

MIDWEST LAND GROUP PRESENTS



OTTAWA COUNTY, OK

320 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL HOME AND 320 +/- ACRES OF IMPROVED GRASSES JUST OUTSIDE OF MIAMI, OK

This picturesque 320 +/- acre property near Miami, Oklahoma sits 1 mile off Highway 59. With its stunning 4 bedroom, 2 1/2 bath home, this is the perfect opportunity to turn your cattle farming aspirations into a reality.

Enjoy the comforts of a spacious 4 bedroom, 2 1/2 bath home with a full basement. After a long day on the farm, relax and unwind in the cozy living areas, or retreat to your private sanctuary in the bedrooms. The full basement provides extra space for storage or can be transformed into a hobby area or workshop. Unleash the potential of your operation with the vast expanse of lush pastures that this property offers. With 275 +/- acres of grass and 45 +/- acres currently in row crop at your disposal, your livestock will thrive in the abundance of nutrient-rich vegetation. This year the hay production on the farm was just north of 450 round bales. With tillable production and hay production on the farm, this is a great way to cut costs on your cattle operation or make some additional income. If you are looking for an organic operation this farm would qualify under the USDA organic livestock standards.

Water is the lifeblood of any successful livestock operation, and this property has it in abundance. With three ponds dotting the landscape, your cattle will

have ample access to fresh, clean water. In addition to the ponds on the property, the owners have put in an extensive water system throughout the entire farm. With water lines running to each of the cross-fenced pastures, there is never a shortage of water. There are a total of 12 hydrants with 5 shutoffs, and an additional 4 EF waterers making it perfect for any grazing operation.

The property boasts a well-maintained perimeter fence, cross fences, working pens and electric fencing ensuring the safety and security of your livestock. With efficient infrastructure in place, managing your herd becomes a breeze. A dedicated equipment shed, hay barn, and storage lean-to provide ample space for storing essential equipment and supplies, protecting them from the elements. Whether it's storing hay or safeguarding farm machinery, these structures are designed to streamline your farming operations. The owners have taken pride in the home and the land and it shows when you are on the property.

Don't miss out on this extraordinary chance to own a remarkable property perfectly suited for any grazing operation. Contact Ben today for more information or to schedule a showing!



PROPERTY FEATURES

PRICE: **\$1,720,000** | COUNTY: **OTTAWA** | STATE: **OKLAHOMA** | ACRES: **320**

- 4 bedroom 2 1/2 bath 2,550 sq. ft. home
- Full basement
- 320 +/- acres
- 45 +/- acres in row crop production
- Producing 450 round bales
- 3 ponds
- Extensive watering system through property
- Good fence
- Crossed fenced
- Working pens
- Improved grasses
- 3 miles from Miami, OK
- 90 miles from Tulsa, OK



4 BEDROOM 2 1/2 BATH 2,550 SQ. FT. HOME

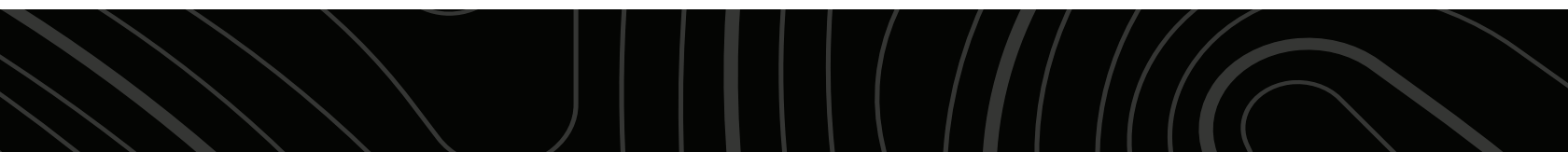
Enjoy the comforts of a spacious 4 bedroom, 2 1/2 bath home with a full basement. After a long day on the farm, relax and unwind in the cozy living areas, or retreat to your private sanctuary in the bedrooms.



FULL BASEMENT



320 +/- ACRES



EXTENSIVE WATERING SYSTEM



3 PONDS



GOOD FENCE + CROSS FENCED



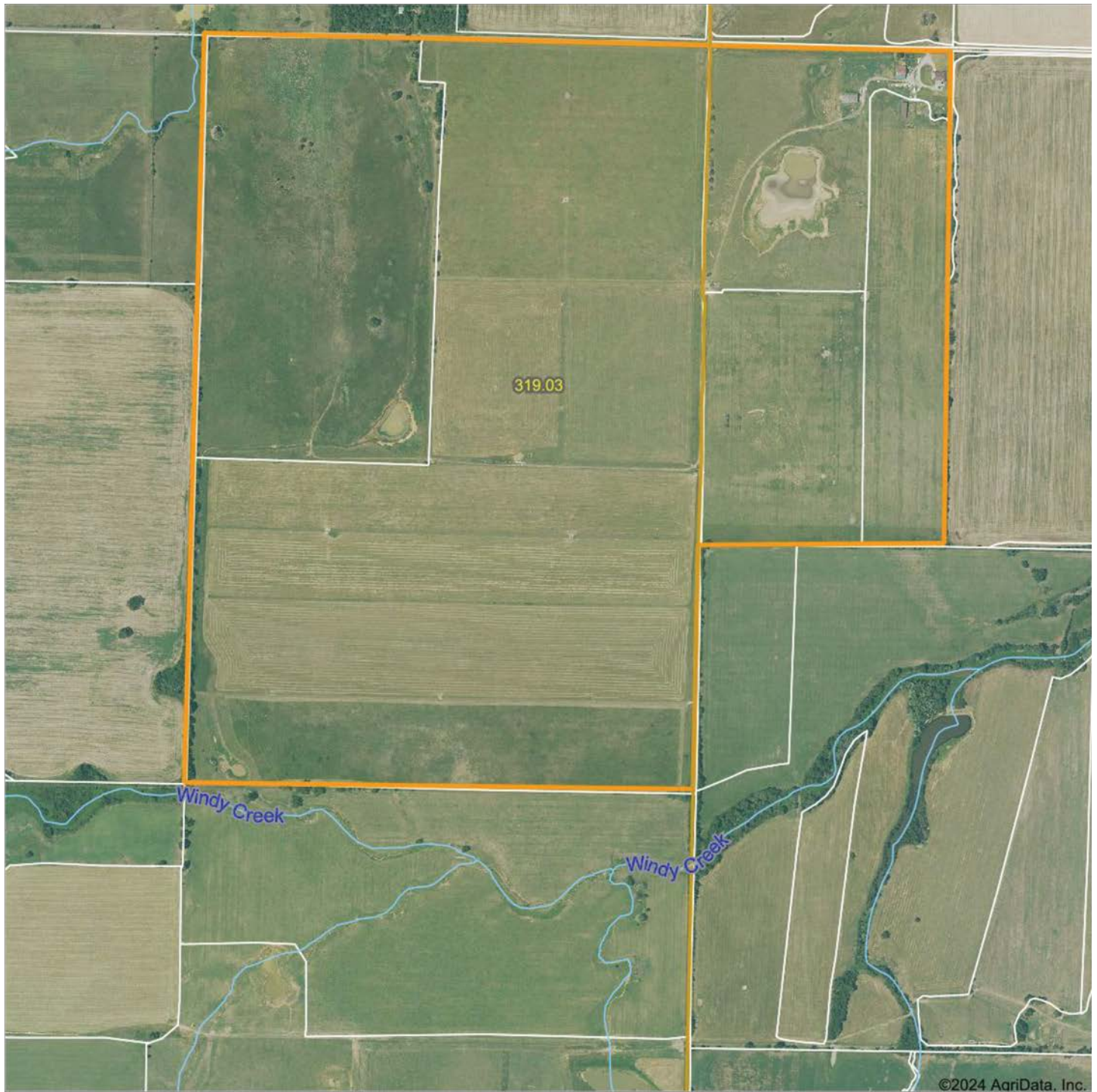
WORKING PENS



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 36° 51' 13.72, -95° 0' 5.97



Maps Provided By:



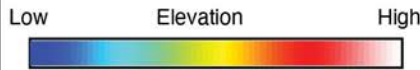
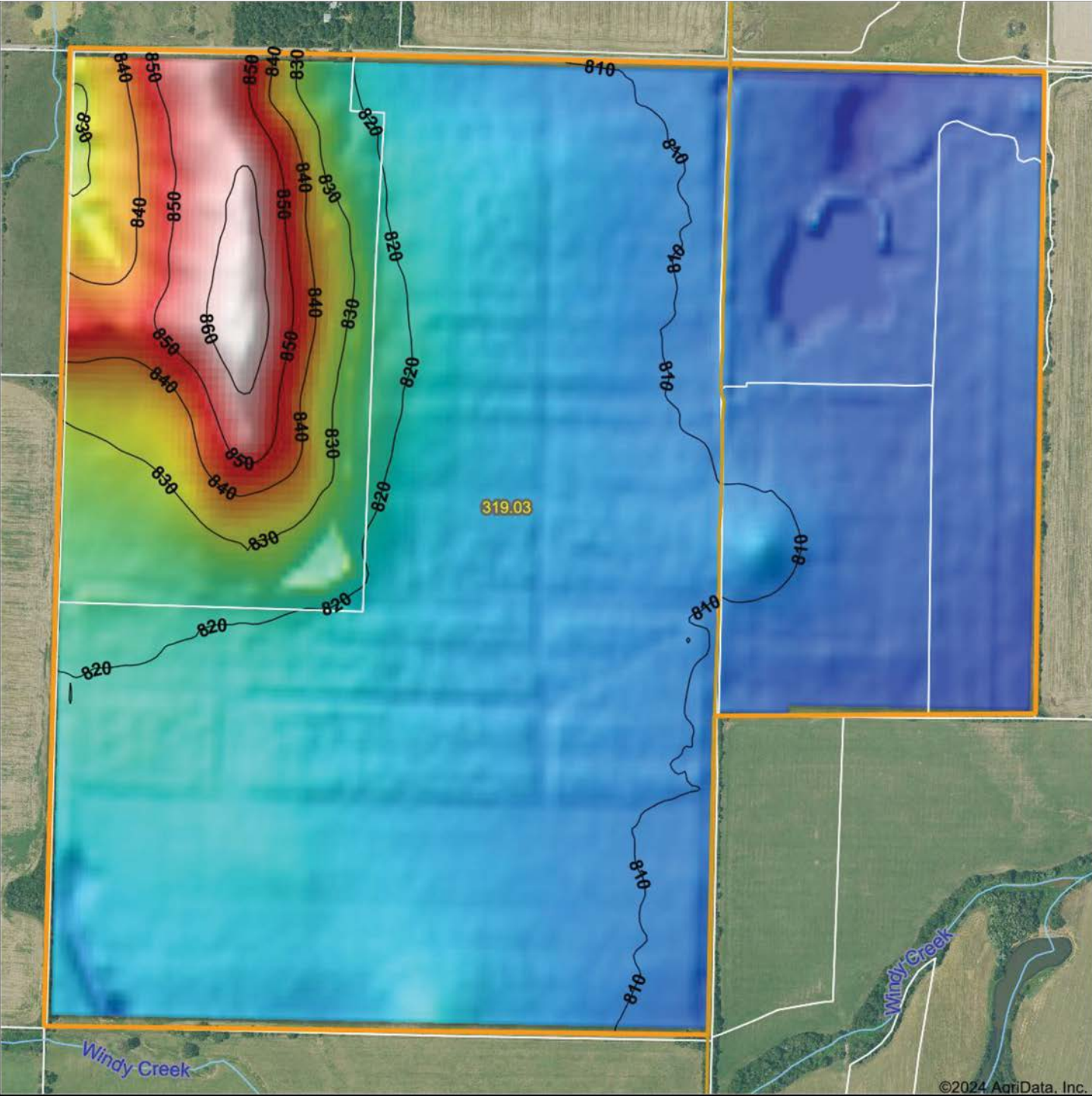
CUSTOMIZED ONLINE MAPPING
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1-27N-21E
Craig County
Oklahoma

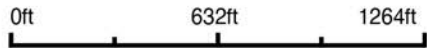


2/16/2024

HILLSHADE MAP



Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 801.9
 Max: 863.4
 Range: 61.5
 Average: 817.1
 Standard Deviation: 12.73 ft



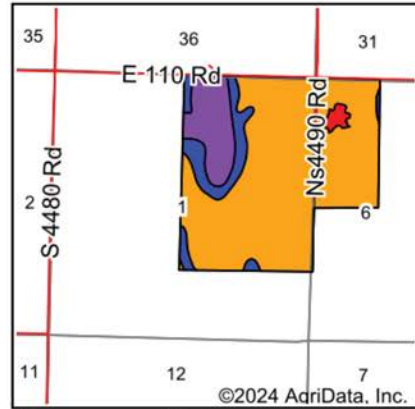
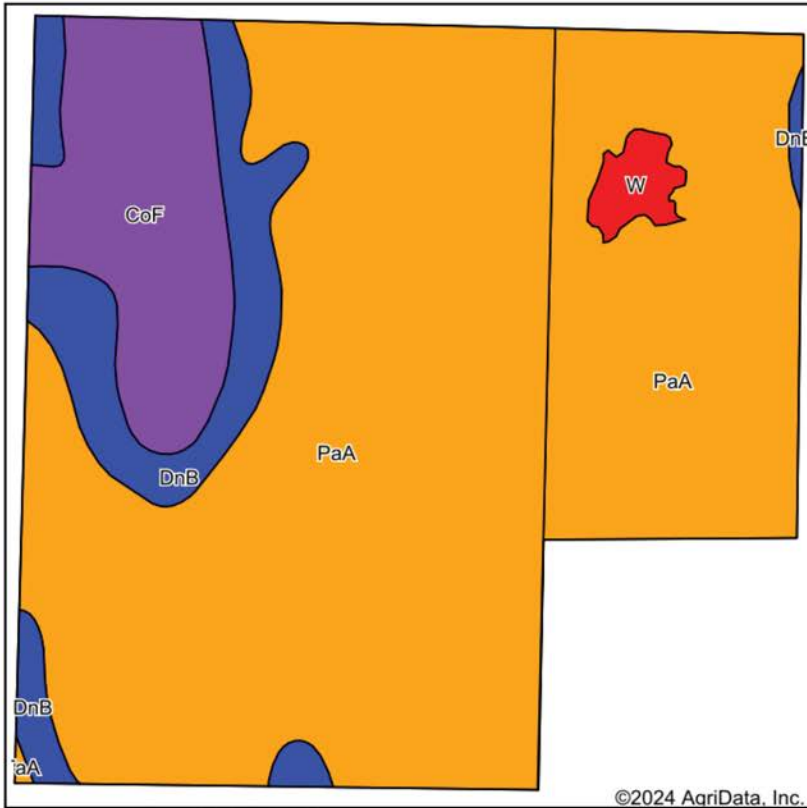
1-27N-21E
Craig County
Oklahoma

Boundary Center: 36° 51' 13.72, -95° 0' 5.97



Maps Provided By:
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SOIL MAP



State: **Oklahoma**
 County: **Craig**
 Location: **1-27N-21E**
 Township: **North Craig**
 Acres: **319.03**
 Date: **2/16/2024**



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Soils data provided by USDA and NRCS.

Area Symbol: OK035, Soil Area Version: 20
 Area Symbol: OK115, Soil Area Version: 18






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
PaA	Parsons silt loam, 0 to 1 percent slopes	175.49	55.0%		1.1ft. (Abrupt textural change)	IIIw	3761	83	82	66	69
PaA	Parsons silt loam, 0 to 1 percent slopes	72.25	22.6%		1.1ft. (Abrupt textural change)	IIIw	3761	83	82	66	69
CoF	Collinsville-Vinita complex, 2 to 30 percent slopes	37.02	11.6%		1.2ft. (Lithic bedrock)	VIIe	4313	24	24	22	16
DnB	Dennis silt loam, 1 to 3 percent slopes	28.94	9.1%		> 6.5ft.	IIE	4838	79	78	59	64
W	Water	4.19	1.3%		> 6.5ft.	VIII	0				
DnB	Dennis silt loam, 1 to 3 percent slopes	0.86	0.3%		> 6.5ft.	IIE	4838	79	78	59	64
TaA	Taloka silt loam, 0 to 1 percent slopes	0.28	0.1%		1.7ft. (Abrupt textural change)	IIIs	4913	62	59	58	62
Weighted Average							3.44	*n 74.7	*n 73.8	*n 59.4	*n 61.5

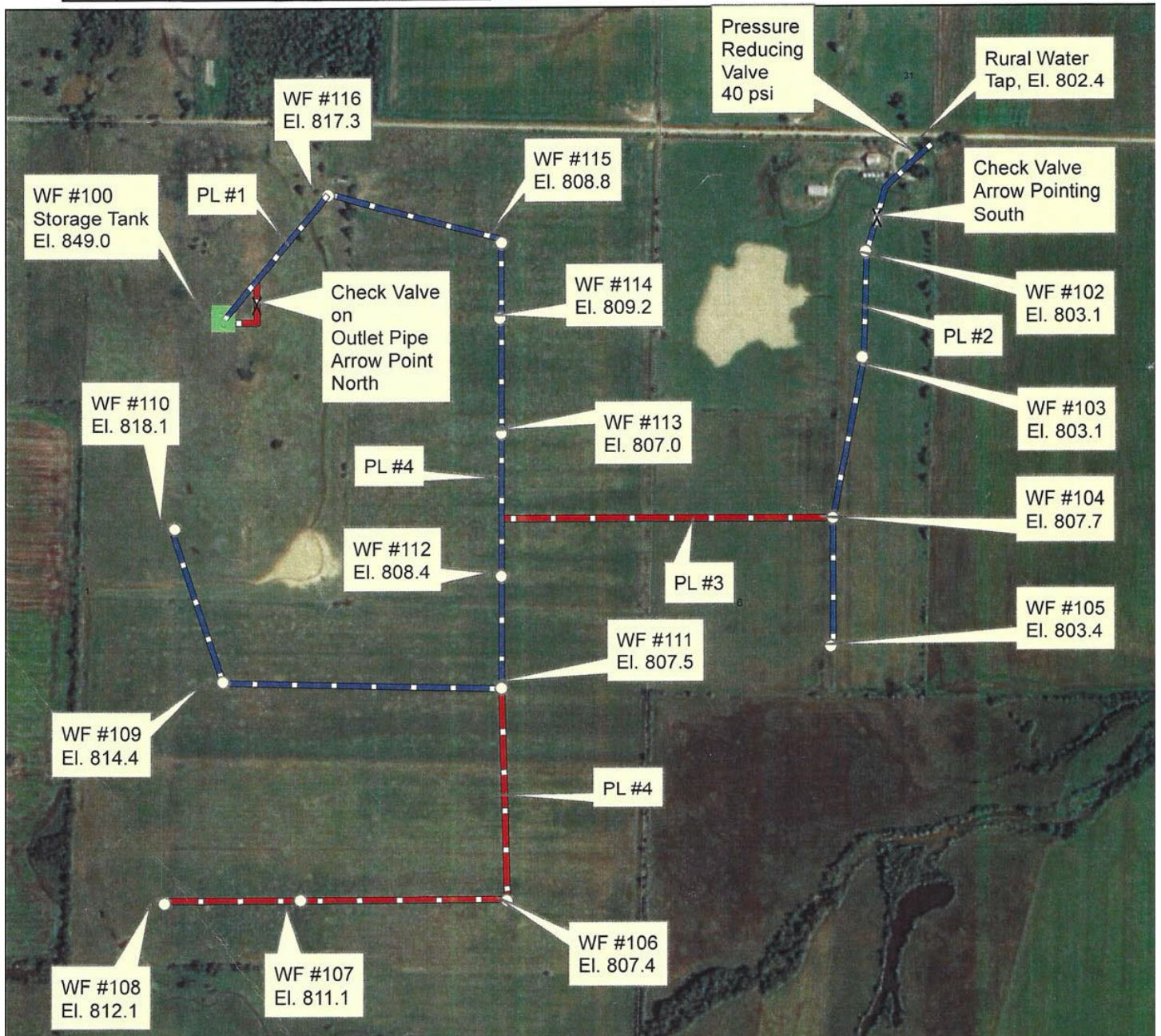
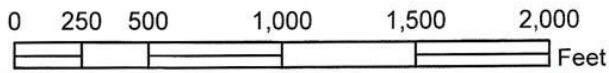
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

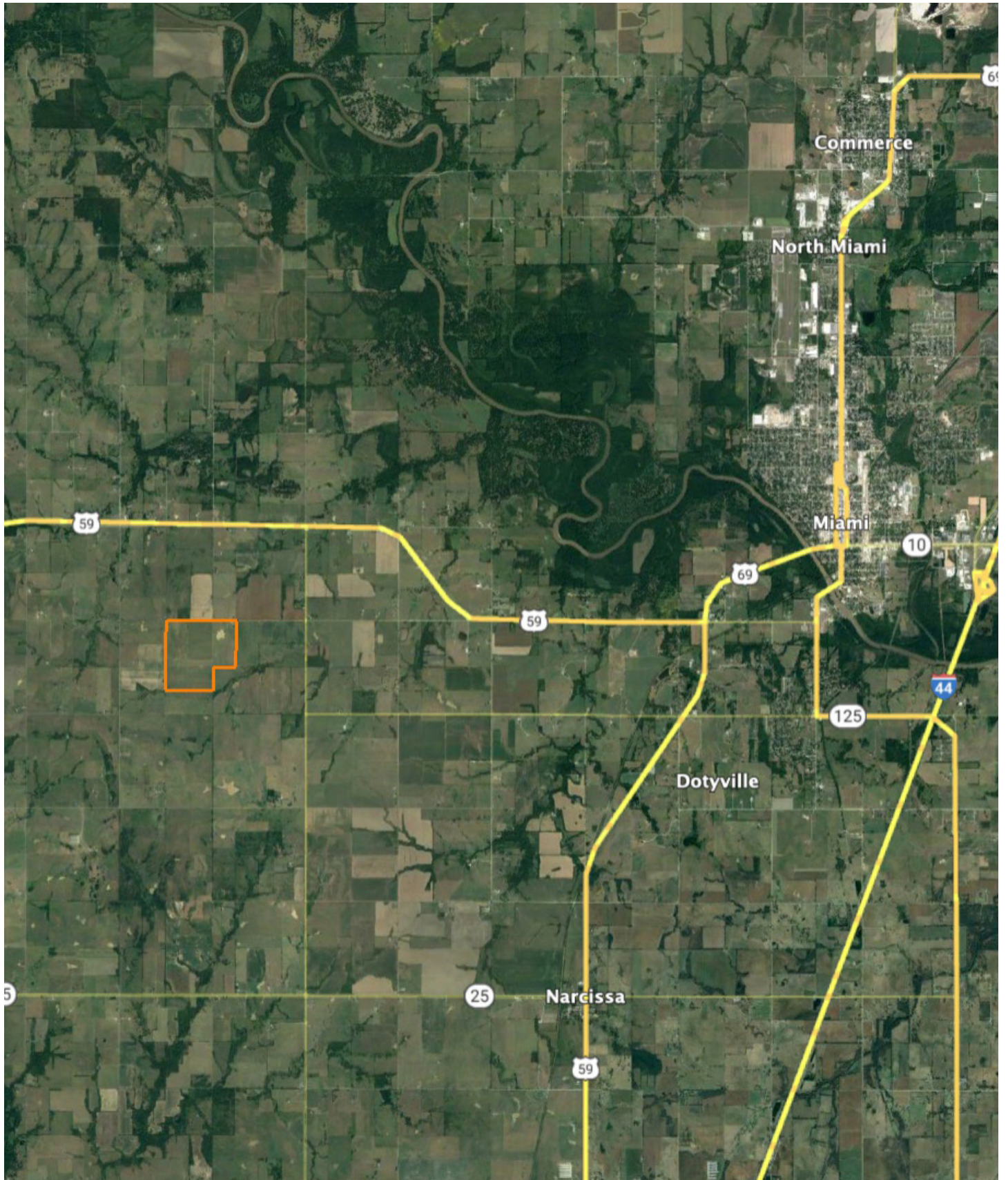
WATER LINE MAP

Location of Facility:
 NW Sec. 6, T27N, R22E
 NE Sec. 1, T27N, R21E
 Ottawa County, Oklahoma

LEGEND	
	Pipeline (Multiple Colors)
	Fence
	Watering Facility
	Water Storage Tank
	Check Valves



OVERVIEW MAP



AGENT CONTACT

Ben Jacks has been an avid outdoorsman since he was a boy. His dad would take him and his brother out to hunt and fish every chance he got. Between that and years of bow hunting, Ben learned the process of managing hunting properties. He loves to assess a property and find the potential in a piece of land that someone else might not have seen. Ben was born on a military base in North Carolina and raised in northeast Oklahoma. While in school, he worked on a ranch, where he grew a great respect for farmers and ranchers. He moved to Kansas for college and to continue his baseball career. He went to Neosho County Community College and graduated from Emporia State University, having played baseball at each.

After helping a friend acquire a piece of property, he caught the land real estate bug and hasn't looked back once since. Driven by his passion to help people, Ben offers clients a hard-working, trustworthy, and dedicated agent who will help them throughout the entire process. When he's not working or spending time with family, you can find him out in the woods hunting, fishing, managing hunting properties, or golfing. He's a member of Ducks Unlimited, QDMA, and the First Baptist Church in Chanute, Kansas, where he resides with his son Gunner and two large, active dogs. Contact Ben today to experience the Midwest Land Group difference!



BEN JACKS, LAND AGENT
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MidwestLandGroup.com

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