

MIDWEST LAND GROUP PRESENTS



70 ACRES  
**MAYES COUNTY, OK**

12178 East 470 Road, Salina, Oklahoma, 74365





MIDWEST LAND GROUP IS HONORED TO PRESENT

# 70 +/- ACRE MAYES COUNTY COMBINATION FARM WITH HOME AND MULTIPLE OUTBUILDINGS

Located northeast of the community of Salina sits this 2,400 +/- square foot brick home on 70 +/- acres offering the perfect blend of pasture and mature hardwoods. Boasting 3 spacious bedrooms, 2 bathrooms, a 12'x12' sunroom, and modern updates such as new flooring and fresh paint, this home is move-in ready. Enjoy peace of mind with a Generac generator, a water well, rural water, and an indoor storm shelter for added safety. The farm also contains a 1,000-gallon propane tank and an additional 250-gallon propane tank. Grain silo, washer, dryer, and refrigerator shall convey with the property.

As you turn off East 470 Road you are greeted by a black iron electric gate. As you descend the tree-lined private driveway you will find the 36'x24' 3-car detached garage and a separate 12'x24' 1-car detached garage. Whether you're looking for a home office, hobby space, or man cave, the 15'x30' building with a 6'x15' covered porch is ready to meet your needs.

For those who appreciate workspace or storage, the farm includes a 20'x20' concrete-floored shop equipped with 220 electric, a 12'x12' walk-in cooler, 12'x24' RV storage

with a concrete floor, two 12'x20' equipment sheds, and a 30'x45' barn. The property also includes two loafing sheds (12'x27' and 27'x75'), perfect for livestock or additional storage.

Livestock enthusiasts will appreciate the extensive fencing, which includes 7-strand barbed wire perimeter fencing, cross-fencing, and loafing sheds. The fenced and cross-fenced 50 +/- acres of pasture and 20 +/- acres of mature timber provide ample space for farming, livestock, hunting, or recreational use. The pond located in the center portion of the farm will provide an ample water source for livestock and wildlife. There is a root cellar that will offer additional storage for homesteading needs.

The farm is conveniently located with blacktop frontage and within the Wickliffe and Salina Public Schools District. Whether you're seeking a peaceful rural lifestyle or a functional working farm, this property has everything you need. Give Kevin Williams a call at (918) 514-3165 for more details or to schedule a showing.



# PROPERTY FEATURES

PRICE: **\$648,800** | COUNTY: **MAYES** | STATE: **OKLAHOMA** | ACRES: **70**

- 2,400 +/- square foot brick home (1-year warranty shall be provided by the seller)
- 3 bedrooms, 2 bathrooms
- Well and rural water
- Generac generator
- 250-gallon propane tank and 1,000-gallon propane tank
- Washer, dryer, and refrigerator to convey
- New flooring and paint
- Indoor storm shelter
- 12'x12' sunroom
- Electric gated driveway
- 70 +/- acres
- 50 +/- acres of pasture
- 20 +/- acres of mature hardwoods
- 7-strand barbed wire perimeter fencing
- Cross-fencing
- Pond
- Root cellar
- 36'x24' 3-car detached garage
- 12'x24' 1-car detached garage
- 15'x30' office/man cave/hobby room with 6' x 15' covered porch
- 20'x20' concrete-floored shop with 220 electric
- 12'x12' walk-in cooler
- 12'x24' RV storage with concrete floor
- Two 12'x20' equipment sheds
- 30'x45' barn
- 12'x27' loafing shed
- 27'x75' loafing shed
- Blacktop frontage
- Wickliffe and Salina Public Schools

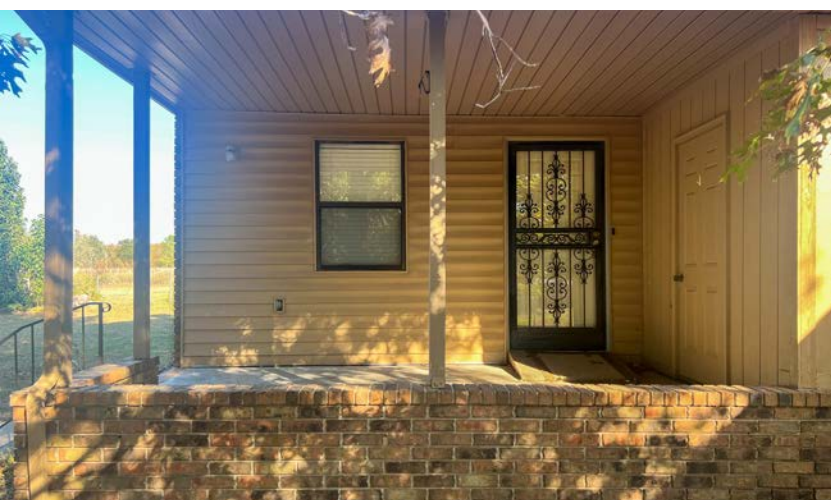




# 2,400 SQUARE FOOT BRICK HOME

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Boasting 3 spacious bedrooms, 2 bathrooms, a 12'x12' sunroom, and modern updates such as new flooring and fresh paint, this home is move-in ready.





# ADDITIONAL INTERIOR PHOTOS

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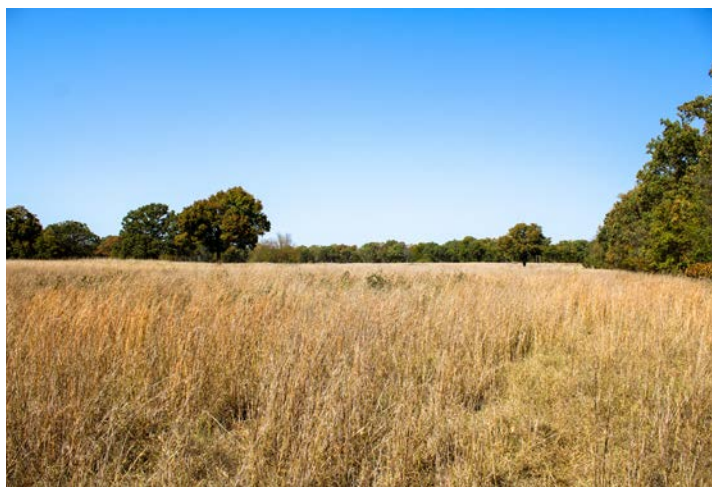
# GENERAC GENERATOR

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50 +/- ACRES OF PASTURE

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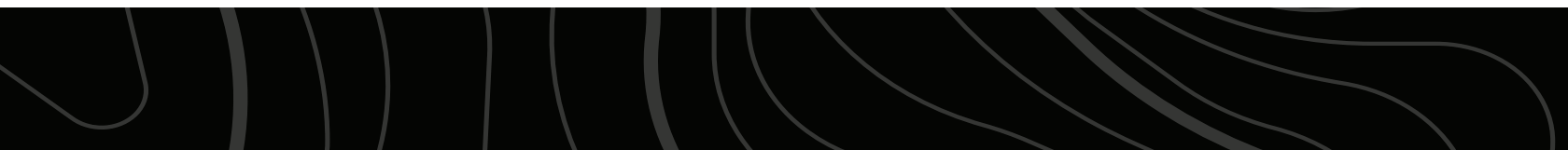




# 20 +/- ACRES OF HARDWOODS

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20 +/- acres of mature timber provide ample space for farming, livestock, hunting, or recreational use.





# MULTIPLE OUTBUILDINGS

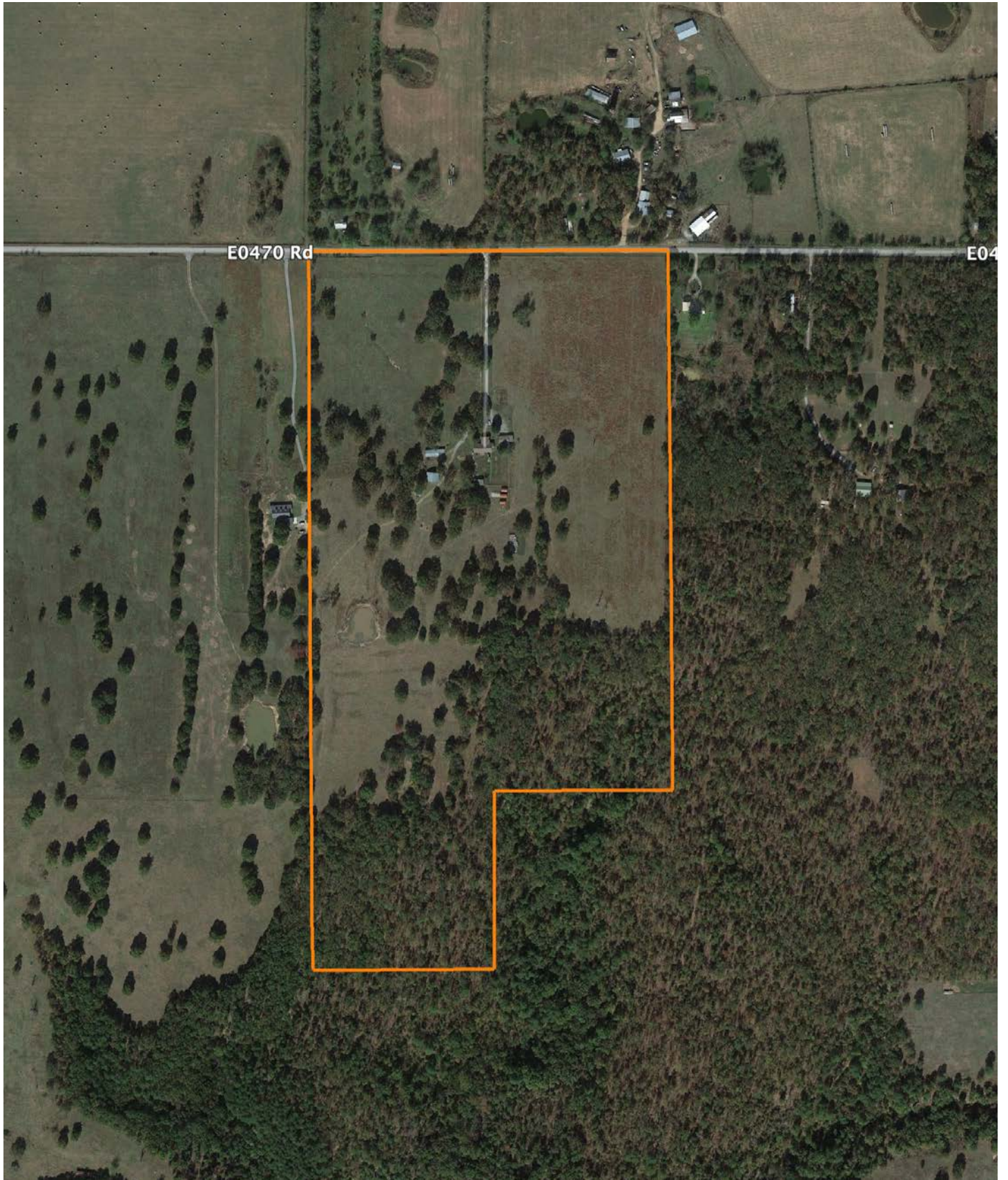
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For those who appreciate workspace or storage, the farm includes a 20'x20' concrete-floored shop equipped with 220 electric, a 12'x12' walk-in cooler, 12'x24' RV storage with a concrete floor, two 12'x20' equipment sheds, and a 30'x45' barn. There are also two loafing sheds (12'x27' and 27'x75'), perfect for livestock or additional storage.



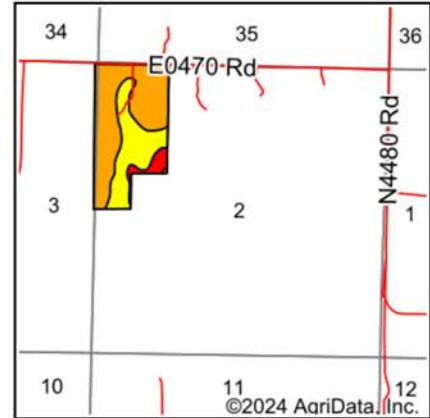
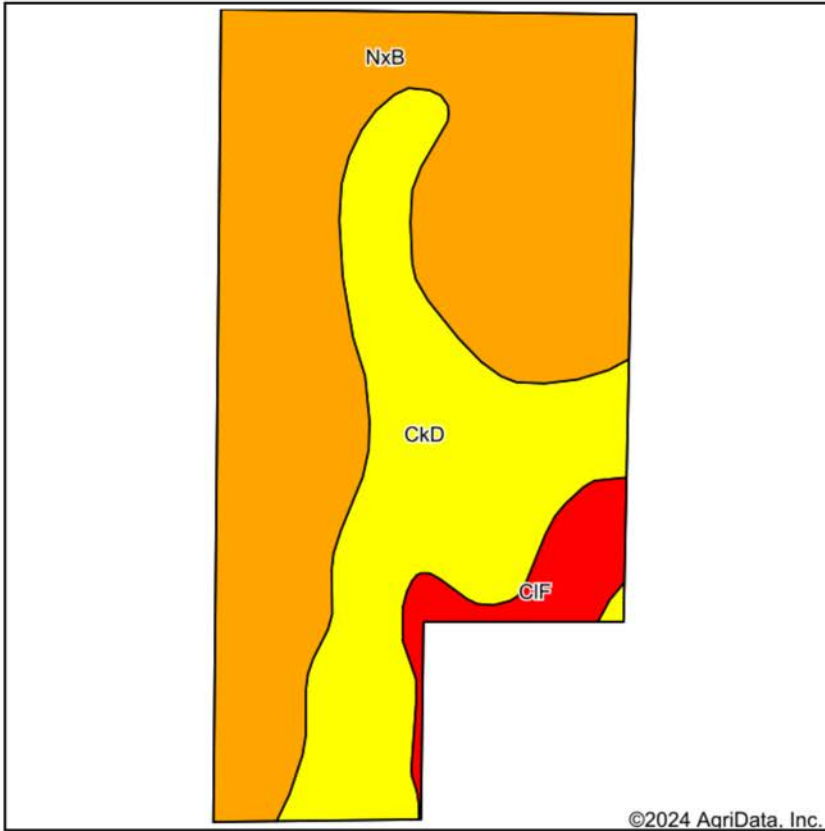


# AERIAL MAP





# SOILS MAP



State: **Oklahoma**  
 County: **Mayer**  
 Location: **2-21N-21E**  
 Township: **East Mayer**  
 Acres: **70.06**  
 Date: **10/11/2024**



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

Area Symbol: OK097, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton	
NxB	Nixa gravelly silt loam, 0 to 3 percent slopes	42.73	61.0%		1.9ft. (Fragipan)	IIIs	36	36	31	23	25	
CkD	Clarksville gravelly silt loam, 1 to 8 percent slopes	23.38	33.4%		> 6.5ft.	IVe	49	41	38	29	49	
CIF	Clarksville very gravelly silt loam, 20 to 50 percent slopes, stony	3.95	5.6%		> 6.5ft.	VIIIIs	10	9	8	4	10	
<b>Weighted Average</b>							<b>3.62</b>	<b>*n 38.9</b>	<b>*n 36.1</b>	<b>*n 32</b>	<b>*n 23.9</b>	<b>*n 32.2</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



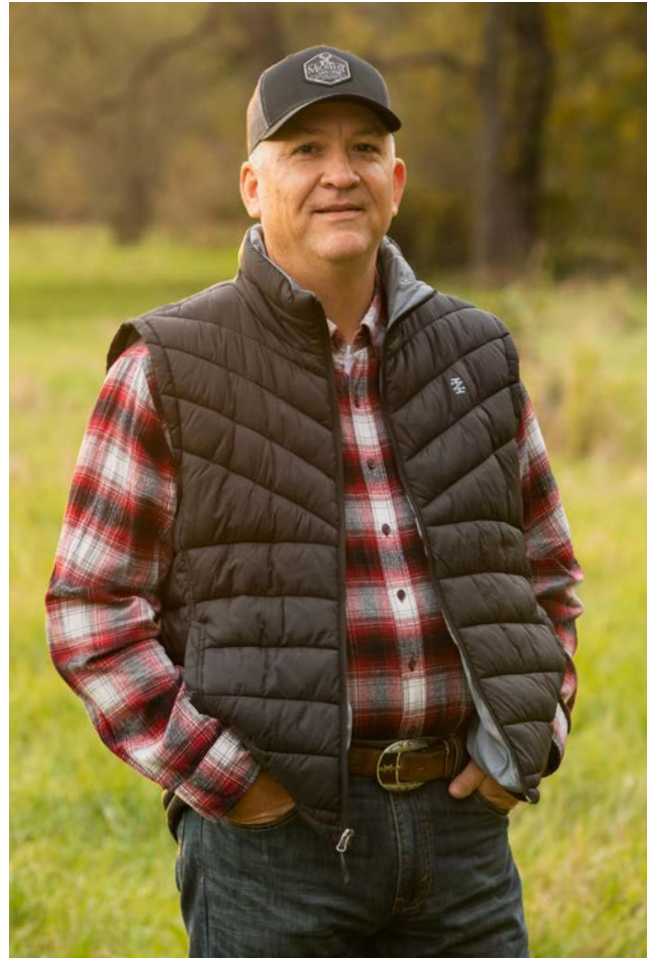
# OVERVIEW MAP





# 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  
**918.514.3165**  
[KWilliams@MidwestLandGroup.com](mailto:KWilliams@MidwestLandGroup.com)



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

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