

MIDWEST LAND GROUP PRESENTS

52 ACRES IN

MAYES COUNTY OKLAHOMA



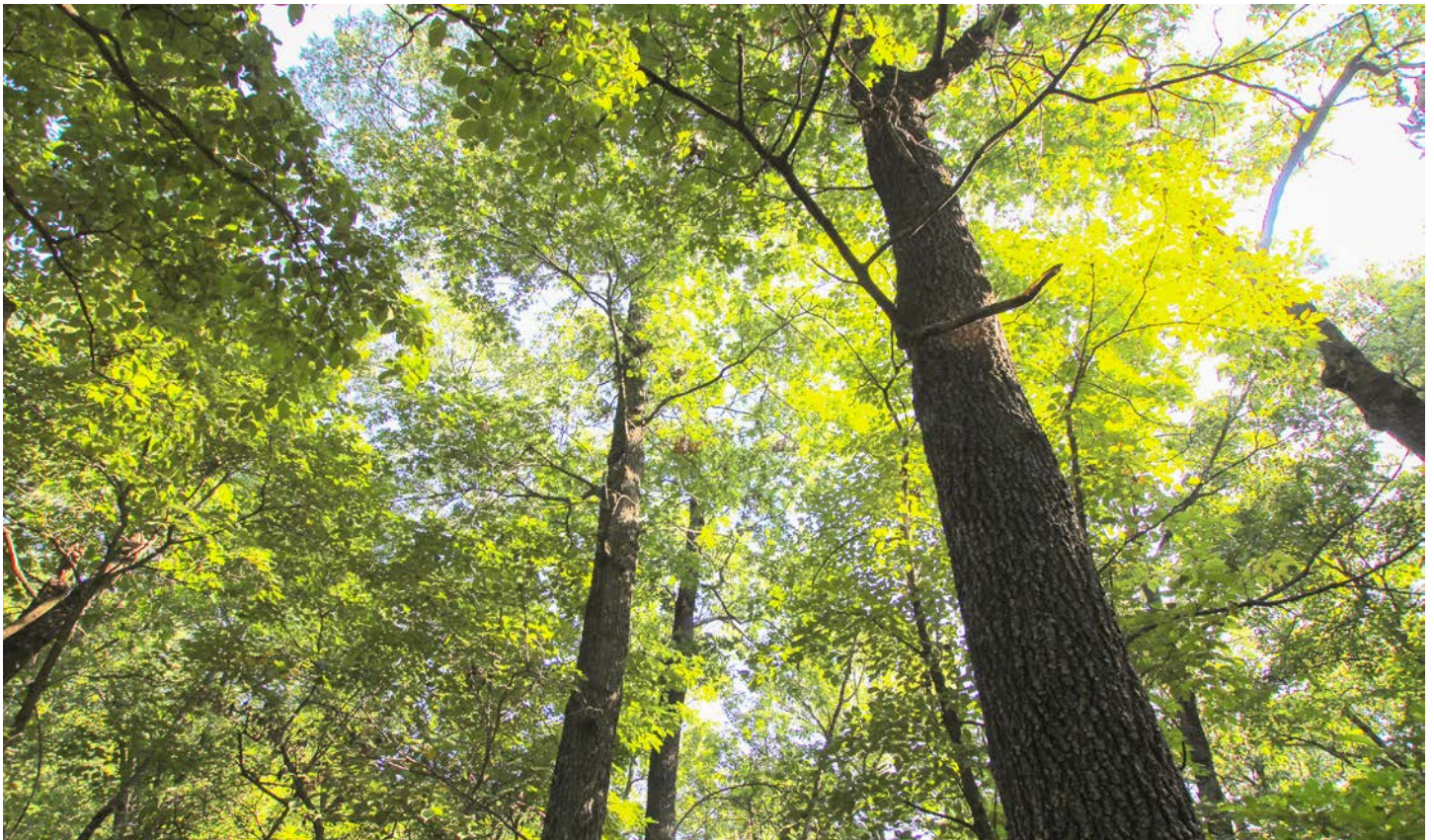
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PERFECT MIX OF OPEN FIELDS AND BIG TIMBER FOR HOMESITES, HUNTING, OR BOTH

Discover the perfect blend of nature and convenience with this exceptional property in southern Mayes County. Whether you're looking to build your dream home or create a serene getaway for hunting, this tract offers everything you need. The property features excellent deer hunting and has a great layout for chasing spring turkeys or prepping a late summer dove field. The wooded portions are full of big, mature timber with great visibility for hunting. With clear views and ample open space, navigating and enjoying the property is effortless. There are multiple spots that are absolutely ideal for building a home or setting up hunting blinds.

Access is convenient with substantial road frontage that boasts electricity and fiber optic lines. Additionally, a small duck pond is tucked away in the woods, adding some character with its tall cattails, and enhancing the natural charm of the land. With its flat terrain and compatibility with so many uses, this property is truly a gem. Located just a few minutes off US 412, it's only 40 minutes from Tulsa and only 1 hour from the northwest Arkansas metro area, making it a prime location. Don't miss the opportunity to explore its potential, and see all that it has to offer.



PROPERTY FEATURES

PRICE: **\$325,000** | COUNTY: **MAYES** | STATE: **OKLAHOMA** | ACRES: **52**

- Electricity
- Fiber optic
- 15 +/- acres open and flat
- Mature, marketable timber
- Small pond
- Great access/road frontage
- Excellent hunting
- 40 minutes to Tulsa, OK, or Siloam Springs, AR
- 1 hour to Springdale, AR
- 10 minutes to Locust Grove, OK



52 +/- ACRES



15 +/- ACRES OPEN AND FLAT



MATURE, MARKETABLE TIMBER



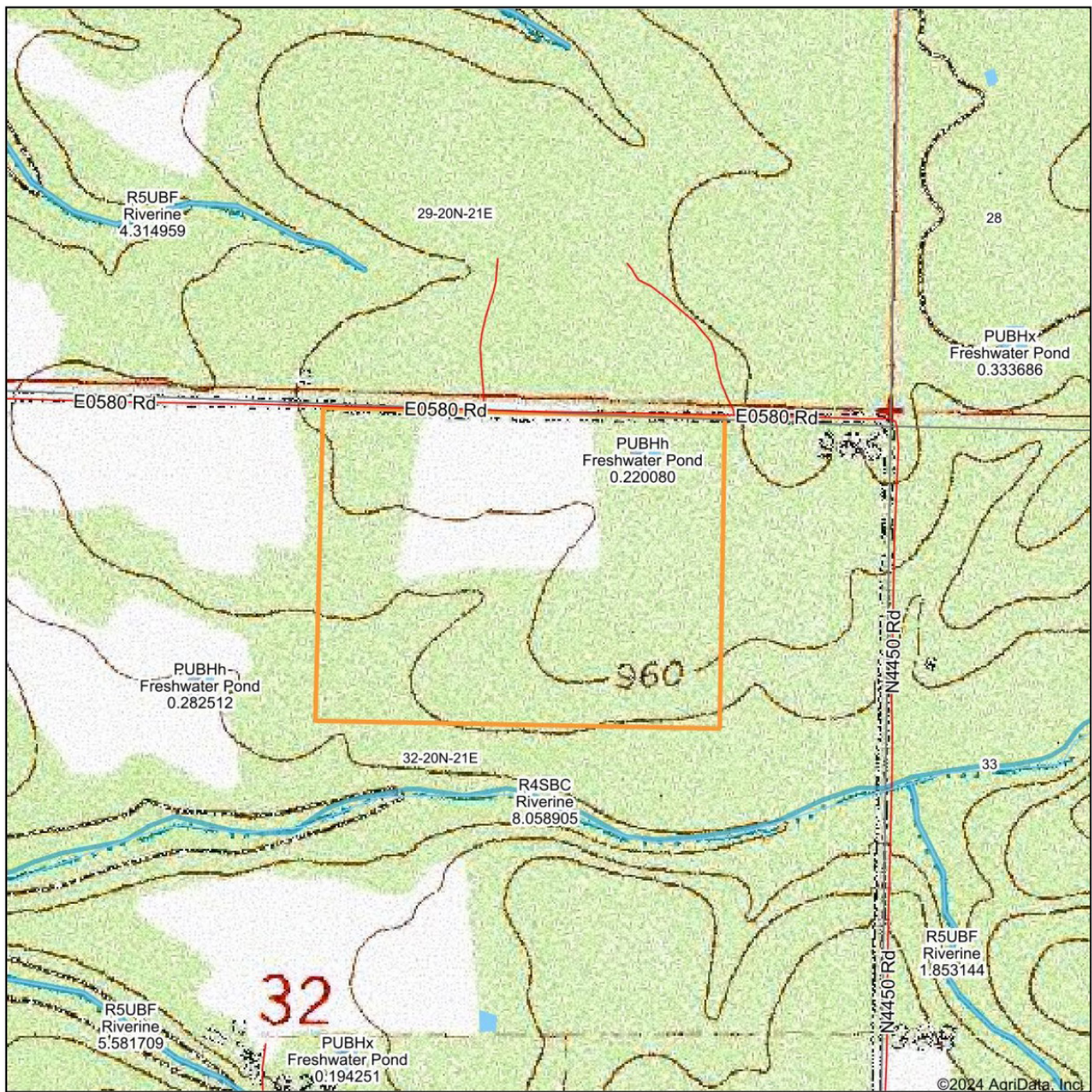
ADDITIONAL PHOTOS



AERIAL MAP



TOPOGRAPHY MAP



Maps Provided By:



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Map Center: 36° 10' 28.1, -95° 5' 15.45

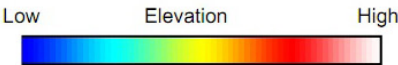
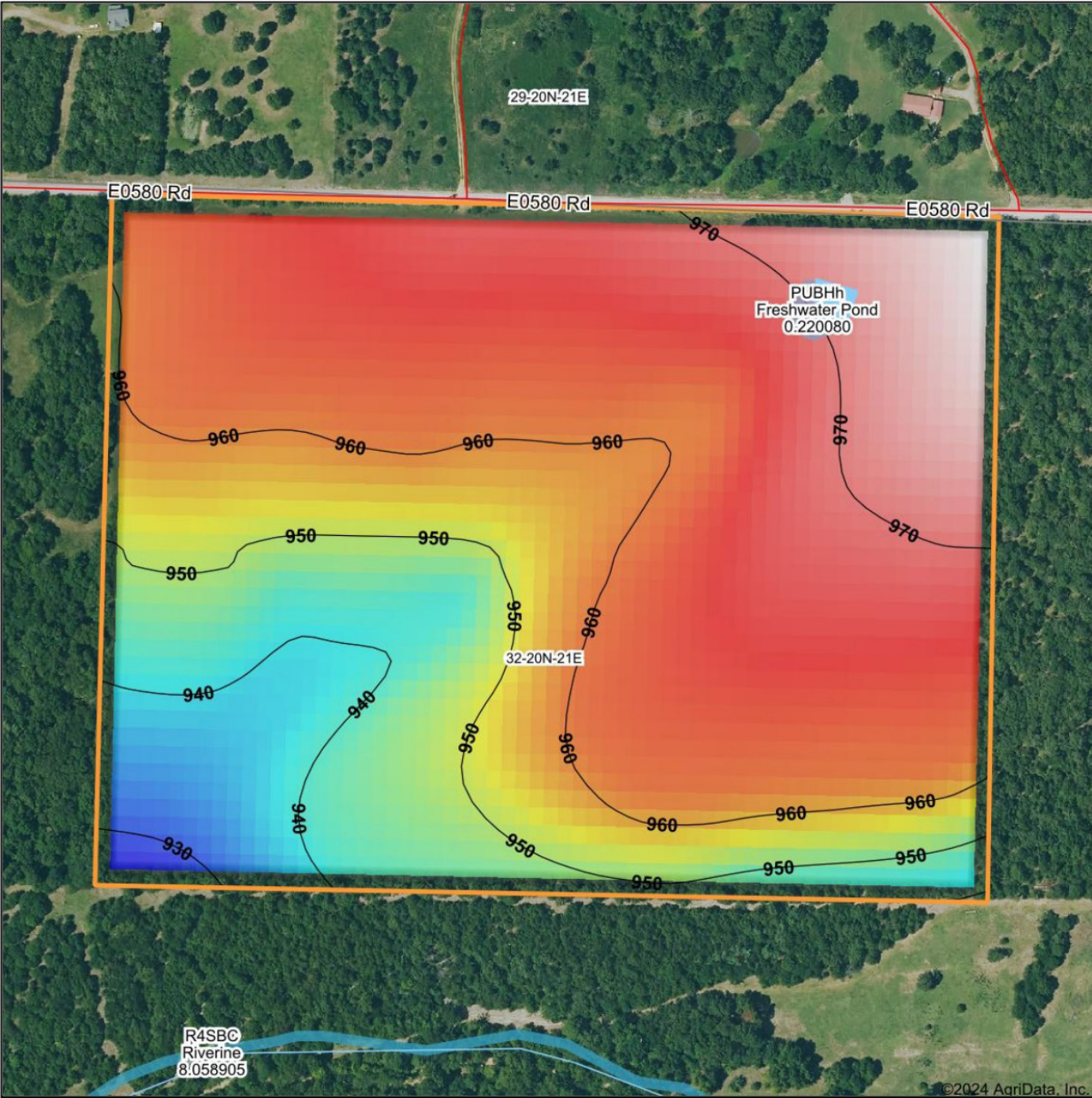
0ft 649ft 1298ft

32-20N-21E
Mayes County
Oklahoma



7/12/2024

HILLSHADE MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 10
Min: 925.8
Max: 978.7
Range: 52.9
Average: 957.8
Standard Deviation: 10.96 ft

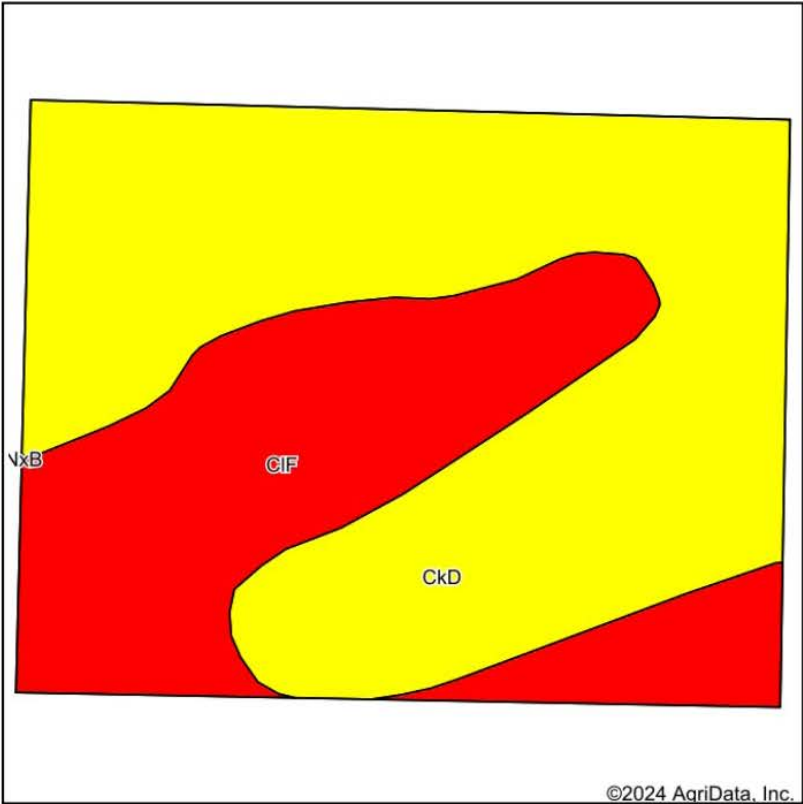


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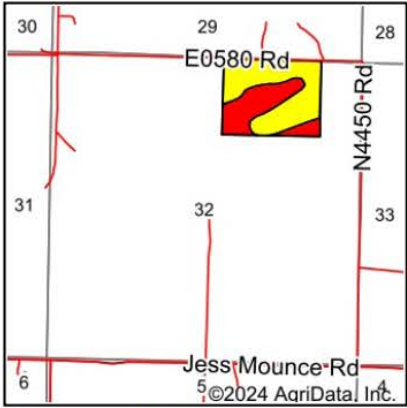
32-20N-21E
Mayes County
Oklahoma

Boundary Center: 36° 10' 27.27, -95° 5' 16.82

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
County: **Mayes**
Location: **32-20N-21E**
Township: **Locust Grove**
Acres: **50.64**
Date: **7/12/2024**



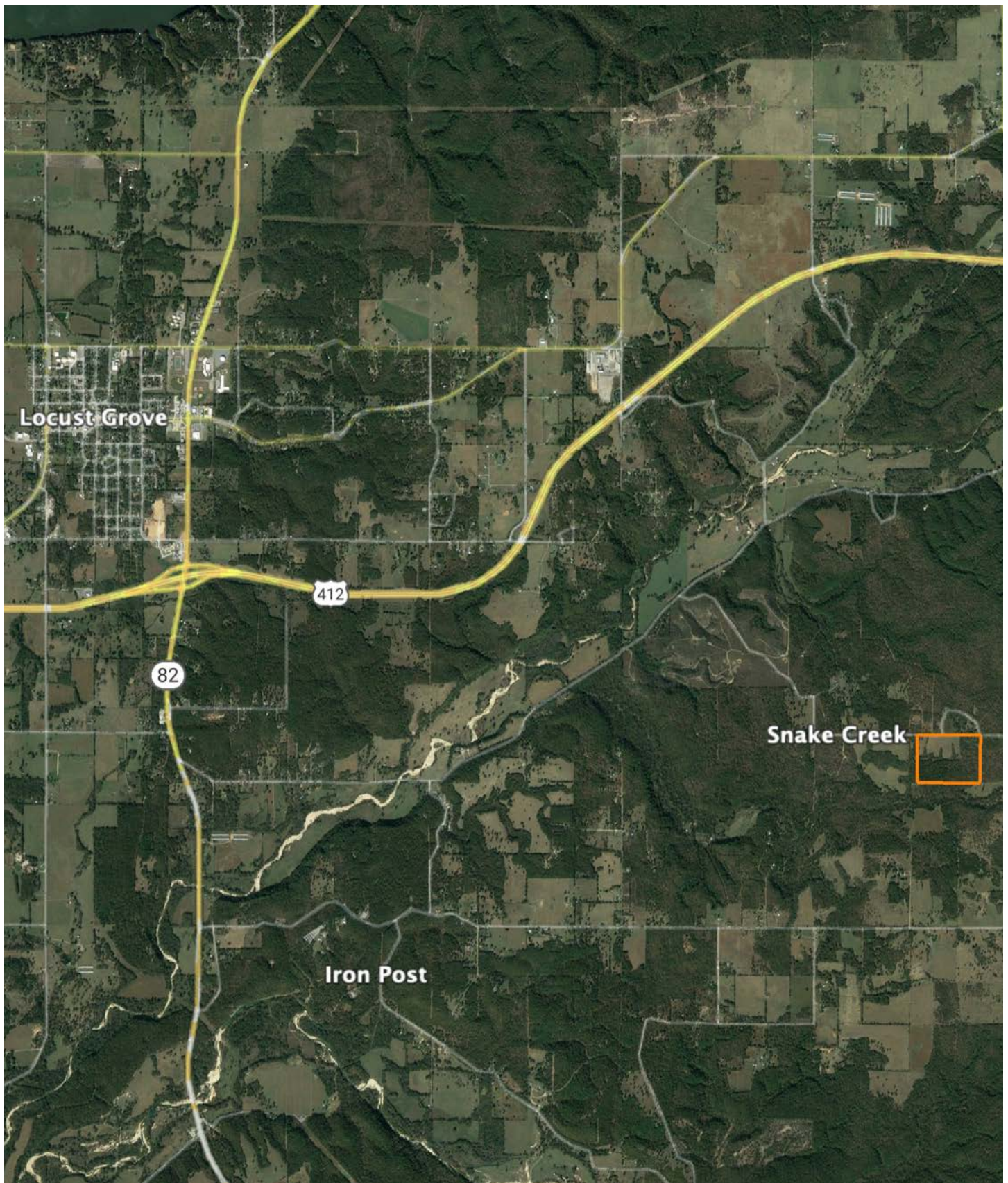
Maps Provided By:



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	32.22	63.6%		IVe	49	41	29	49
CIF	Clarksville very gravelly silt loam, 20 to 50 percent slopes, stony	18.42	36.4%		VIIIIs	10	9	4	10
Weighted Average					5.45	*n 34.8	*n 29.4	*n 19.9	*n 34.8

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

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.



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