

MIDWEST LAND GROUP PRESENTS

81 ACRES IN

WASHINGTON COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

WASHINGTON COUNTY, OKLAHOMA FARM WITH MINERALS TO CONVEY

Located in northern Washington County, this 81 +/- acre farm offers a prime opportunity for development, agriculture, or recreation. With a blend of natural features and convenient access, it's an ideal setting for your next venture. Located on county-maintained gravel road frontage, this farm is less than 1/2 miles west of Highway 75, providing an easy commute into Dewey, Bartlesville, and Caney, Kansas. Utilities are available on the north side of the farm along West 1000 Road to provide for immediate development and/or livestock and agricultural ventures. A fantastic combination of heavy timber and pasture mix offers a multitude of options on the farm. The farm is perimeter fenced to

allow you to start or continue your livestock operation. Water sources on the farm are in the form of a fantastic 1/3 acre pond that is located in the north-central portion of the property, as well as, Brush Creek that traverses through the center portion of the farm. 2/3 mineral interest shall convey with the sale of the property. If you are looking for a farm with convenience, Dewey is located 10 minutes to the south, Bartlesville is a quick 15 minutes to the south, and Caney, Kansas is just 10 minutes to the north. Call Kevin Williams at (918) 514-3165 for more details and don't miss the chance to make this versatile property your own!



PROPERTY FEATURES

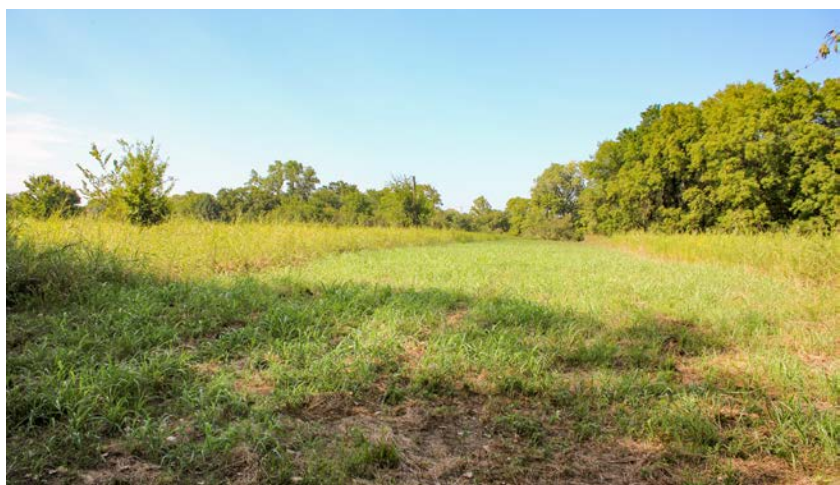
PRICE: **\$425,460** | COUNTY: **WASHINGTON** | STATE: **OKLAHOMA** | ACRES: **81**

- Northern Washington County
- County-maintained gravel road frontage
- Multiple entrances from West 1000 Road and Highway 75
- Utilities available
- Timber/pasture mix
- Perimeter fenced
- 1/3 acre pond
- Brush Creek traverses through the center portion of the farm
- Less than 1/2 miles west of Highway 75
- 2/3 minerals shall convey
- Copan Public Schools
- 10 minutes to Dewey
- 15 minutes to Bartlesville
- 10 minutes to Caney, Kansas
- 2023 Taxes: \$246.00



81 +/- ACRES

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COUNTY-MAINTAINED GRAVEL ROAD FRONTAGE



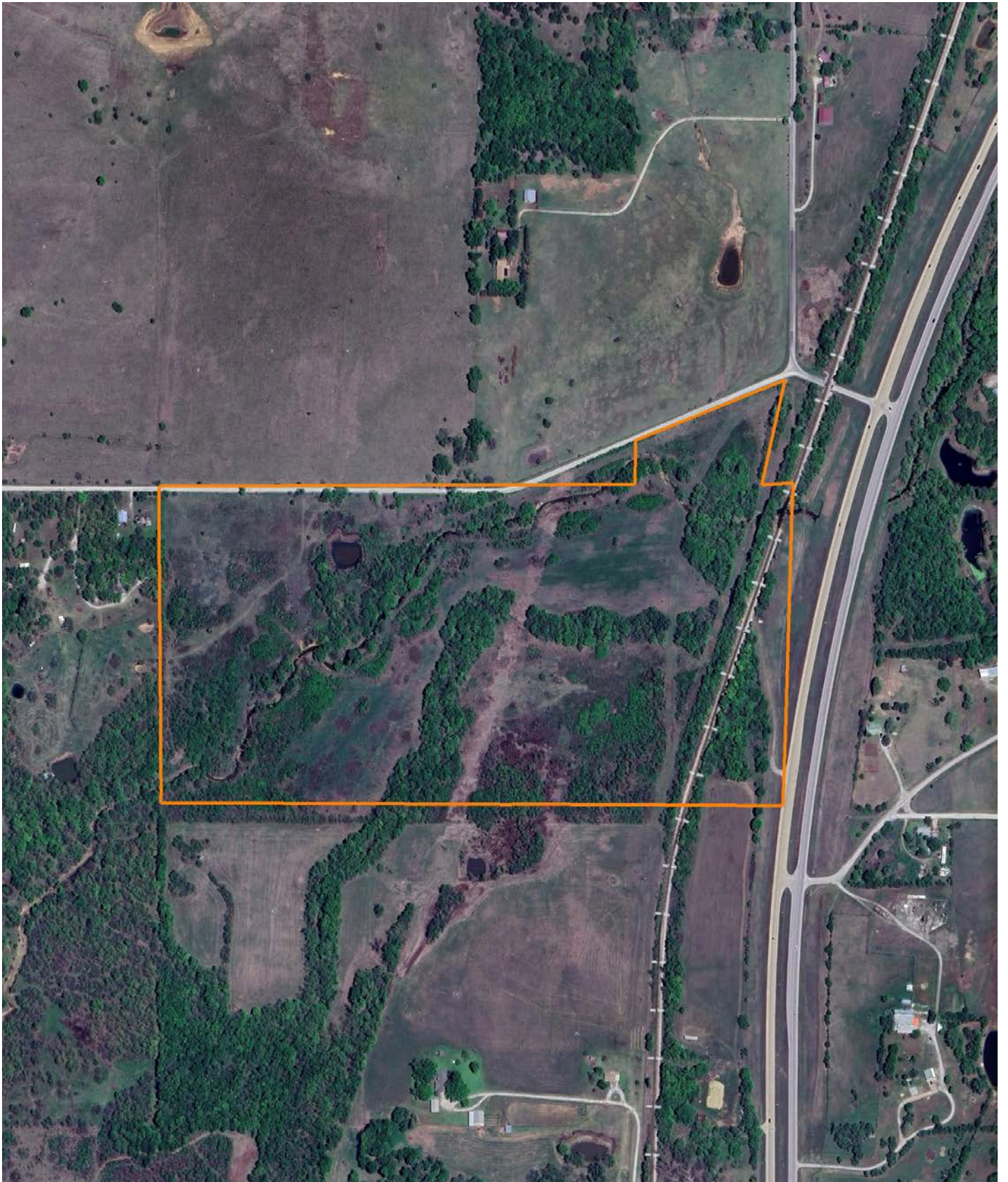
1/3 ACRE POND



TIMBER AND PASTURE MIX



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: 679.5

Max: 701.7

Range: 22.2

Average: 691.9

Standard Deviation: 4.27 ft

0ft 480ft 959ft

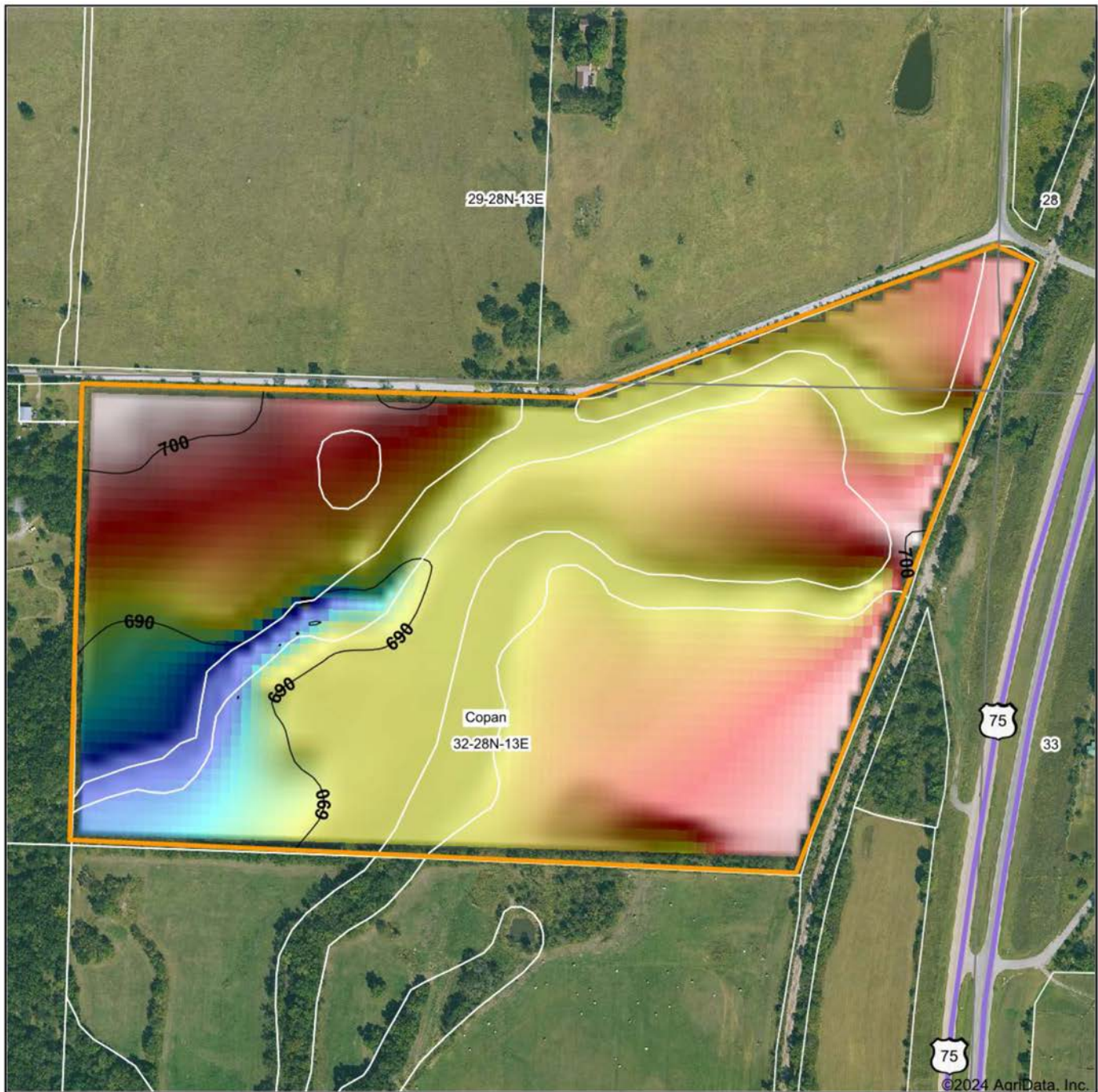


8/21/2024

32-28N-13E
Washington County
Oklahoma

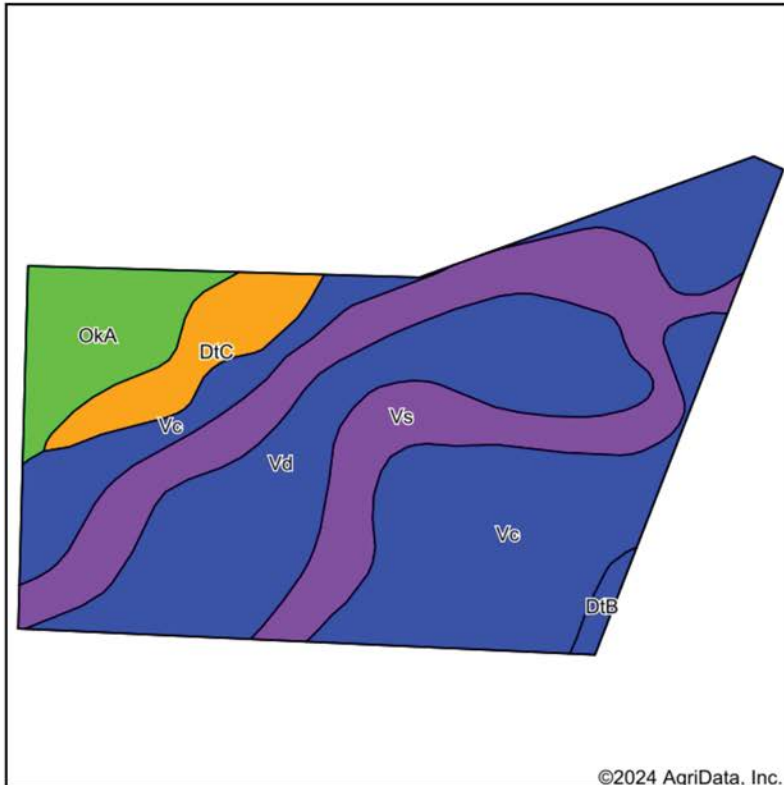
Boundary Center: 36° 52' 18.8, -95° 56' 22.28

HILLSHADE MAP

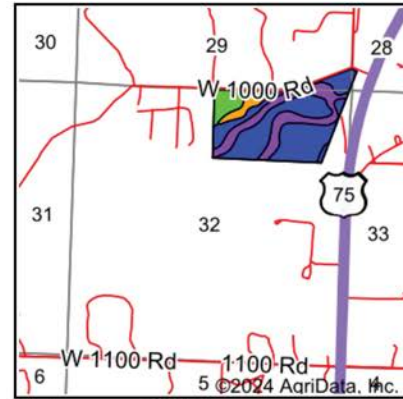


<p>Low Elevation High</p>	<p>Source: USGS 10 meter dem Interval(ft): 10 Min: 679.5 Max: 701.7 Range: 22.2 Average: 691.9 Standard Deviation: 4.27 ft</p>	<p>0ft 449ft 899ft</p> <p>8/21/2024</p> <p>Boundary Center: 36° 52' 18.8, -95° 56' 22.28</p>
<p>Maps Provided By:</p> <p>surety CUSTOMIZED ONLINE MAPPING © AgriData, Inc. 2023 www.AgriDataInc.com</p> <p>Field borders provided by Farm Service Agency as of 5/21/2008.</p>		<p>32-28N-13E Washington County Oklahoma</p>

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Washington**
 Location: **32-28N-13E**
 Township: **Copan**
 Acres: **78.87**
 Date: **8/21/2024**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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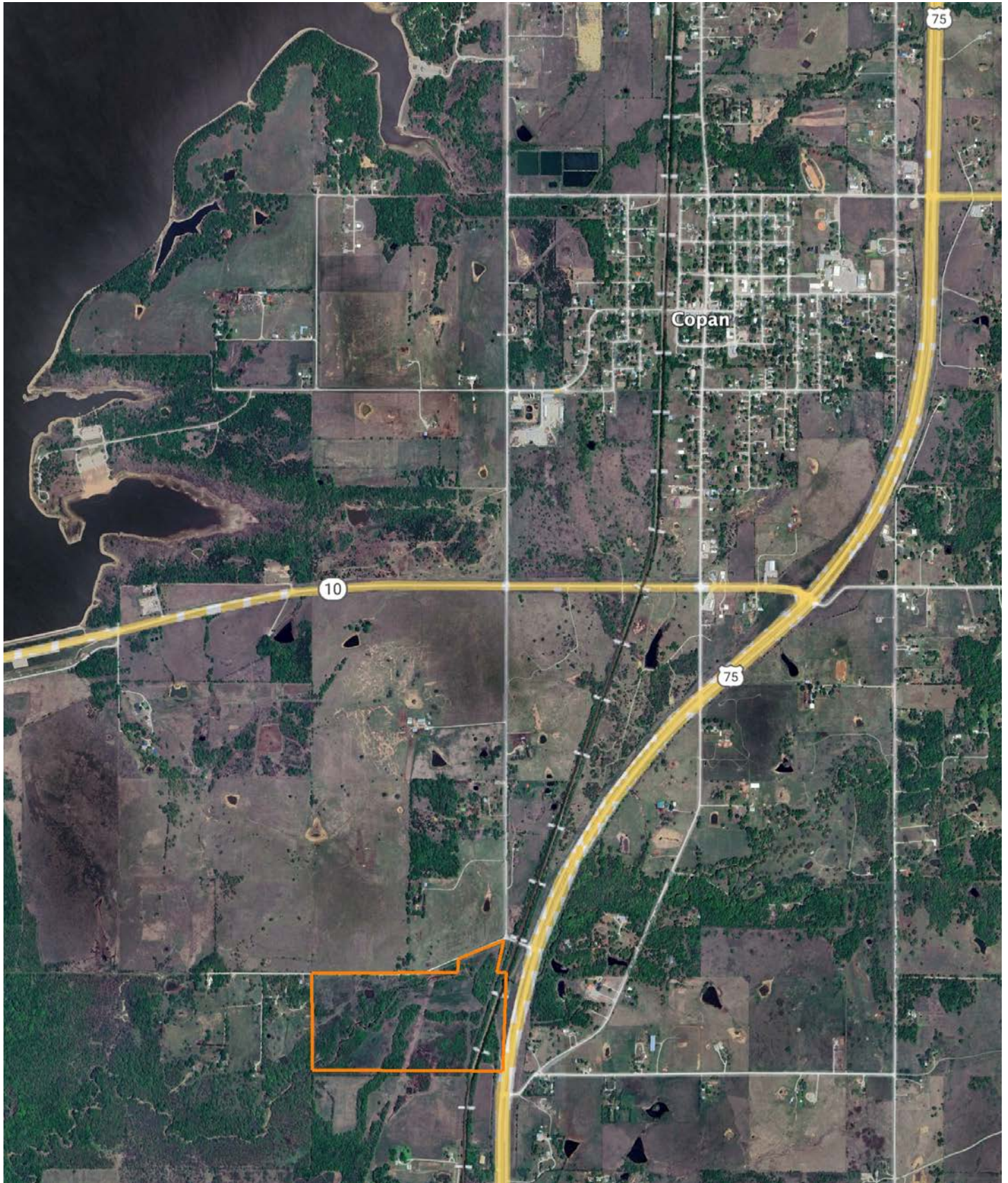
Area Symbol: OK147, Soil Area Version: 17

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
Vc	Verdigris clay loam, 0 to 1 percent slopes, occasionally flooded	27.29	34.6%		> 6.5ft.	Ilw	7909	68	68	59	65
Vs	Verdigris silt loam, 0 to 1 percent slopes, frequently flooded	20.99	26.6%		> 6.5ft.	Vw	8048	63	63	50	52
Vd	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	18.67	23.7%		> 6.5ft.	Ilw	7758	82	82	63	75
OkA	Okemah silt loam, 0 to 1 percent slopes	6.49	8.2%		> 6.5ft.	Iw	5034	74	73	67	69
DtC	Dennis silt loam, 3 to 5 percent slopes	4.70	6.0%		> 6.5ft.	Ille	4617	77	77	62	68
DtB	Dennis silt loam, 1 to 3 percent slopes	0.73	0.9%		> 6.5ft.	Ile	4838	79	78	59	64
Weighted Average							2.78	*n 71.1	*n 71	*n 58.4	*n 64.4

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

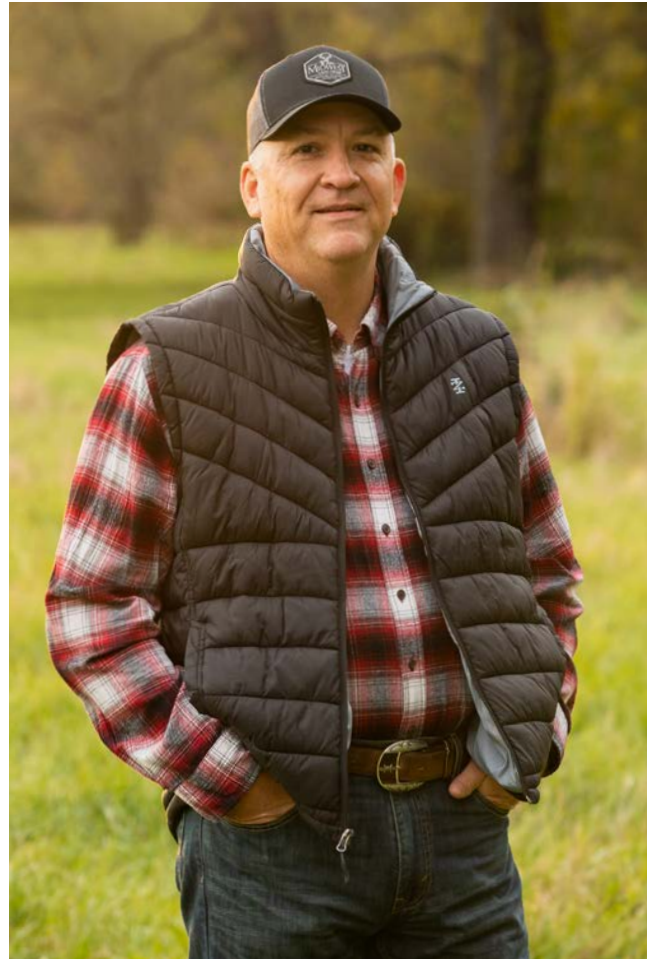
Soils data provided by USDA and NRCS.

OVERVIEW MAP



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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