

MIDWEST LAND GROUP PRESENTS



315.38

OKFUSKEE COUNTY, OK

113097 Highway 124, Weleetka, Oklahoma, 74880



MIDWEST LAND GROUP IS HONORED TO PRESENT

SPACIOUS OKFUSKEE COUNTY RANCH HOME WITH PONDS AND OUTBUILDINGS

Welcome to an incredible opportunity to own this 315.38 +/- acre ranch in Okfuskee County, Oklahoma offering 160' of elevation changes with incredible vistas at every turn. The ranch is located on Highway 124 less than 10 miles southwest of Henryetta, Oklahoma, and I-40, and offers a perfect blend of pasture, timber, and modern amenities. This property includes approximately 230 +/- acres of pasture and 85 +/- acres of timber, ideal for a variety of uses.

Located on Highway 124 frontage, you will find this 2,500 +/- square foot home that offers 3 bedrooms, 2 bathrooms, a large game room with pool tables and bar, a covered front porch, and a heated in-ground pool and hot tub located on the east side of the home. Adjacent to the home you will find a 24'x24' carport with electric, as well as an additional 20'x20' carport.

If you are looking at starting or continuing your livestock operation, this ranch is fully equipped to handle your livestock ventures. The ranch is fully perimeter-fenced and cross-fenced with excellent 5 and 6-strand barbed wire. The 9 stocked ponds will provide ample water

source for your livestock. Multiple improvements include a 10'x120' loafing shed, a 10'x90' loafing shed, and a 36'x90' loafing shed with an attached pipe corral, working pens and catch gate. The ranch also includes a 24'x30' pole barn with a 12' double sliding door and an 8' sliding door to house your equipment.

Recreational opportunities are abundant throughout the ranch. 85 +/- acres of timber for harvesting whitetails in the fall or gobblers in the spring, 9 stocked ponds, approximately 1 mile of Parsley Creek traverses the western edge and center portion of the ranch, as well as an in-ground heated pool and hot tub for entertaining family and friends.

With its combination of pasture, timber, ponds, and excellent infrastructure, this ranch is fully equipped for farming, ranching, or simply enjoying the expansive countryside. Don't miss out on this rare chance to own a versatile property that combines functionality with comfort. Give Kevin Williams a call at (918) 514-3165 for more details or to schedule your showing!



PROPERTY FEATURES

PRICE: **\$1,400,000** | COUNTY: **OKFUSKEE** | STATE: **OKLAHOMA** | ACRES: **315.38**

- 230 +/- acres pasture
- 85 +/- acres timber
- 160' of elevation changes
- Approximately 1 mile of Parsley Creek traverses the west and center portion of the ranch
- Highway 124 frontage
- Pipe and gated entry
- 2,500 +/- square foot home
- 3 bedrooms, 2 bathrooms
- Game room with pool tables and bar
- Heated in-ground pool and hot tub
- Perimeter fenced (5 and 6-strand barbed wire)
- Cross-fenced
- 9 stocked ponds
- 10'x120' loafing shed
- 10'x90' loafing shed
- 24'x24' carport with electric
- 20'x20' carport
- 24'x30' pole barn with 12' double sliding door and 8' sliding door
- 36'x90' loafing shed with attached pipe corral, working pens, and catch gate
- 6 miles to Henryetta and I-40
- 3 hours to Dallas, Texas
- Less than 45 minutes to Lake Eufaula
- 2023 Taxes: \$1,387.00



3 BED, 2 BATH HOME

Located on Highway 124 frontage, you will find this 2,500 +/- square foot home that offers 3 bedrooms, 2 bathrooms, a large game room with pool tables and bar, a covered front porch, and a heated in-ground pool and hot tub located on the east side of the home.



80 +/- ACRES OF TIMBER



230 +/- ACRES OF PASTURE

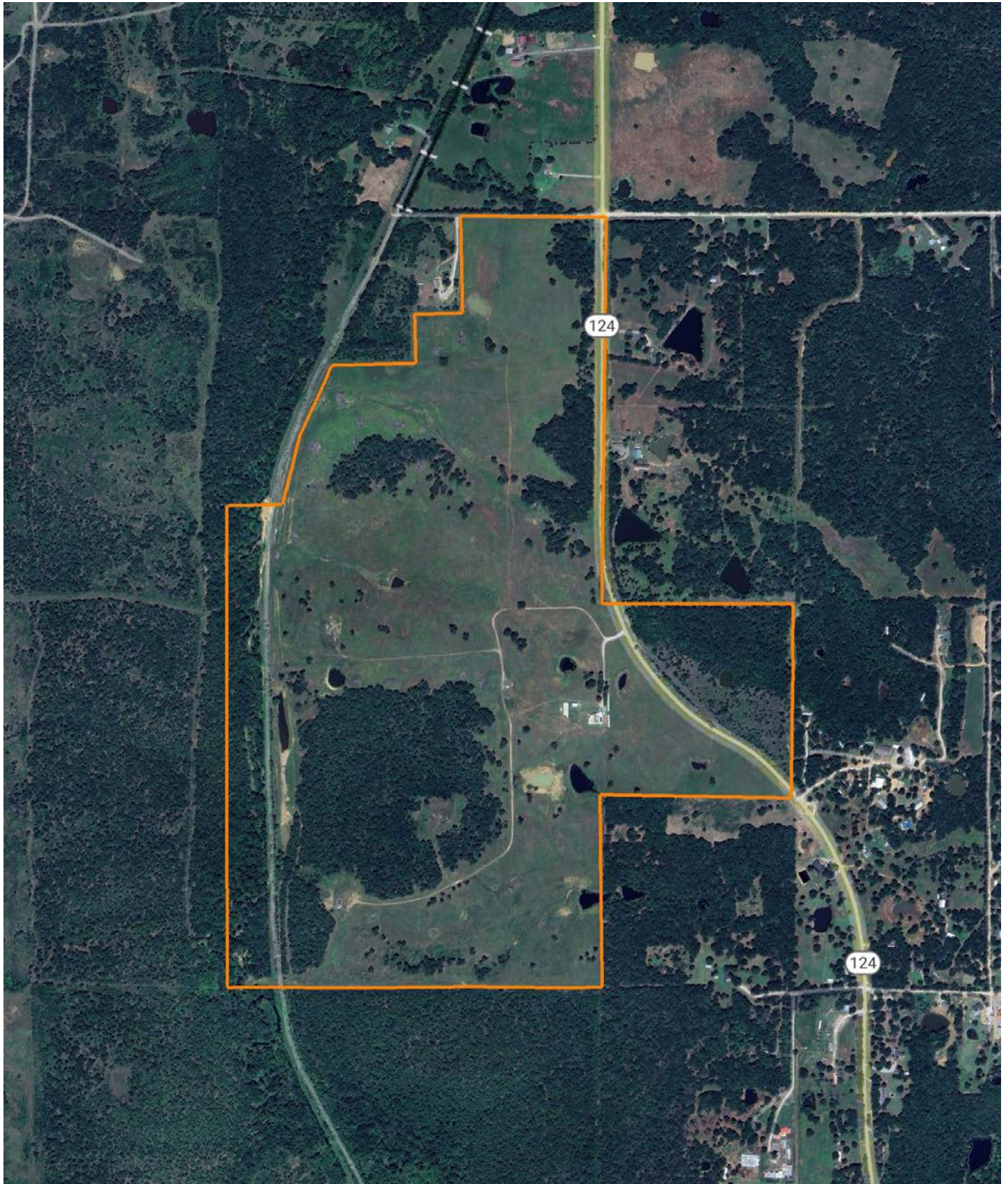


LIVESTOCK OPERATIONS

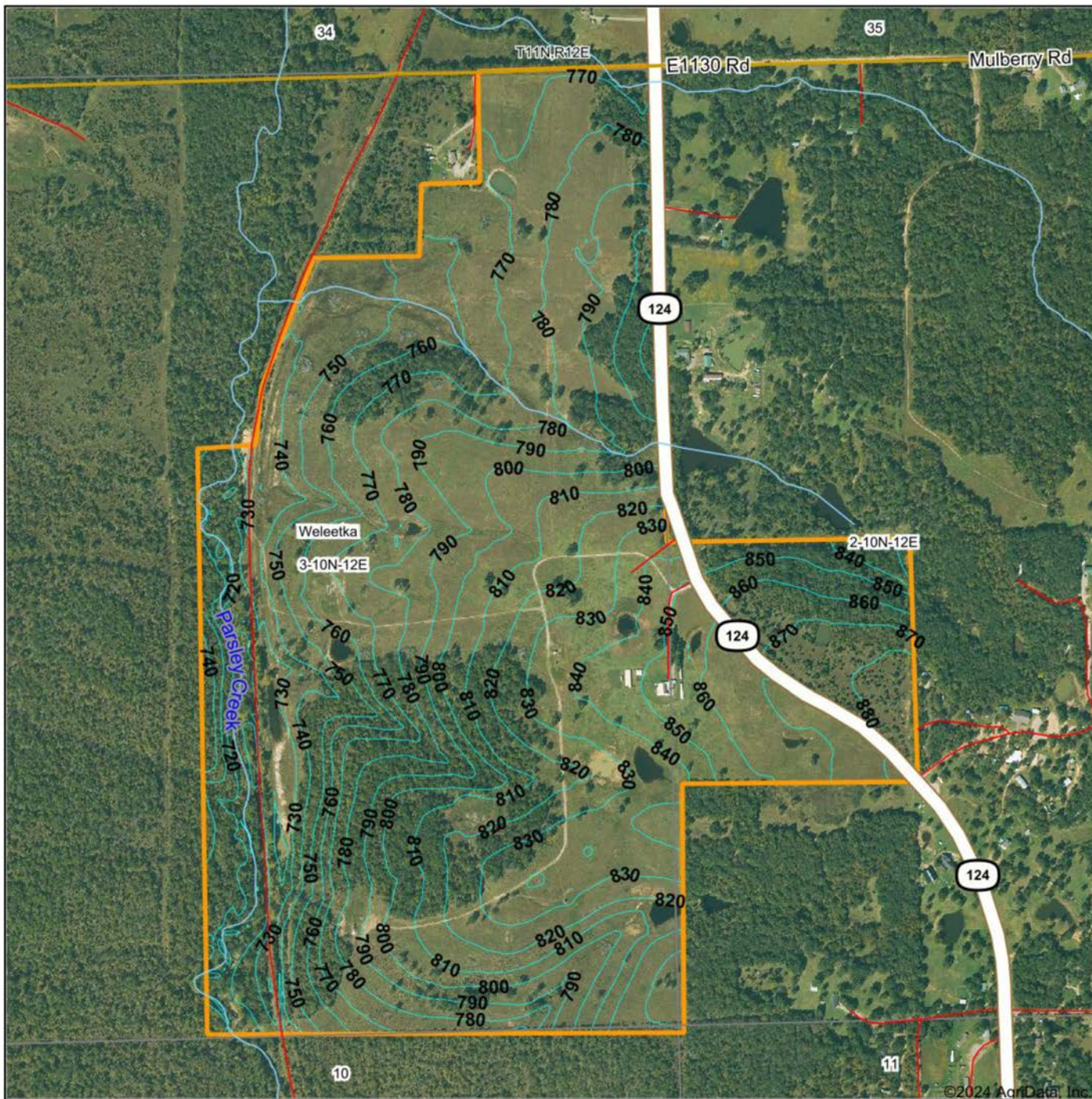
The ranch is fully perimeter-fenced and cross-fenced with excellent 5 and 6-strand barbed wire. The 9 stocked ponds will provide ample water source for your livestock. Multiple improvements include a 10'x120' loafing shed, a 10'x90' loafing shed, and a 36'x90' loafing shed with an attached pipe corral, working pens and catch gate.



AERIAL MAP



TOPOGRAPHY MAP



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Maps Provided By:



CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 707.2

Max: 887.1

Range: 179.9

Average: 794.2

Standard Deviation: 42.42 ft

0ft 866ft 1733ft

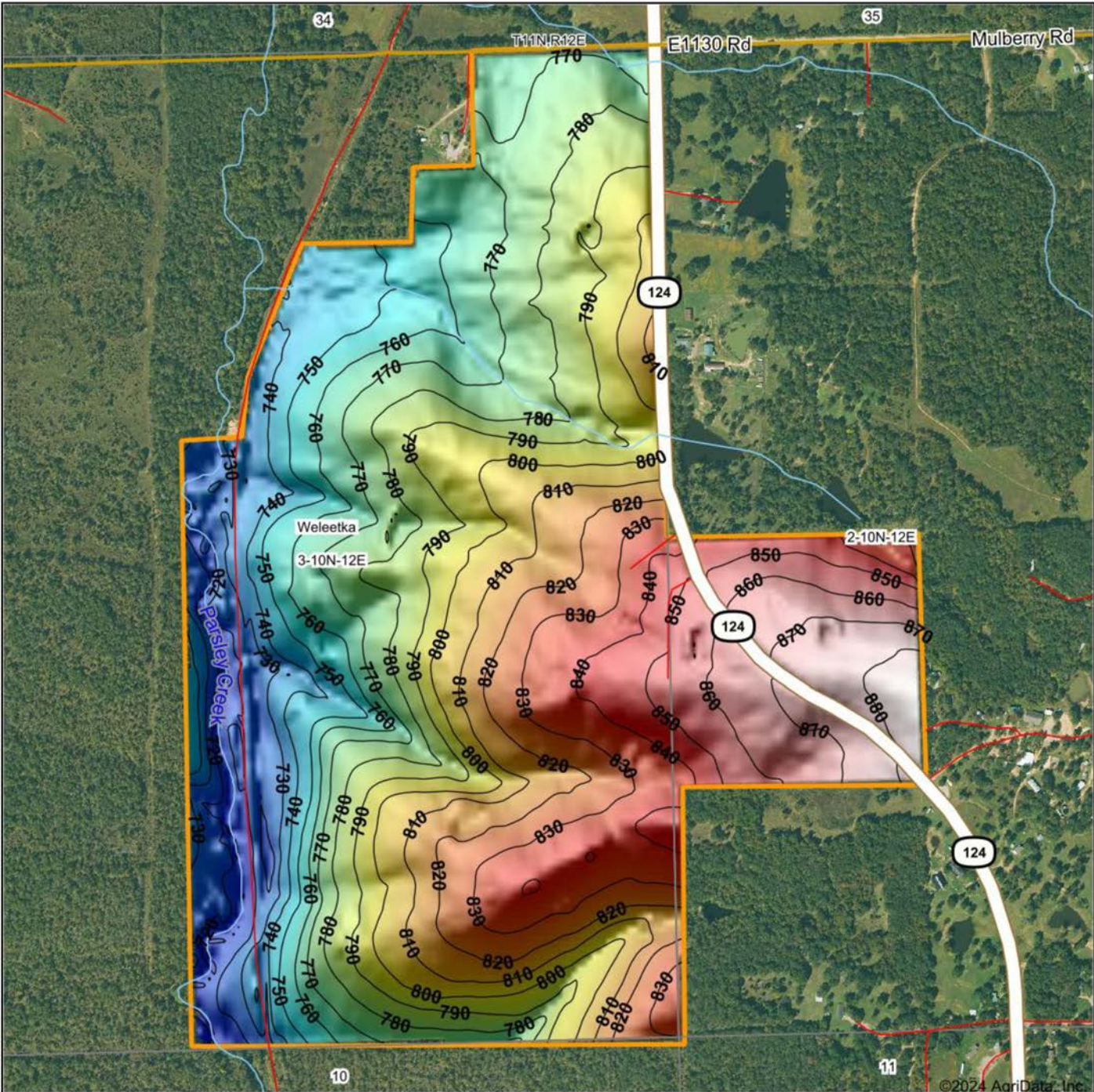


10/19/2024

3-10N-12E
Okfuskee County
Oklahoma

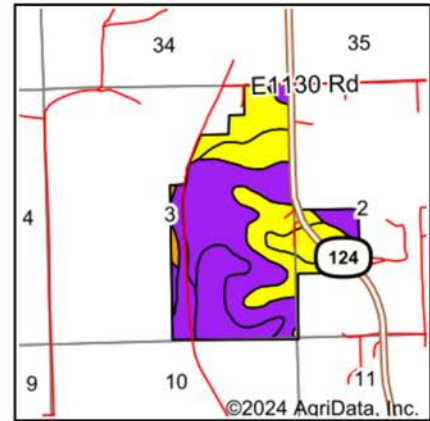
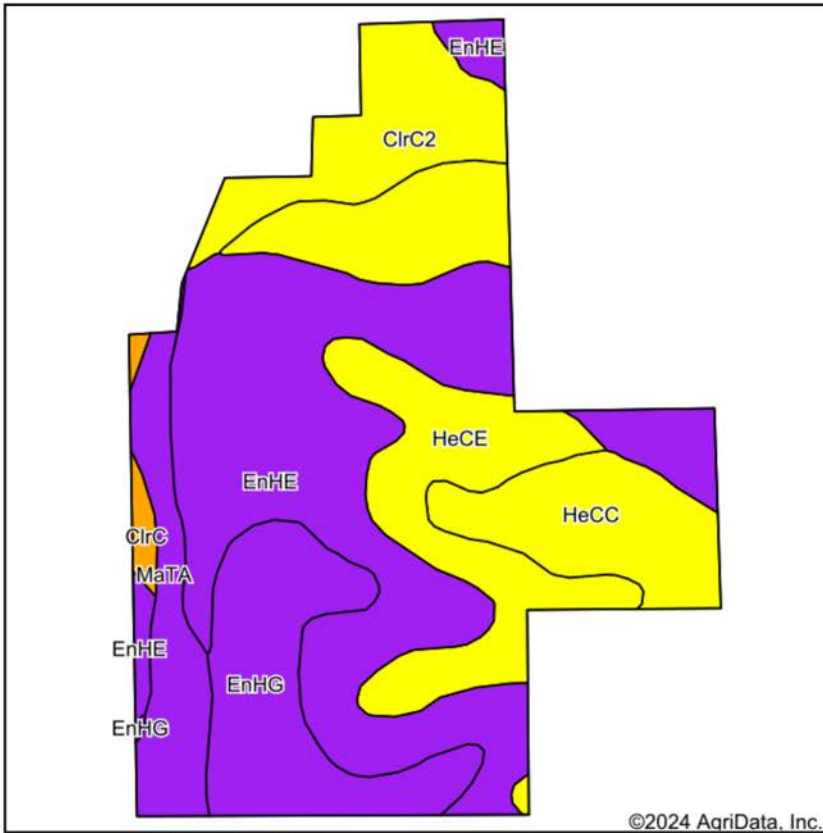
Boundary Center: 35° 22' 10.15, -96° 1' 8.44

HILLSHADE MAP



<p>Low Elevation High</p>	<p>Source: USGS 10 meter dem Interval(ft): 10 Min: 707.2 Max: 887.1 Range: 179.9 Average: 794.2 Standard Deviation: 42.42 ft</p>	<p>0ft 836ft 1672ft</p>
<p>Maps Provided By: surety CUSTOMIZED ONLINE MAPPING © AgriData, Inc. 2023 www.AgriDataInc.com</p>		<p>10/19/2024</p> <p>3-10N-12E Okfuskee County Oklahoma</p> <p>Boundary Center: 35° 22' 10.15, -96° 1' 8.44</p>

SOILS MAP



State: **Oklahoma**
 County: **Okfuskee**
 Location: **3-10N-12E**
 Township: **Weleetka**
 Acres: **315.5**
 Date: **10/19/2024**



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

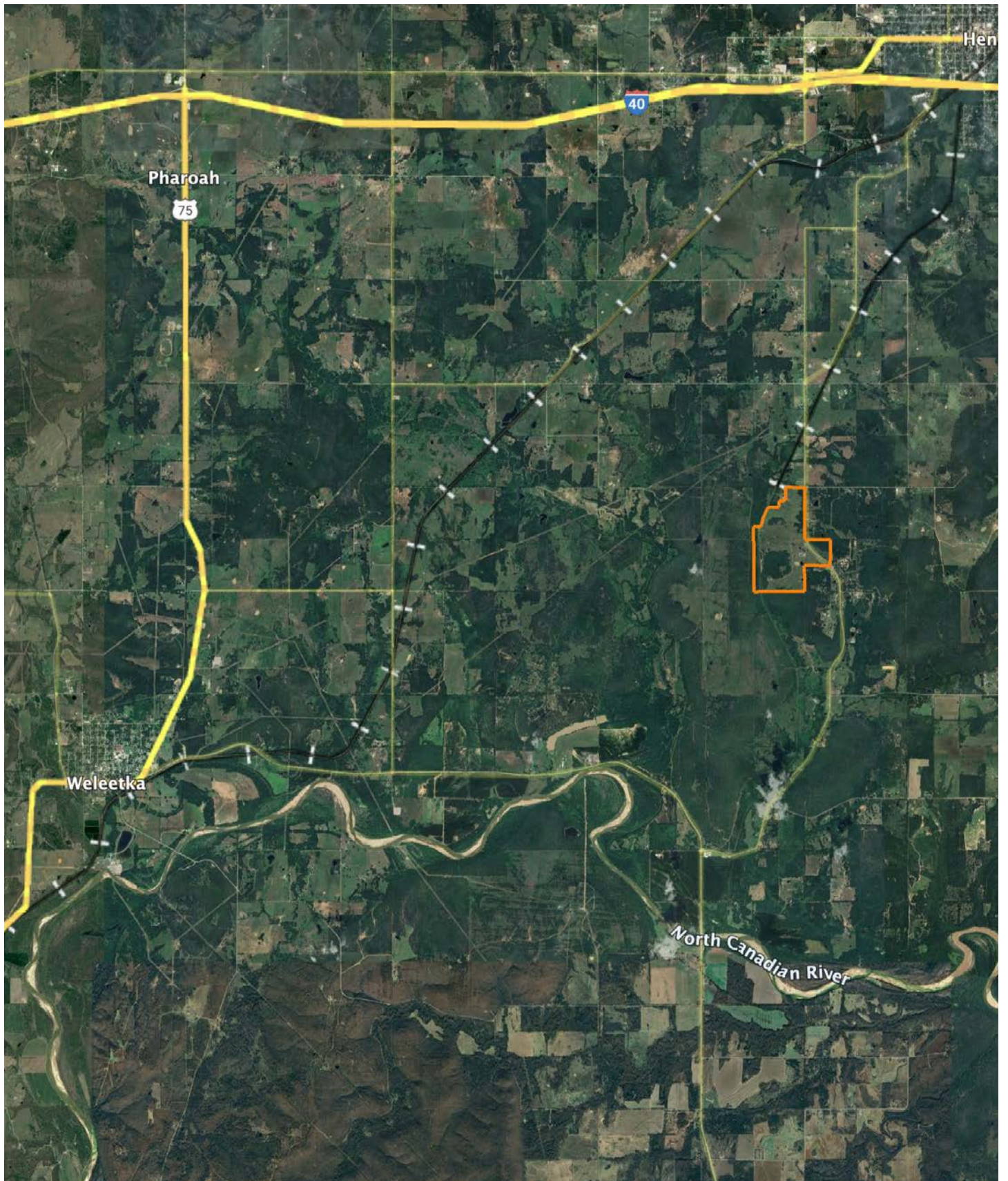
Area Symbol: OK107, Soil Area Version: 22

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	
EnHE	Endsaw-Hector complex, 5 to 12 percent slopes	121.92	38.7%		4ft. (Paralithic bedrock)	Vle	3115	39	28	33	28	38	
HeCC	Hector-Clearview complex, 3 to 5 percent slopes, very rocky	52.18	16.5%		1.2ft. (Lithic bedrock)	IVs	2655	33	29	26	24	30	
HeCE	Hector-Clearview complex, 5 to 12 percent slopes	44.90	14.2%		1.2ft. (Lithic bedrock)	IVs	3024	33	26	28	20	28	
EnHG	Endsaw-Hector complex, 12 to 30 percent slopes	41.50	13.2%		4.1ft. (Paralithic bedrock)	Vlle	3115	32	22	22	21	31	
CirC2	Clearview fine sandy loam, 3 to 5 percent slopes, eroded	29.08	9.2%		2.9ft. (Lithic bedrock)	IVe	0	51	45	42	36	51	
MaTA	Madill and Tullahassee soils, 0 to 1 percent slopes, frequently flooded	22.67	7.2%		> 6.5ft.	Vw	7860	36	31	36	29	14	
CirC	Clearview fine sandy loam, 3 to 5 percent slopes	3.25	1.0%		2.9ft. (Lithic bedrock)	IIle	3472	55	49	46	42	54	
Weighted Average							5.23	3083.5	*n 37.3	*n 29.1	*n 30.9	*n 26.2	*n 34

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

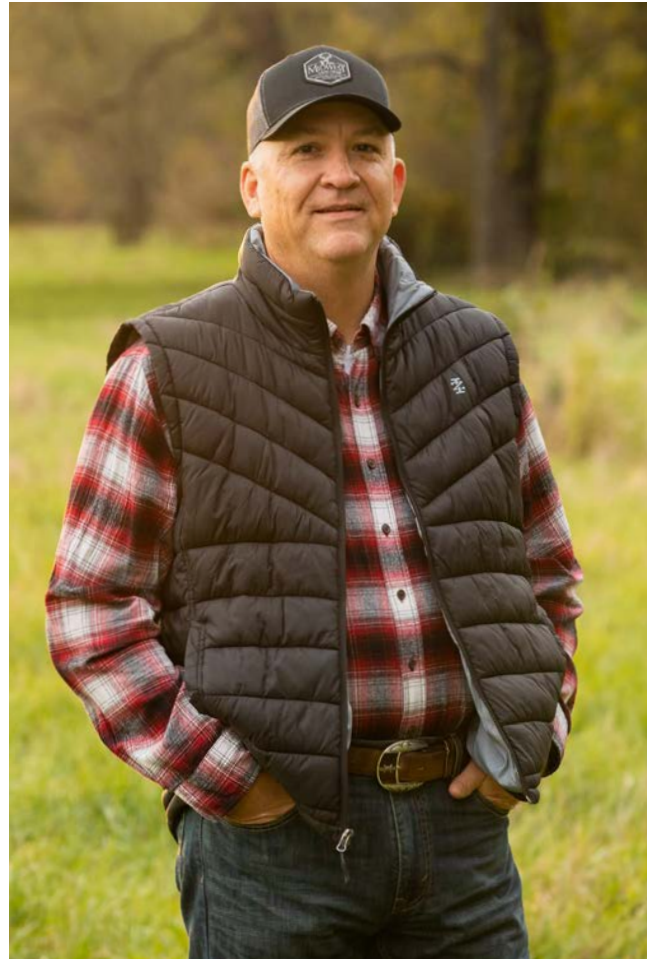
*c: Using Capabilities Class Dominant Condition Aggregation Method

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



MidwestLandGroup.com

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