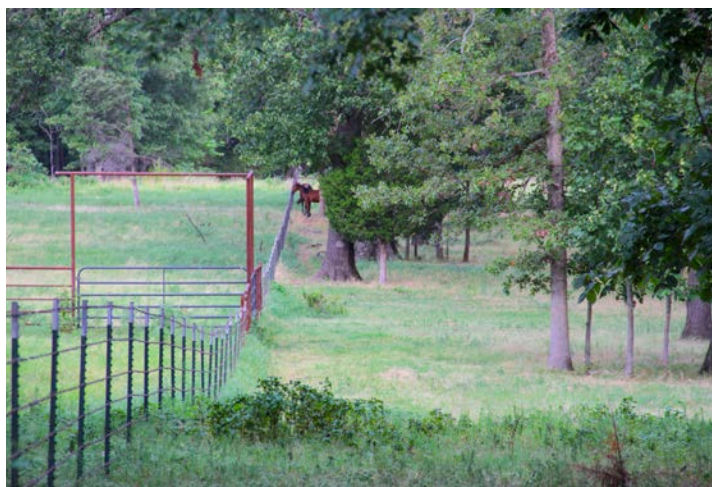
# POND

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# FULLY FENCED

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# BEAUTIFUL SCATTERING OF SHADE TREES

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# TIMBER BLOCK WITH BURN HISTORY

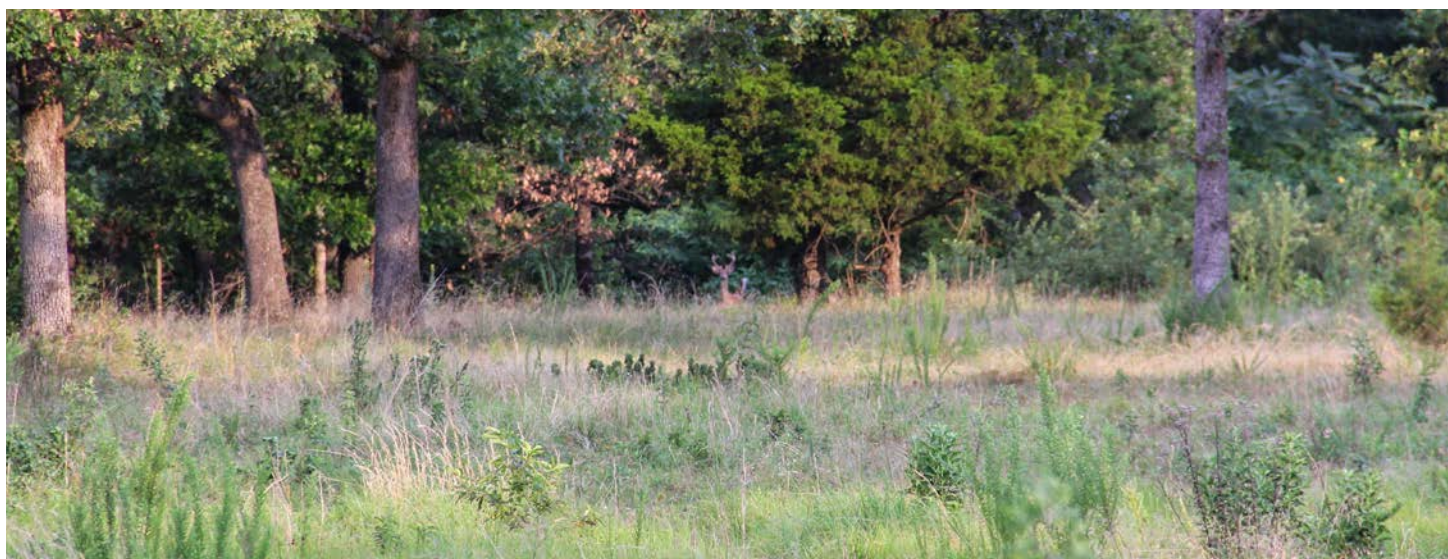
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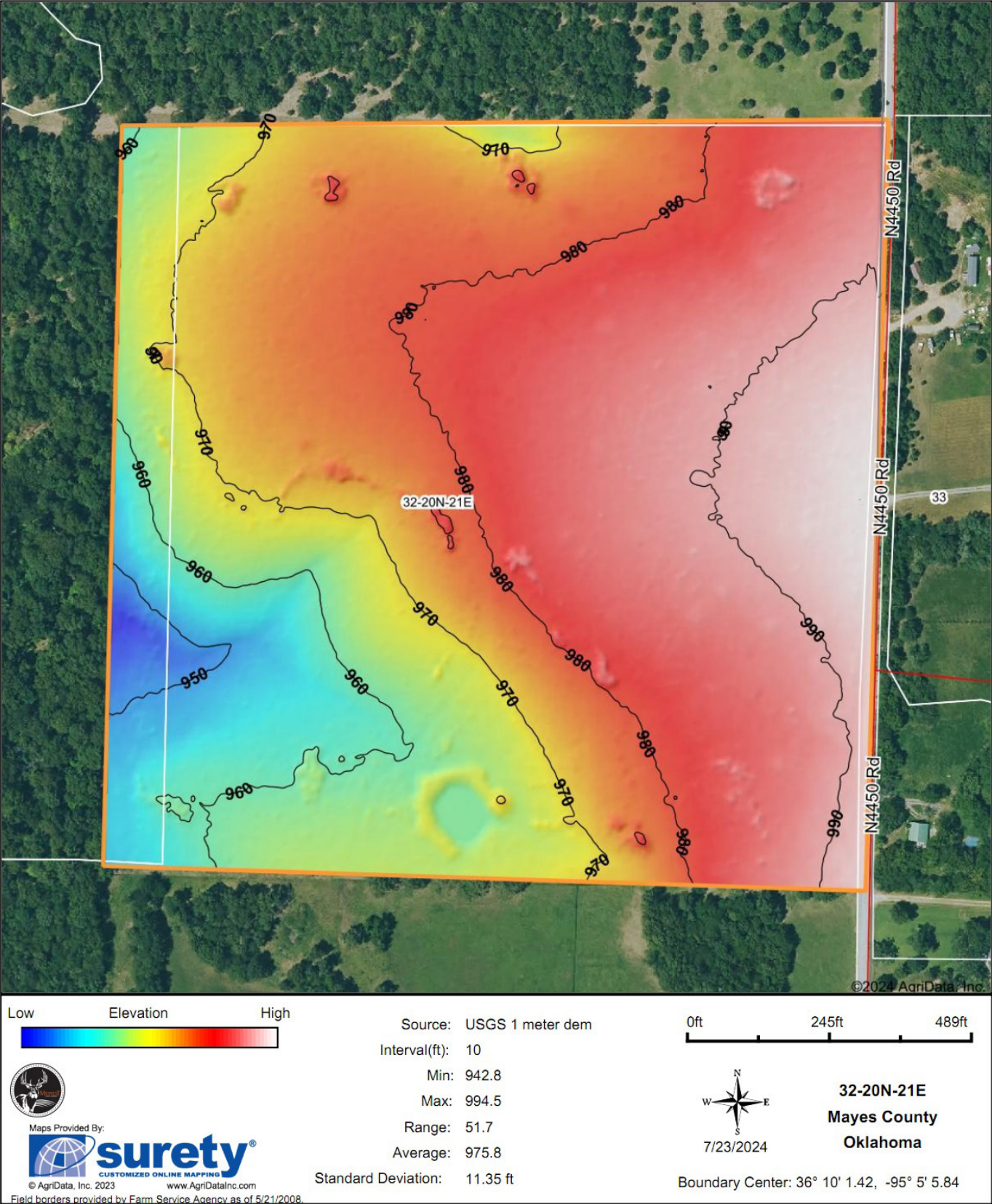
# EXCELLENT HUNTING

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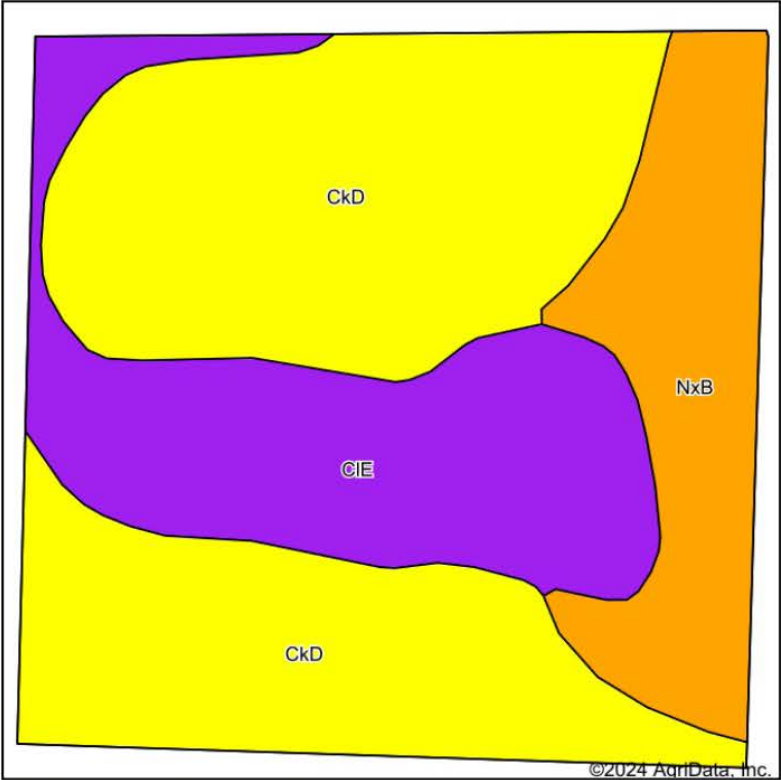


# HILLSHADE MAP

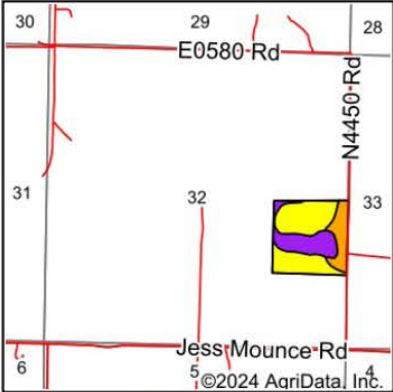




# SOIL MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**  
County: **Mayes**  
Location: **32-20N-21E**  
Township: **Locust Grove**  
Acres: **39.56**  
Date: **7/23/2024**



Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: OK097, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	*n NCCPI Cotton
CkD	Clarksville gravelly silt loam, 1 to 8 percent slopes	22.16	56.1%		IVe	49	41	29	49
CIE	Clarksville very gravelly silt loam, 5 to 20 percent slopes, stony	10.38	26.2%		VIe	43	37	31	43
NxB	Nixa gravelly silt loam, 0 to 3 percent slopes	7.02	17.7%		IIIs	36	36	23	25
Weighted Average					4.35	*n 45.1	*n 39.1	*n 28.5	*n 43.2

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

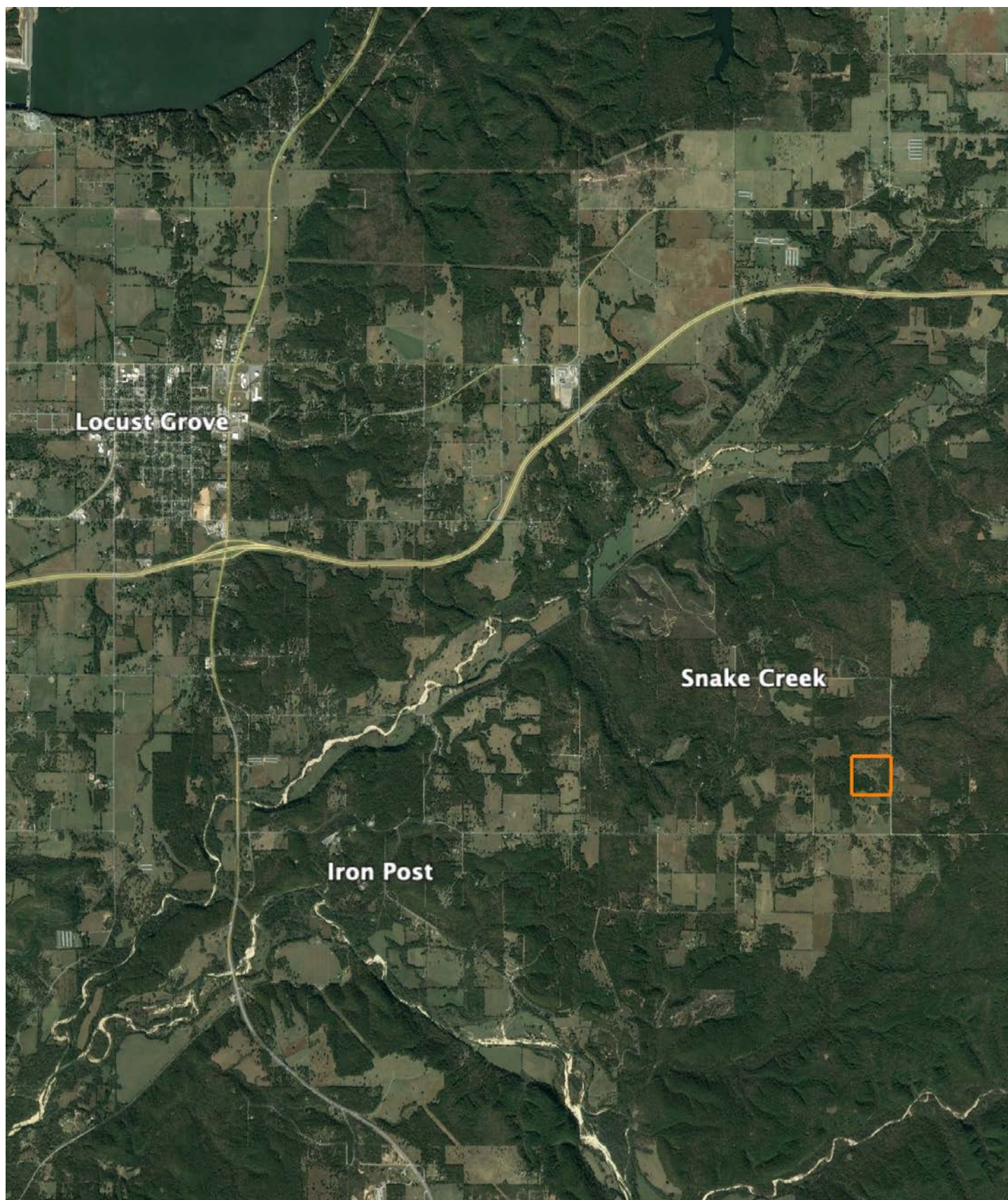
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# OVERVIEW MAP

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# AGENT CONTACT

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A passion for the outdoors, respect for the value of land, and expertise in land utilization and preservation give Max Farrell a solid foundation for helping you with Northwest Arkansas real estate. Max holds a Graduate Certificate in Geographic Information Systems (GIS), and has a four-year background in ensuring environmental compliance at the state level. He spent 11 years administering a GIS database and coordinating third-party land survey crews and environmental assessment teams for the oil and gas pipeline industry. Proficient in aerial photography and topographic interpretation, Max was also heavily involved in wetland determination and spent a lot of time obtaining utility easements without the use of condemnation. This required a great deal of listening and understanding with individual landowners across a wide variety of large-scale projects.

Max is an avid whitetail bowhunter and turkey hunter, enjoys bass fishing and has experience in wildlife habitat improvement. He also has knowledge of government-subsidized conservation programs available to landowners. Max lives in Rogers with his wife, Rachel, and their two daughters, Weezie and Daisy. His experience gives him the ability to help buyers and sellers quickly recognize valuable features of rural property including drainage, location concerns, access, development potential, benefits to wildlife, historical relics, plant species, livestock considerations, and more. He also has deep community connections — and looks forward to helping his clients utilize them to achieve their goals.



**MAX FARRELL,**  
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## MidwestLandGroup.com

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