

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

WASHINGTON COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

NORTHERN WASHINGTON COUNTY, OKLAHOMA COMBINATION FARM WITH MINERALS

Are you in search of the perfect canvas for your dream home, livestock operation, hunting property, or investment opportunity? Look no further than this fantastic 40 +/- acre farm. Located in northern Washington County, north of Dewey, this farm boasts multiple build site locations, as well as, access to utilities offering you the freedom to design your ideal residence. The farm is comprised of a combination of pasture and heavy timber, providing the potential for hunting, recreation, hay production, or grazing, making it an attractive option for those with livestock or agricultural aspirations. If you are looking to start or continue your livestock operation, the farm is barbed wire perimeter fenced. Post Oak Creek traverses through the northwest corner of the property, and a small pond is located in the western portion of the farm. The combination of these two water sources should provide an ample

amount of water for livestock and wildlife. The farm is conveniently on blacktop frontage and less than 1/2 mile west of Highway 75, ensuring easy access and a smooth 5-minute commute to Dewey, 10 minutes to Bartlesville, 45 minutes to Owasso, 1 hour to Tulsa, and 15 minutes to Caney, Kansas. For families, Dewey Public Schools are within reach, ensuring quality education for your children. 2/3 mineral interest shall convey with the property. There are an additional 64 +/- acres adjoining on the east side of the property available for purchase. Don't miss out on this unique opportunity to create the lifestyle you've always desired. Whether you're looking to build your forever home, establish an agricultural venture, hunt, or simply invest in land with potential, this 40 +/- acre farm checks all the boxes. For more information, inquiries, or to schedule a viewing, please contact Kevin Williams at (918) 514-3165.



PROPERTY FEATURES

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

- 40 +/- acres
- Northern Washington County, Oklahoma
- Blacktop frontage
- Utilities available
- Timber/pasture mix
- Perimeter fenced
- 1/3 acre pond
- Less than 1/2 mile west of Highway 75
- Additional 64 +/- acres adjoining on the east side of property available
- 2/3 mineral interest shall convey
- 5 minutes to Dewey
- 10 minutes to Bartlesville
- 15 minutes to Caney, Kansas
- 1 hour to Tulsa



40 +/- ACRES



BLACKTOP FRONTAGE



TIMBER AND PASTURE MIX

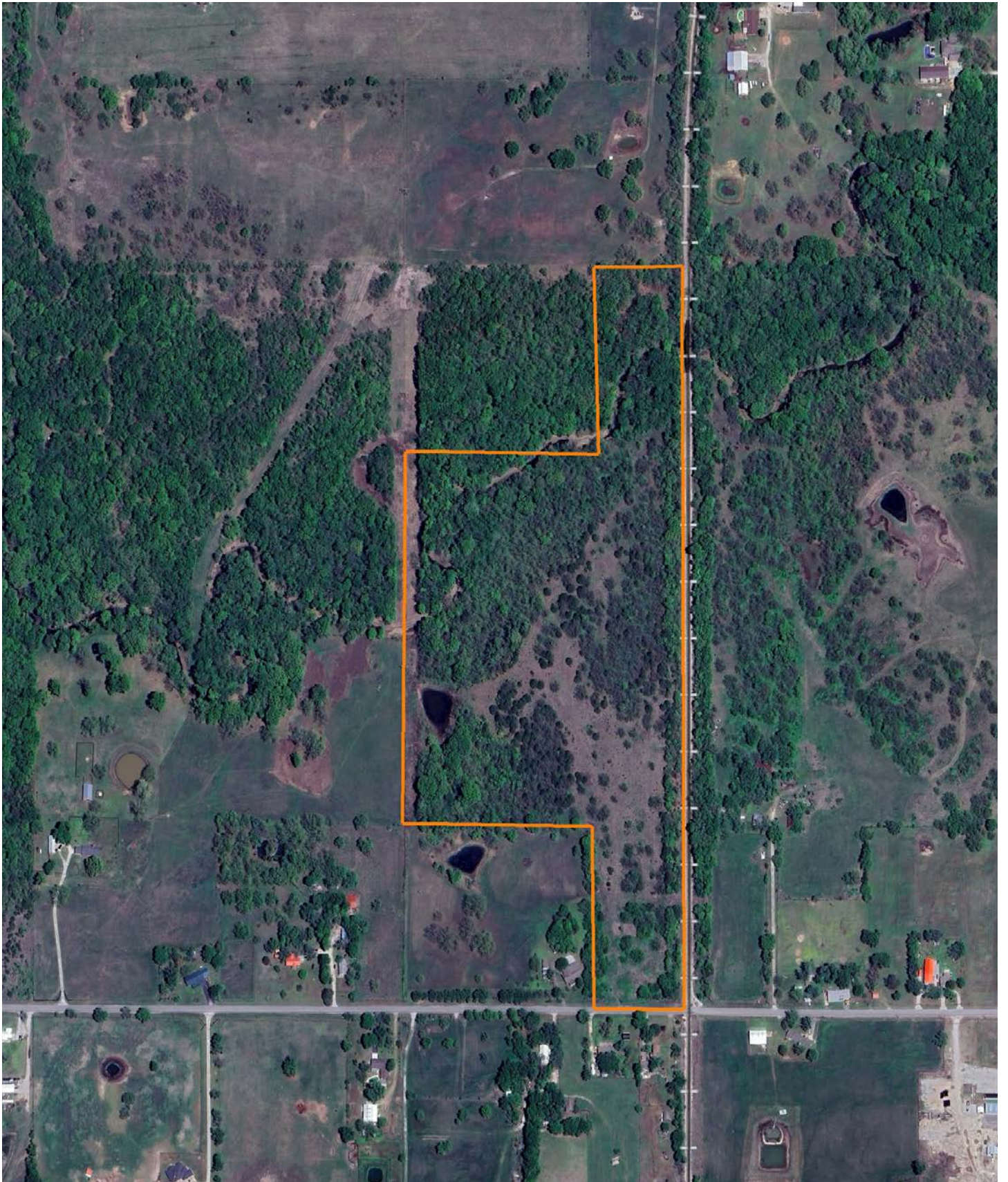


MULTIPLE BUILD SITES

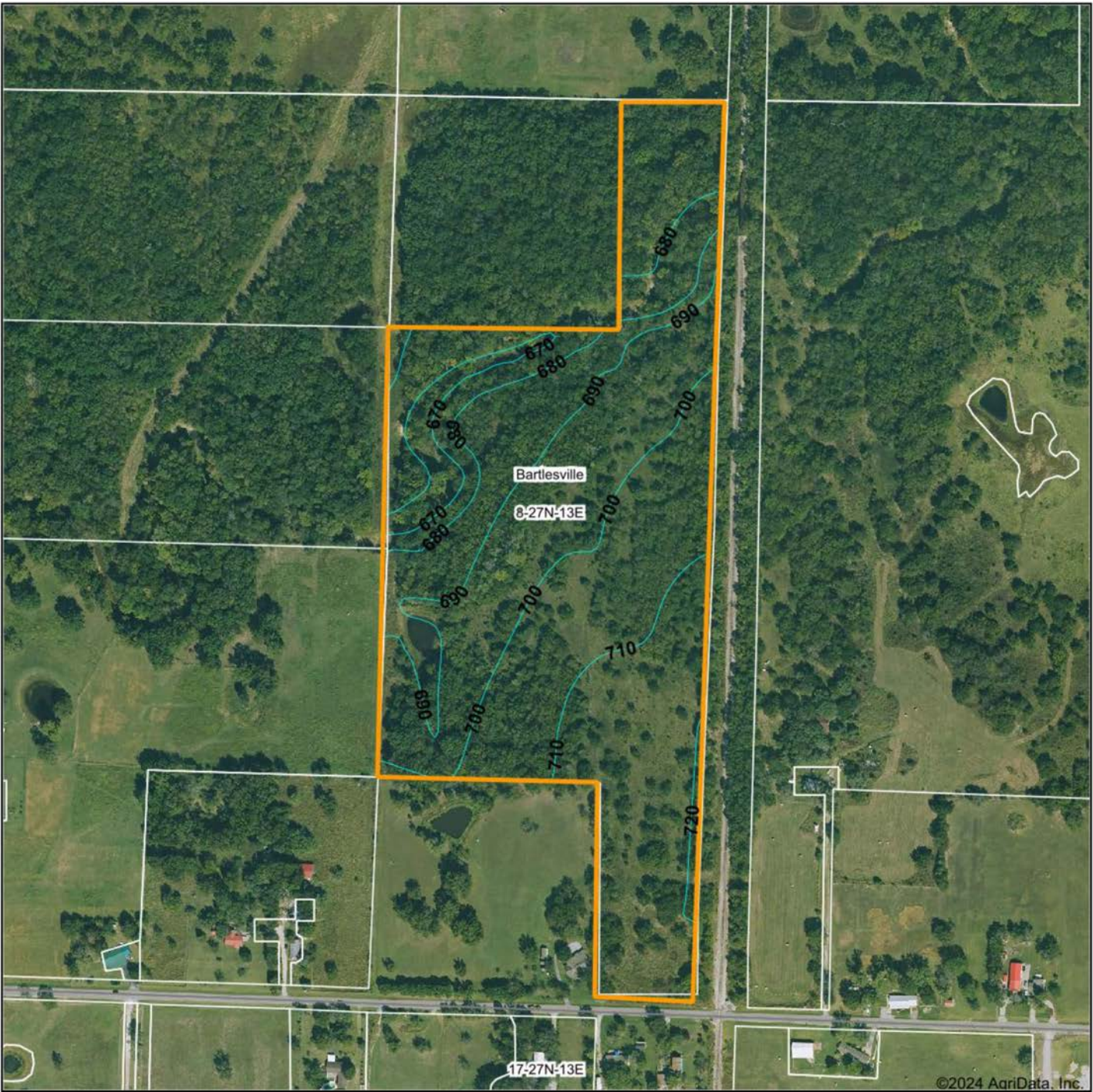
This farm boasts multiple build site locations, as well as, access to utilities offering you the freedom to design your ideal residence. For families, Dewey Public Schools are within reach, ensuring quality education for your children.



AERIAL MAP



TOPOGRAPHY MAP



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 665.8

Max: 720.1

Range: 54.3

Average: 696.3

Standard Deviation: 14.53 ft

0ft 449ft 898ft

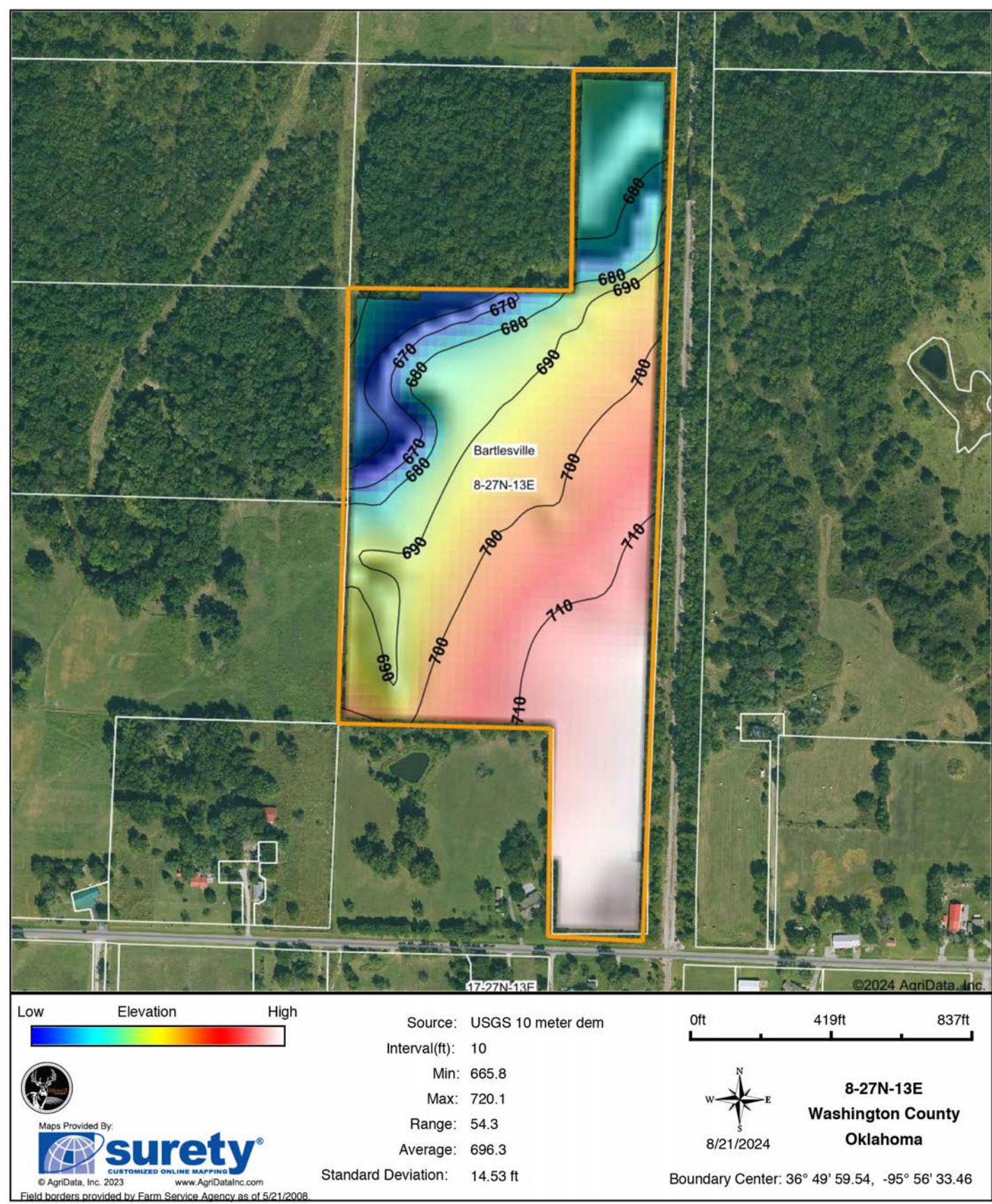


8/21/2024

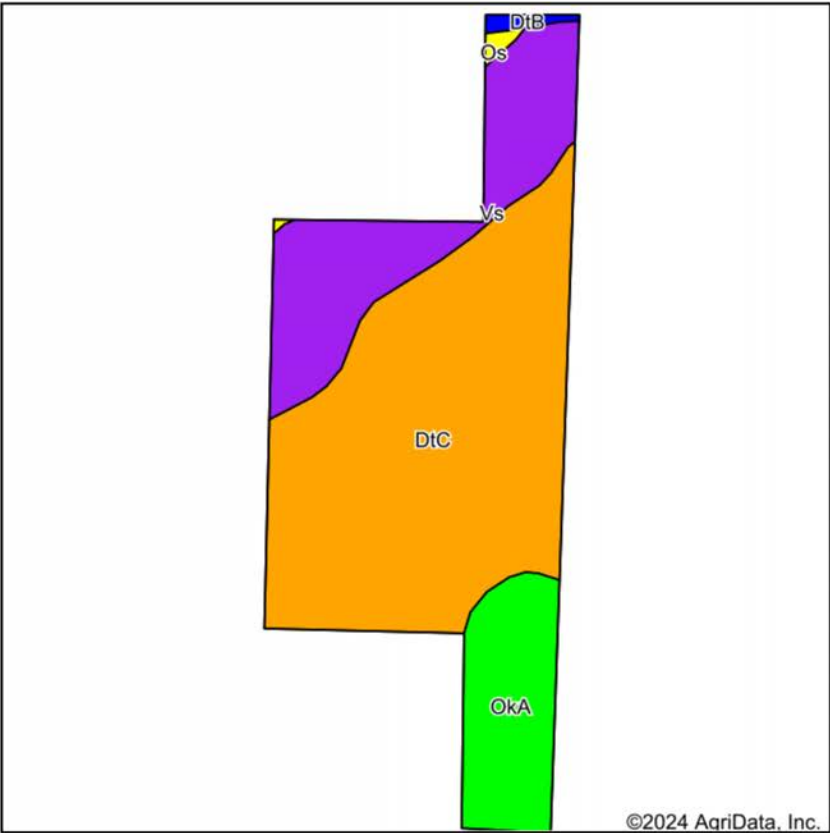
8-27N-13E
Washington County
Oklahoma

Boundary Center: 36° 49' 59.54, -95° 56' 33.46

HILLSHADE MAP

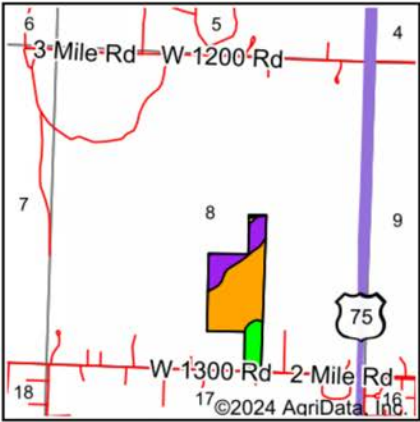


SOILS MAP



Soils data provided by USDA and NRCS.

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State: **Oklahoma**
County: **Washington**
Location: **8-27N-13E**
Township: **Bartlesville**
Acres: **36.79**
Date: **8/21/2024**



Maps Provided By:

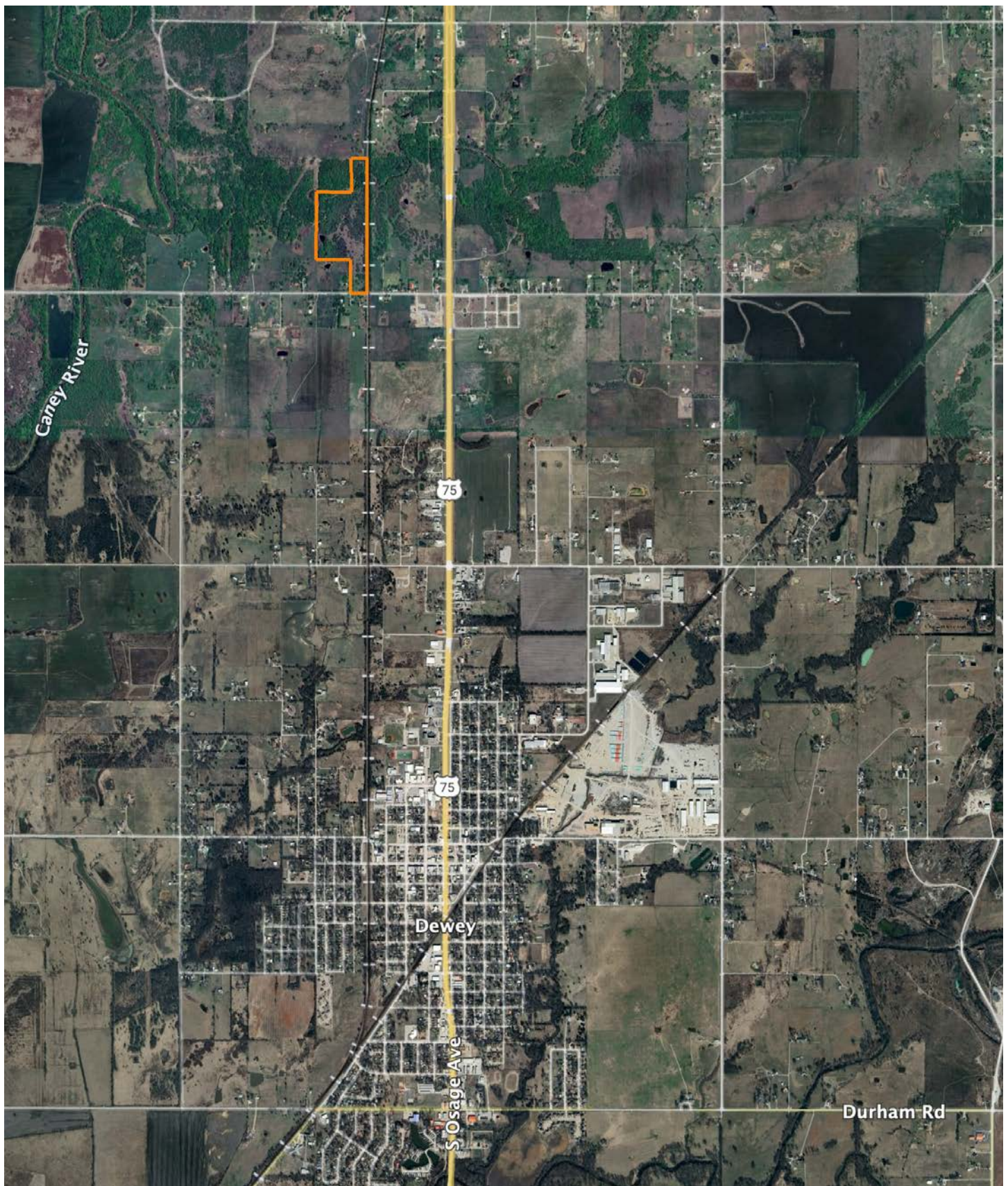


Area Symbol: OK147, Soil Area Version: 17											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
DtC	Dennis silt loam, 3 to 5 percent slopes	22.97	62.5%		> 6.5ft.	IIIe	4617	77	77	62	68
Vs	Verdigris silt loam, 0 to 1 percent slopes, frequently flooded	8.13	22.1%		> 6.5ft.	Vw	8048	63	63	50	52
OkA	Okemah silt loam, 0 to 1 percent slopes	5.24	14.2%		> 6.5ft.	Iw	5034	74	73	67	69
DtB	Dennis silt loam, 1 to 3 percent slopes	0.26	0.7%		> 6.5ft.	Ile	4838	79	78	59	64
Os	Osage clay, 0 to 1 percent slopes, occasionally flooded	0.19	0.5%		> 6.5ft.	IVw	6396	48	38	42	48
Weighted Average						3.16	5445.3	*n 73.3	*n 73.1	*n 59.9	*n 64.5

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

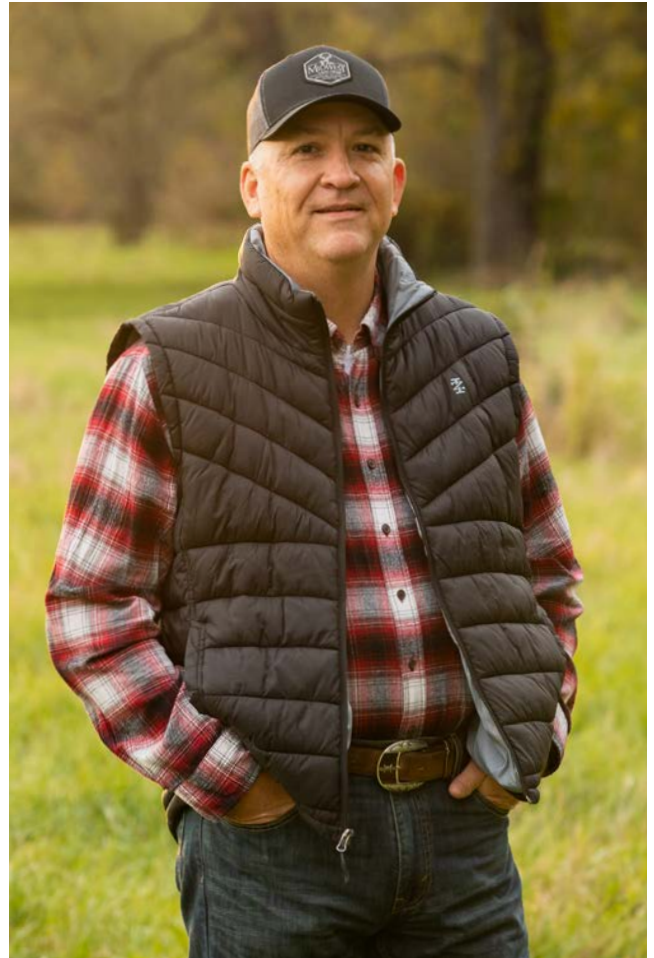
*c: Using Capabilities Class Dominant Condition Aggregation Method

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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