

MIDWEST LAND GROUP PRESENTS

160 ACRES IN

CHOCTAW COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

160 ACRES OF RANCHING AND HUNTING OPPORTUNITIES IN CHOCTAW COUNTY, OKLAHOMA

Discover the ultimate rural escape in Choctaw County, Oklahoma! Located northeast of the community of Bennington, Oklahoma, and southeast of the community of Atoka, Oklahoma is where you will find this 160 +/- acre farm. Two separate parcels are being offered together as 160 +/- acres, and separately as 120 +/- acres and 40 +/- acres.

The 120 +/- acre farm is located on North 3990 Road and contains a great combination of pasture and timber, 2 ponds, Rocky Branch Creek, full perimeter fencing, and utilities are available. The presence of wildlife throughout the pockets of hardwoods on the farm is impressive. If you are looking to start, continue, or expand your livestock operation, this farm contains approximately 73 +/- acres of bermuda pasture, with the remainder of the acreage in hardwoods. The 2 ponds and Rocky Branch Creek offer a nice water source for both livestock and wildlife.

The 40 +/- acre timber tract is located on Timberhill Road and contains a great build spot in the northwest corner of the property that includes septic, well, and electric. This property has been untouched for years and the deer sign located throughout this smaller tract was extremely impressive. Rocky Branch Creek meanders throughout this solid timber tract providing an ample water source for wildlife. The property does contain full perimeter barbed wire fencing.

Whether you're drawn by the exceptional deer and hog hunting, cattle operation, build-site, or the convenient proximity to Atoka, Durant, Dallas, and Tulsa, this property promises endless possibilities. Give Kevin Williams a call at (918) 514-3165 for more information or to schedule a personal showing.



PROPERTY FEATURES

PRICE: **\$800,000** | COUNTY: **CHOCTAW** | STATE: **OKLAHOMA** | ACRES: **160**

- Choctaw County, Oklahoma
- 160 +/- acres
- 40 +/- acres timber
- Offering in 3 tracts: 40 acres, 120 acres, and 160 acres
- 120 +/- acres of timber and pasture mix
- Fully perimeter fencing in place
- Utilities available (well and septic located on the 40-acre tract)
- Rocky Branch Creek
- Multiple ponds
- County-maintained road frontage
- Fantastic deer and hog hunting
- 30 minutes to Atoka, Oklahoma
- 30 minutes to Durant
- 90 minutes to Broken Bow, Oklahoma
- 2 hours to Dallas, Texas
- 2 hours to Eufaula Lake
- 3 hours to Tulsa, Oklahoma
- 2023 taxes: \$51.00 (40 acre tract)
- 2023 taxes: \$85.00 (120 acre tract)



120 +/- ACRES OF TIMBER PASTURE MIX

If you are looking to start, continue, or expand your livestock operation, this farm contains approximately 73 +/- acres of bermuda pasture, with the remainder of the acreage in hardwoods.



ROCKY BRANCH CREEK

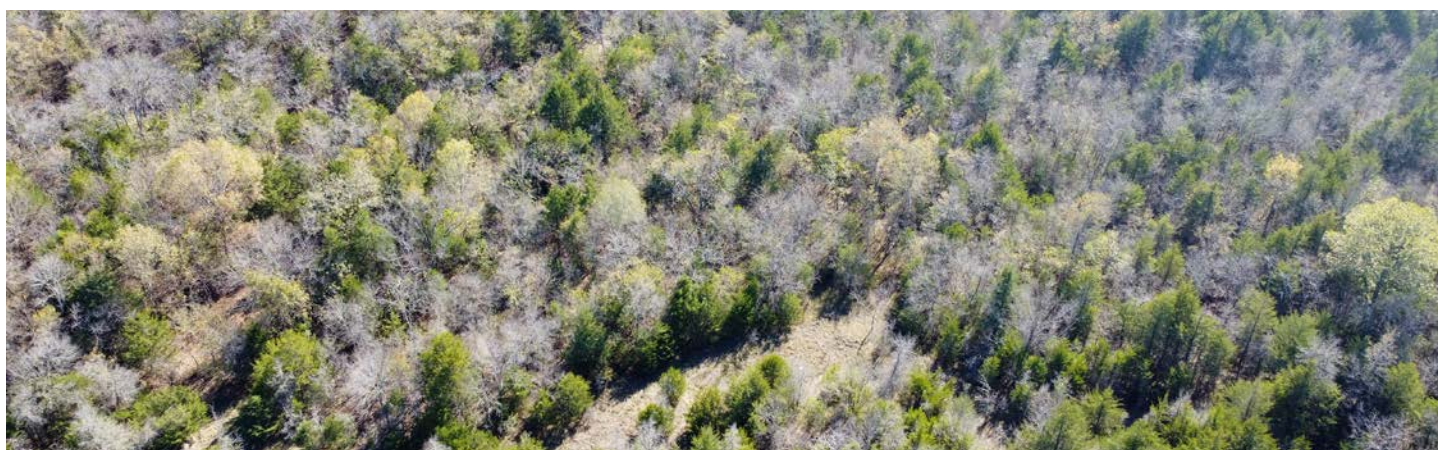


TWO PONDS



40 +/- ACRES OF TIMBER

The 40 +/- acre timber tract is located on Timberhill Road and contains a great build spot in the northwest corner of the property that includes septic, well, and electric. This property has been untouched for years and the deer sign located throughout this smaller tract was extremely impressive.



PERIMETER FENCING

The 40 +/- acre property does contain full perimeter barbed wire fencing.



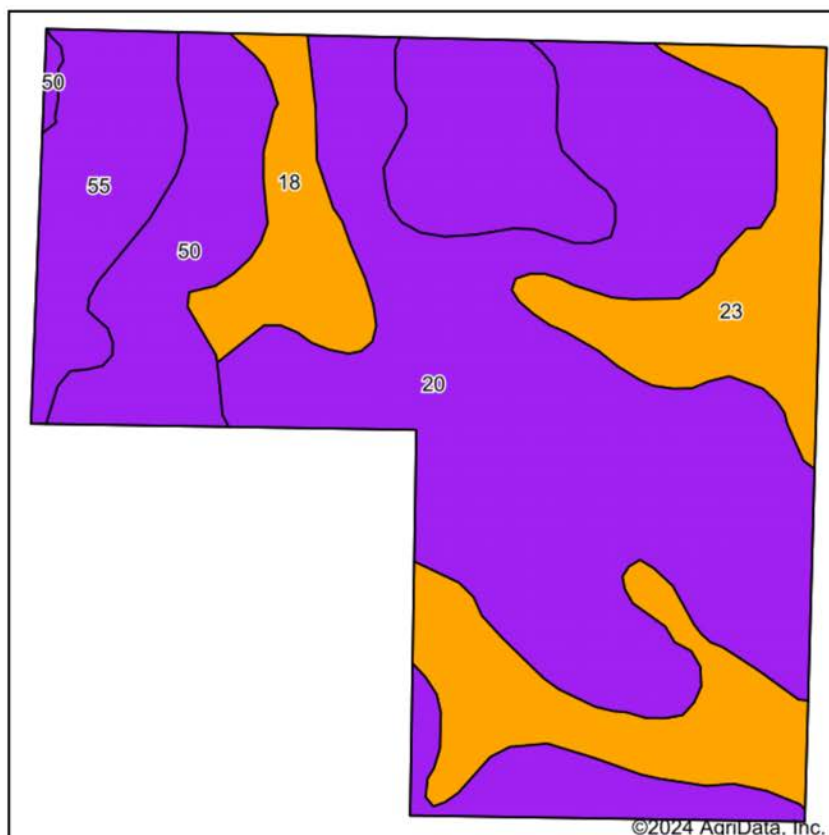
ADDITIONAL PHOTOS



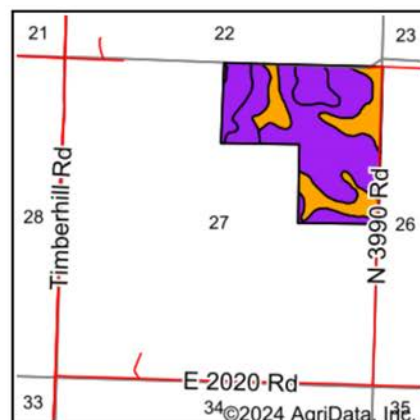
AERIAL MAP



SOILS MAP - 120 ACRES



Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Choctaw**
 Location: **27-5S-13E**
 Township: **West Choctaw**
 Acres: **120.92**
 Date: **11/20/2024**



Maps Provided By:



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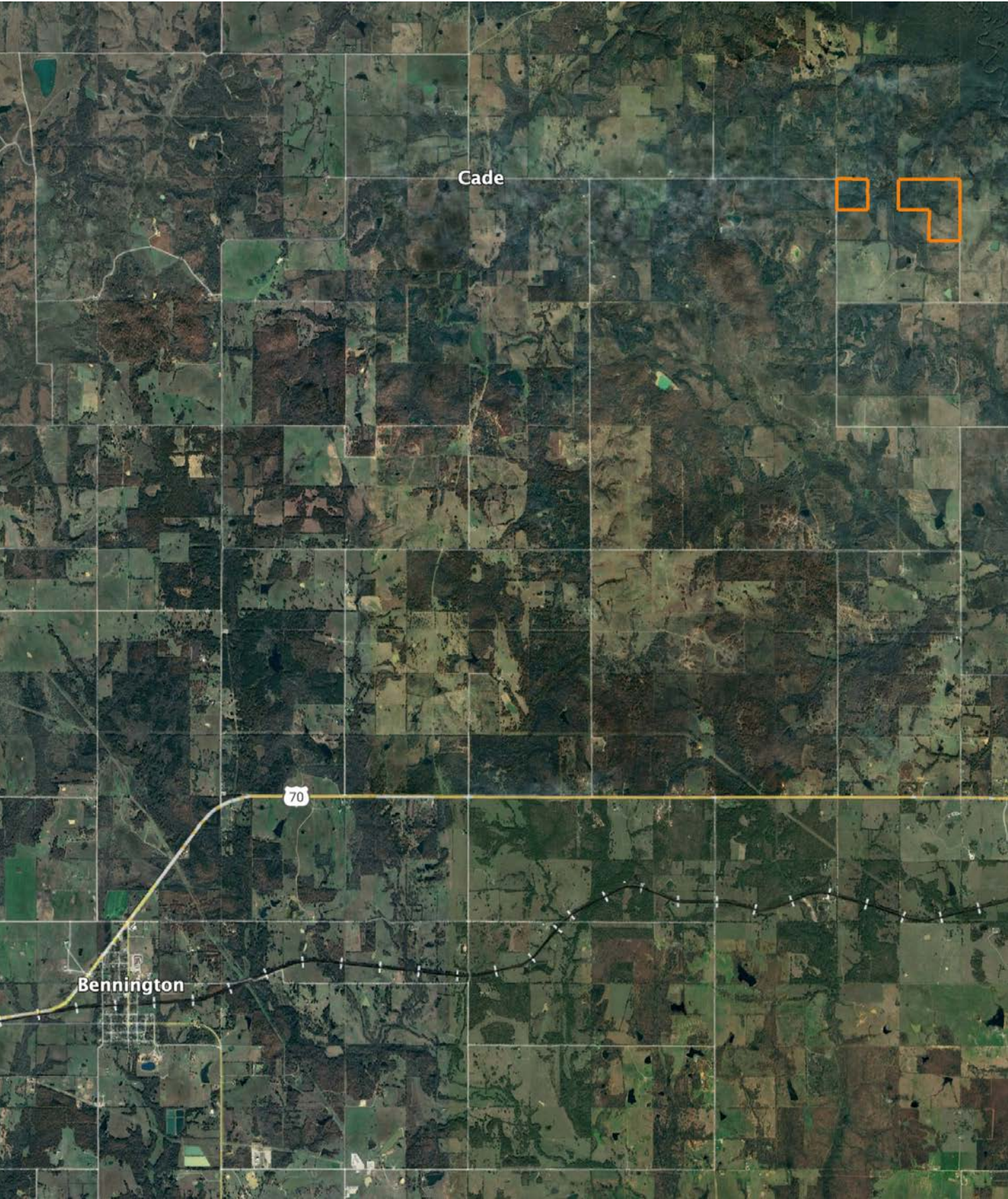
Area Symbol: OK023, Soil Area Version: 20

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
20	Ferris clay, 5 to 12 percent slopes	60.31	49.9%		> 6.5ft.	Vle	4940	54	29	39	39	53
23	Heiden clay, 3 to 5 percent slopes	23.30	19.3%		> 6.5ft.	Ille	5000	55	31	42	44	55
50	Swink-Hollywood complex, 5 to 20 percent slopes	20.70	17.1%		1.2ft. (Lithic bedrock)	Vle	4318	33	24	30	25	30
55	Trinity clay, 0 to 1 percent slopes, frequently flooded	9.58	7.9%		> 6.5ft.	Vw	0	18	5	18	3	14
18	Ferris clay, 3 to 5 percent slopes	7.03	5.8%		> 6.5ft.	Ille	5000	56	32	42	42	56
Weighted Average						5.17	4457.2	*n 47.9	*n 26.8	*n 36.5	*n 34.9	*n 46.5

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

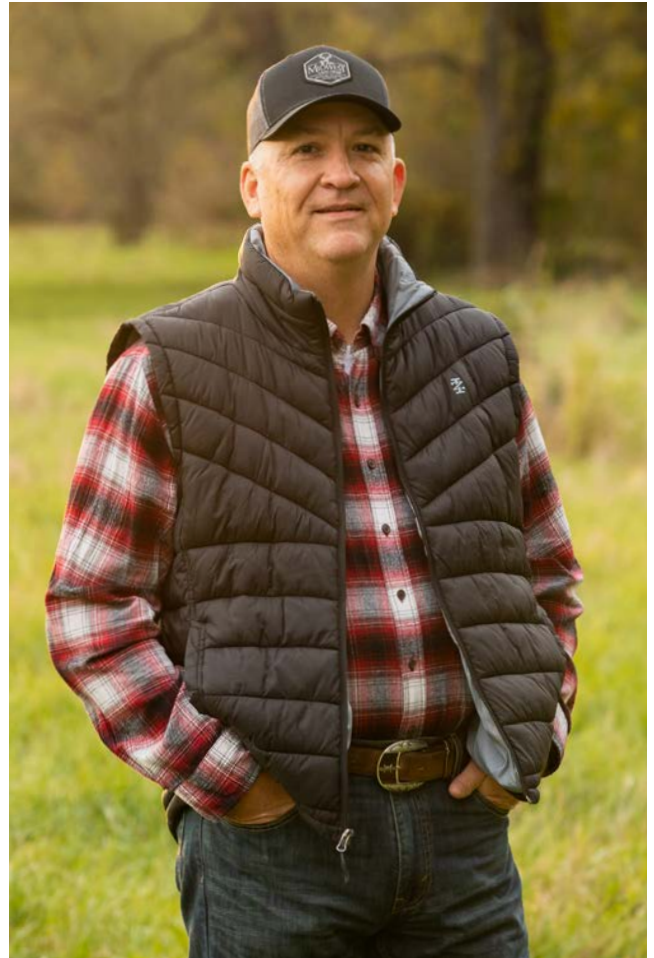
*c: Using Capabilities Class Dominant Condition Aggregation Method

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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