

MIDWEST LAND GROUP PRESENTS

69 ACRES IN

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# DELAWARE COUNTY OKLAHOMA



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# 69 +/- ACRE DELAWARE COUNTY GRASS AND TIMBER FARM

Nestled amidst the natural beauty of the Oklahoma landscape, this 69 +/- acre farm, in Delaware County, offers an extraordinary opportunity for those seeking a rural retreat with endless possibilities. Whether you're a nature enthusiast, hunter, investor or simply looking for your secluded haven, this farm has it all. Situated less than 1 mile west of Highway 85, near the community of Cleora, on a county-maintained gravel road, privacy and tranquility are guaranteed. The farm features a 500' drilled water well, septic system, and 500 amp electric, ensuring convenience for various purposes including potential development. If you are looking at starting or continuing your livestock operation, perimeter fencing is in place and the farm boasts 16 +/- acres of bermuda in the northwest portion of the farm and 13 +/- acres of bermuda in the southeast portion of the farm. A small pond is located in the center of the farm to provide a nice water source for livestock or wildlife. The remaining 40 +/- acres contain a fantastic stand of

native hardwoods that dissect the center portion of the farm. Duck Creek meanders through the timber from the southwest corner of the farm to the northeast corner. For those who enjoy hunting and outdoor activities, this farm is a true gem. With fantastic hunting opportunities and diverse wildlife, it's a haven for outdoor enthusiasts. Additionally, a single-wide manufactured home is in place. Three separate gated entrances offer easy accessibility from East 290 Road on the southern border of the farm. Conveniently located just 6 miles southwest of the community of Bernice, you have easy access to Horse Creek and south Grand Lake for boating, fishing, and water recreation. Grove is only 30 minutes away, and you're within 1.5 hours of Tulsa and 1 hour of Joplin, Missouri offering a unique blend of rural living and accessibility to amenities. Don't miss your chance to own this Delaware County grass and timber farm. Give Kevin Williams a call at (918) 514-3165 for more information.



# PROPERTY FEATURES

PRICE: **\$950,837** | COUNTY: **DELAWARE** | STATE: **OKLAHOMA** | ACRES: **69**

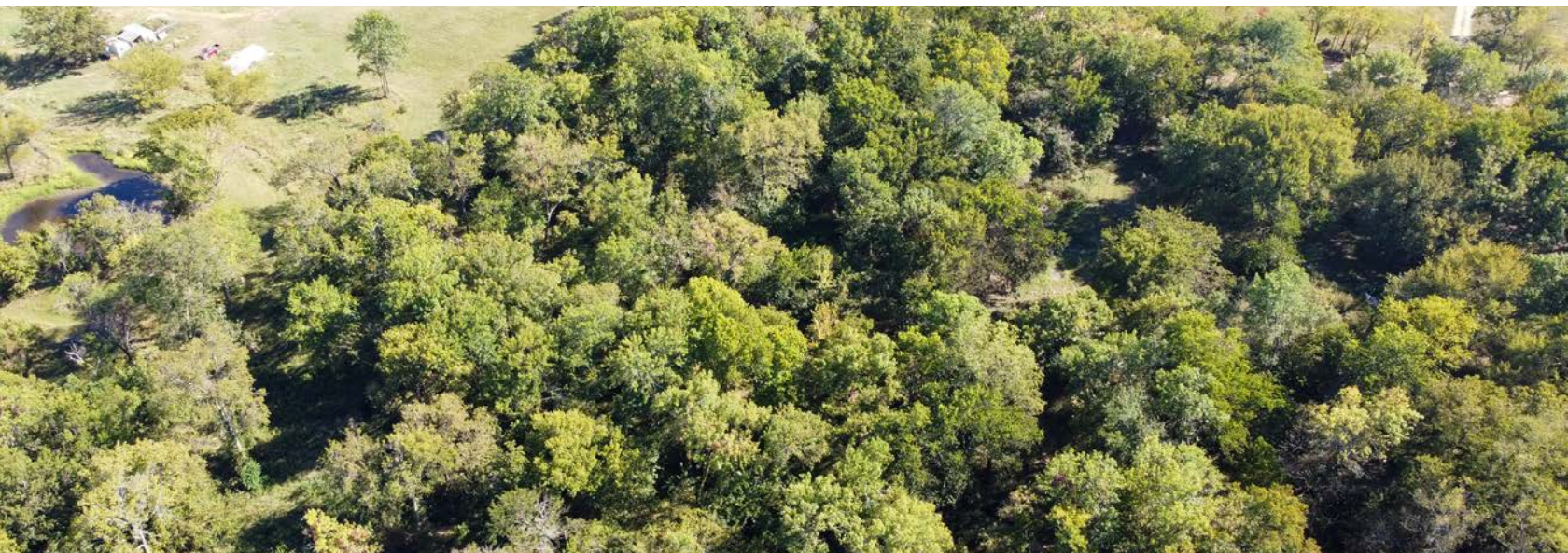
- 69 +/- acres
- 29 +/- acres bermuda pasture
- 40 +/- acres of timber containing Duck Creek
- Pond
- 500' drilled water well
- Septic system
- 500 amp electric
- Perimeter fenced
- 3 gated entrances
- Investment opportunity
- Single-wide manufactured home
- County-maintained gravel road frontage
- Less than 1 mile west of Highway 85
- 6 miles to Bernice and Horse Creek
- 30 miles to Grove
- 1 hour to Joplin, Missouri
- 1.5 hours to Tulsa



# 40 +/- ACRES OF TIMBER

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40 +/- acres contain a fantastic stand of native hardwoods that dissect the center portion of the farm. Duck Creek meanders through the timber from the southwest corner of the farm to the northeast corner.



# POND

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29 +/- ACRES OF BERMUDA PASTURE

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# HUNTING OPPORTUNITIES

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For those who enjoy hunting and outdoor activities, this farm is a true gem. With fantastic hunting opportunities and diverse wildlife, it's a haven for outdoor enthusiasts.



# AMENITIES NEARBY

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# ADDITIONAL PHOTOS

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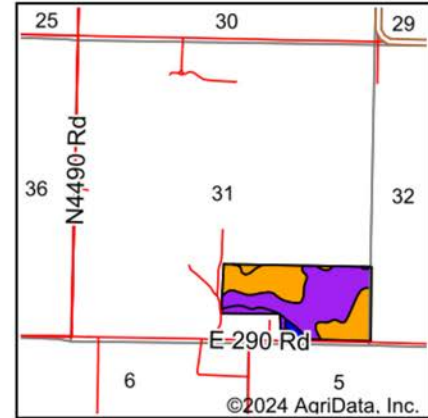
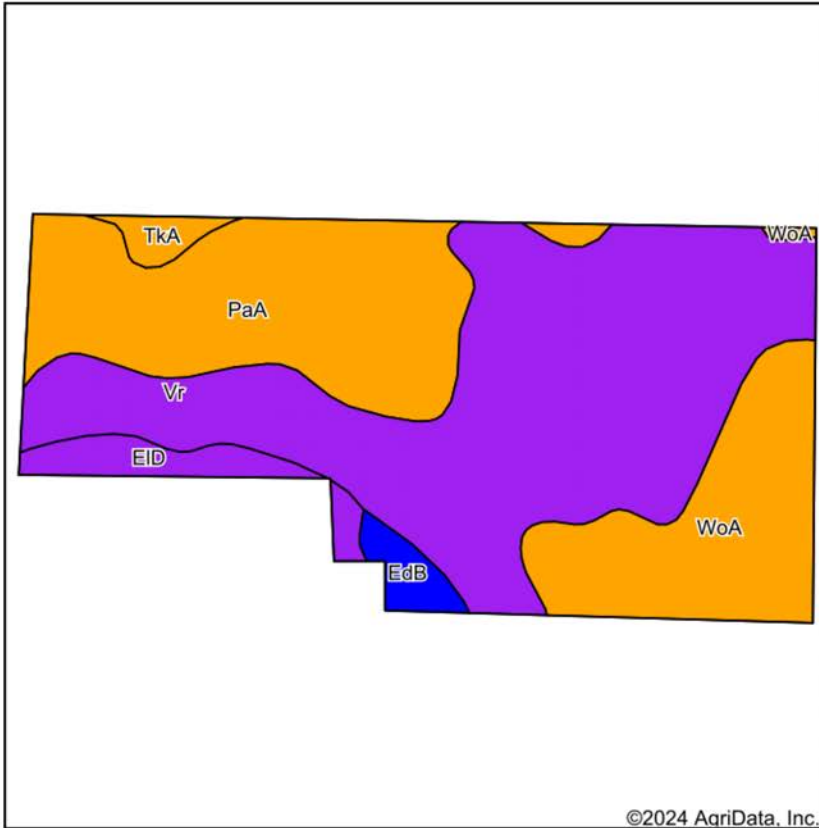




# AERIAL MAP



# SOILS MAP



State: **Oklahoma**  
 County: **Delaware**  
 Location: **31-25N-22E**  
 Township: **Grove**  
 Acres: **67.17**  
 Date: **9/30/2024**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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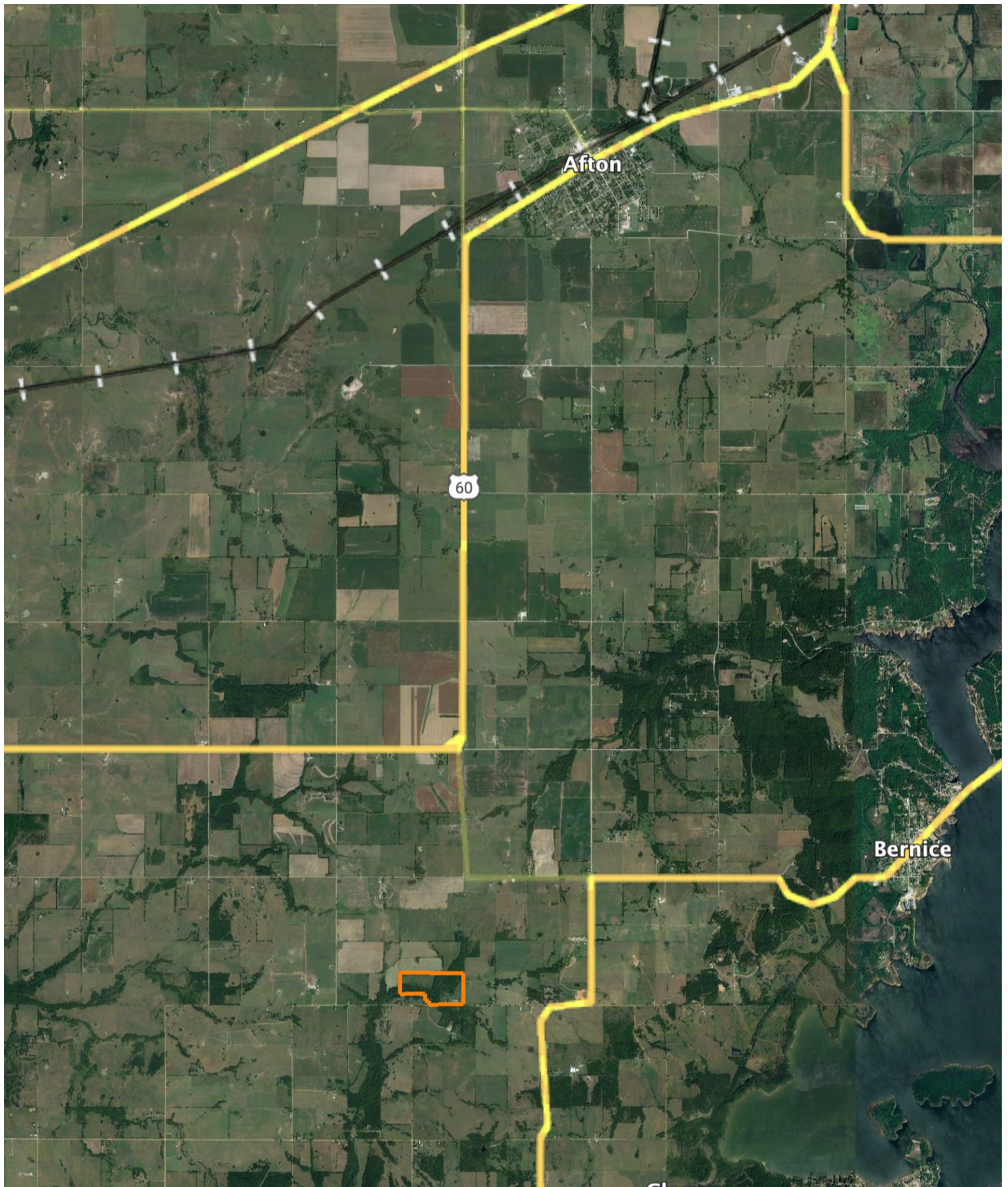
Soils data provided by USDA and NRCS.

Area Symbol: OK041, Soil Area Version: 20

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	*n NCCPI Cotton	
Vr	Verdigris silt loam, 0 to 1 percent slopes, frequently flooded	33.39	49.7%		> 6.5ft.	Vw	7665	68	66	58	61	21	
PaA	Parsons silt loam, 0 to 1 percent slopes	17.30	25.8%		> 6.5ft.	IIIs	0	54	54	52	50	52	
WoA	Mayes silt loam, 0 to 1 percent slopes	11.40	17.0%		> 6.5ft.	IIW	0	65	64	61	62	54	
EID	Eldorado stony silt loam, 3 to 12 percent slopes	2.77	4.1%		> 6.5ft.	VIe	0	56	56	45	35	43	
EdB	Eldorado silt loam, 1 to 3 percent slopes	1.34	2.0%		> 6.5ft.	IIe	0	66	60	49	49	66	
TKA	Taloka silt loam, 0 to 1 percent slopes	0.97	1.4%		1.8ft. (Abrupt textural change)	IIW	4942	83	83	65	78	67	
<b>Weighted Average</b>							<b>4.10</b>	<b>3881.6</b>	<b>*n 63.6</b>	<b>*n 62.3</b>	<b>*n 56.3</b>	<b>*n 57.3</b>	<b>*n 37.1</b>

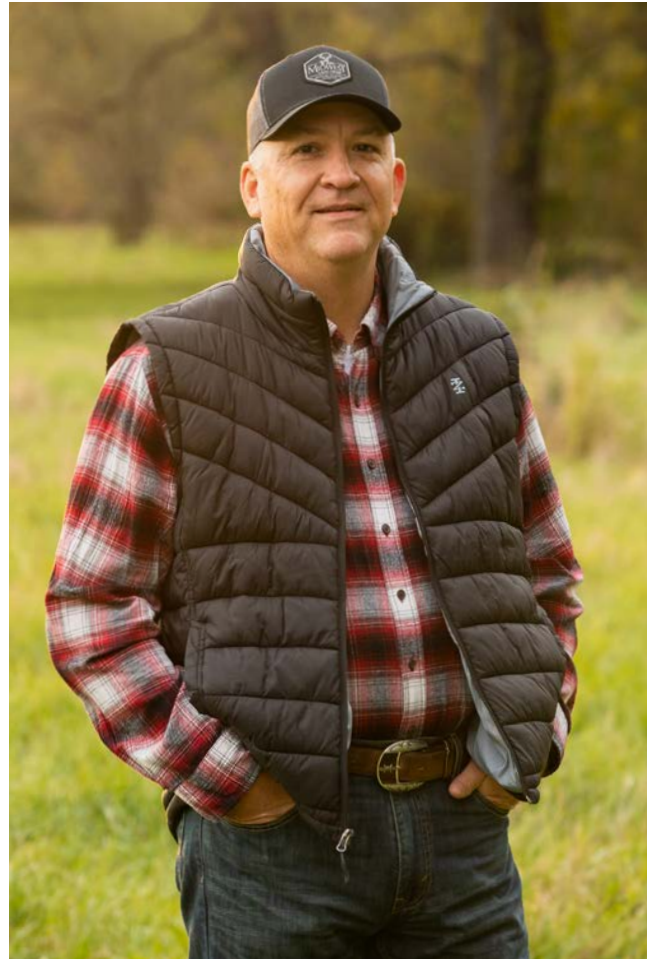
\*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method

# 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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[KWilliams@MidwestLandGroup.com](mailto:KWilliams@MidwestLandGroup.com)



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

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