

MIDWEST LAND GROUP PRESENTS

50 ACRES IN

DELAWARE COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

AFFORDABLE DELAWARE COUNTY HUNTING AND RECREATION FARM WITH CLOSE PROXIMITY TO GRAND LAKE

If you are searching for a small tract of Oklahoma dirt to put your roots down and do some hunting, ride your ATV or possibly run a few head of livestock, then this 50 +/- acre Delaware County property, located between Grove and Jay, is one you should get your boots on the ground and take a look! Delaware County is home to some tremendous whitetail hunting in all of Oklahoma, and this small acreage farm has produced some great deer over the years as well. The small pond in the center portion of the farm will provide a great water source for the wildlife located throughout the property. The mature timber offers excellent stand locations and numerous areas throughout the farm could be utilized

for the establishment of food plots, providing for magical fall harvests for years to come. The property owner has spent countless hours clearing the farm and carving multiple trails throughout the mature timber for easy access throughout the property. Grand Lake and the community of Grove are just a short drive north up Highway 59 for a weekend of fishing and recreation on one of Oklahoma's incredible lakes. As you can see, this small tract of Oklahoma land has a lot to offer the new owners. So, come ride your ATVs, ride your horses, hunt the timber, and call Delaware County property home. Call Kevin Williams at (918) 514-3165 for a showing today!



PROPERTY FEATURES

PRICE: **\$260,000** | COUNTY: **DELAWARE** | STATE: **OKLAHOMA** | ACRES: **50**

- 50 +/- acres (TBD by survey)
- Delaware County
- Electric along S 670 Road
- Small pond
- Partial barbed wire fencing
- Pasture/timber mix
- Deer, bobcat, turkey, and hog hunting
- 7 miles to Highway 59
- 10 miles to Honey Creek on Grand Lake
- 15 miles to Jay
- 10 miles to Southwest City, MO
- 30 miles to Siloam Springs, AR



HUNTING OPPORTUNITIES

Delaware County is home to some tremendous whitetail hunting in all of Oklahoma, and this small acreage farm has produced some great deer over the years as well. The mature timber offers excellent stand locations and numerous areas throughout the farm could be utilized for the establishment of food plots, providing for magical fall harvests for years to come.



SMALL POND



TRAIL SYSTEM



PASTURE AND TIMBER MIX

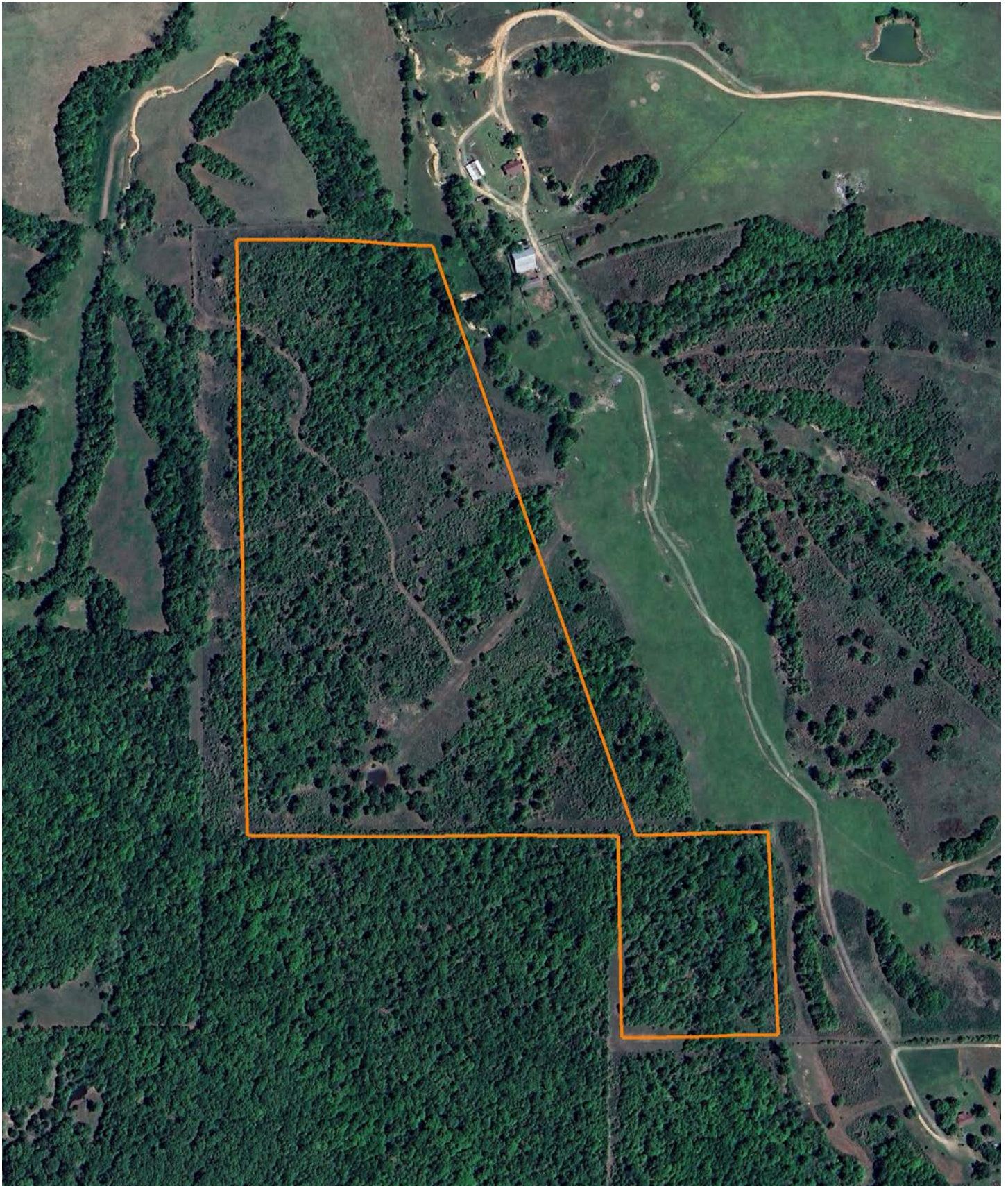
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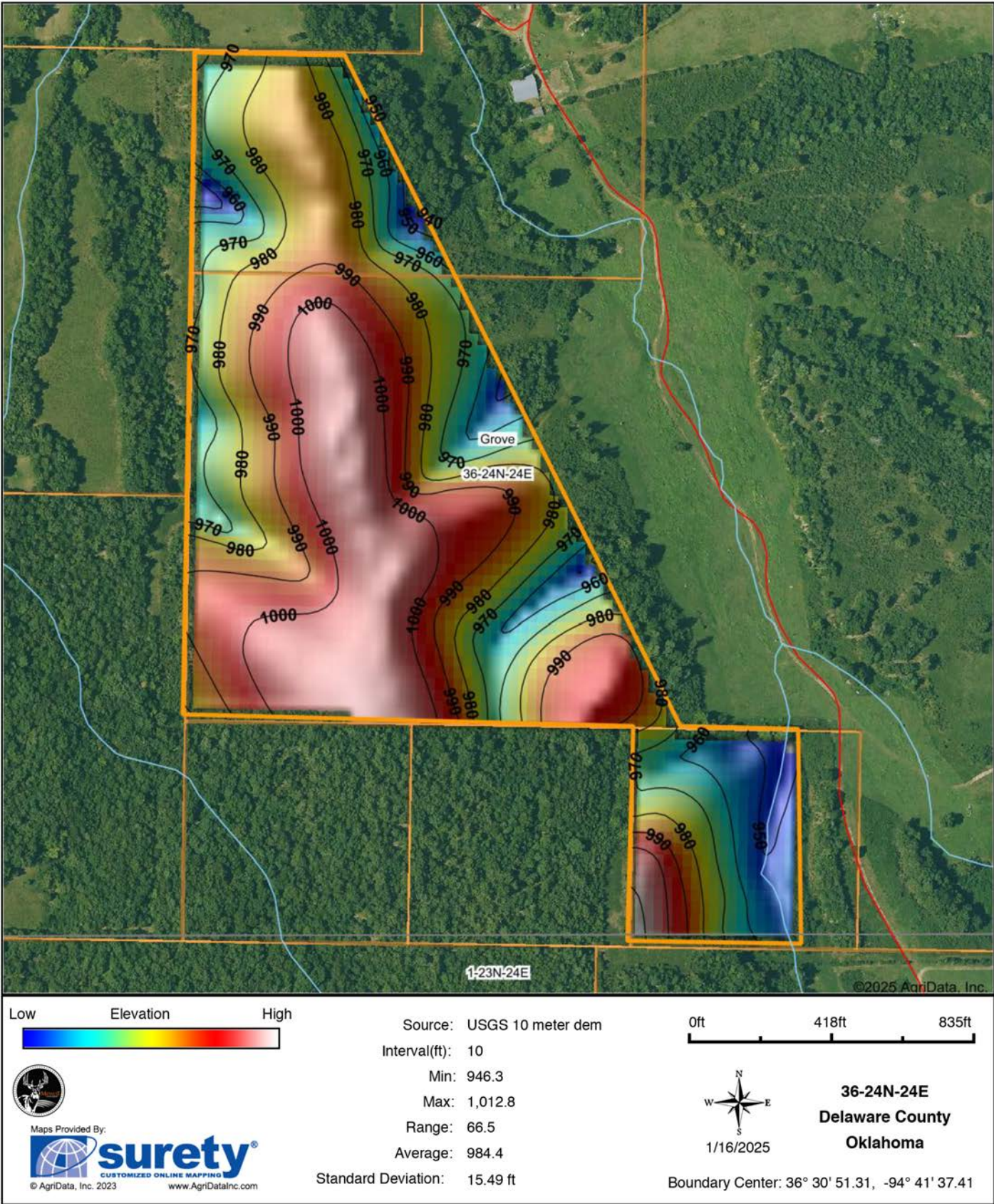
ADDITIONAL PHOTOS



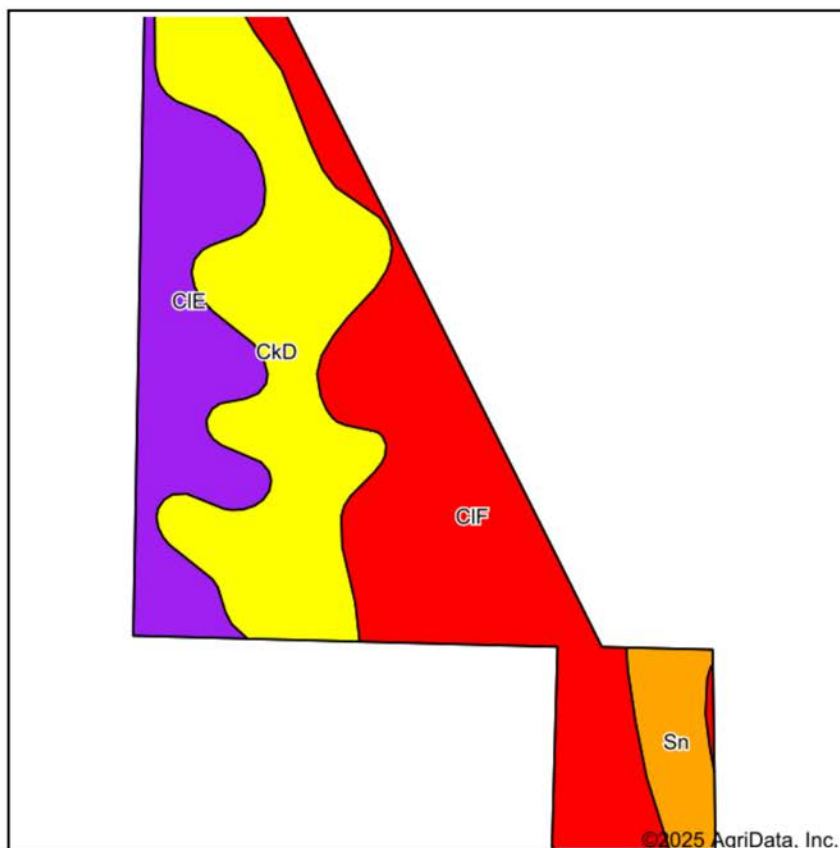
AERIAL MAP



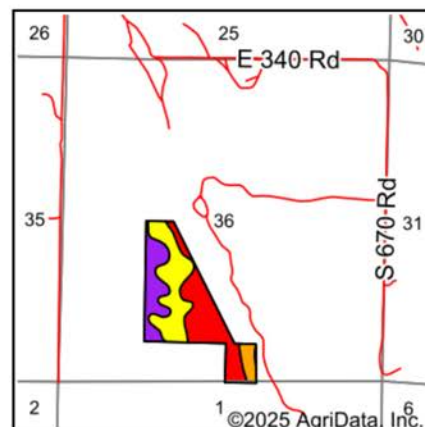
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Delaware**
 Location: **36-24N-24E**
 Township: **Grove**
 Acres: **50.17**
 Date: **1/16/2025**



Maps Provided By:
 **surety**
 CUSTOMIZED ONLINE MAPPING
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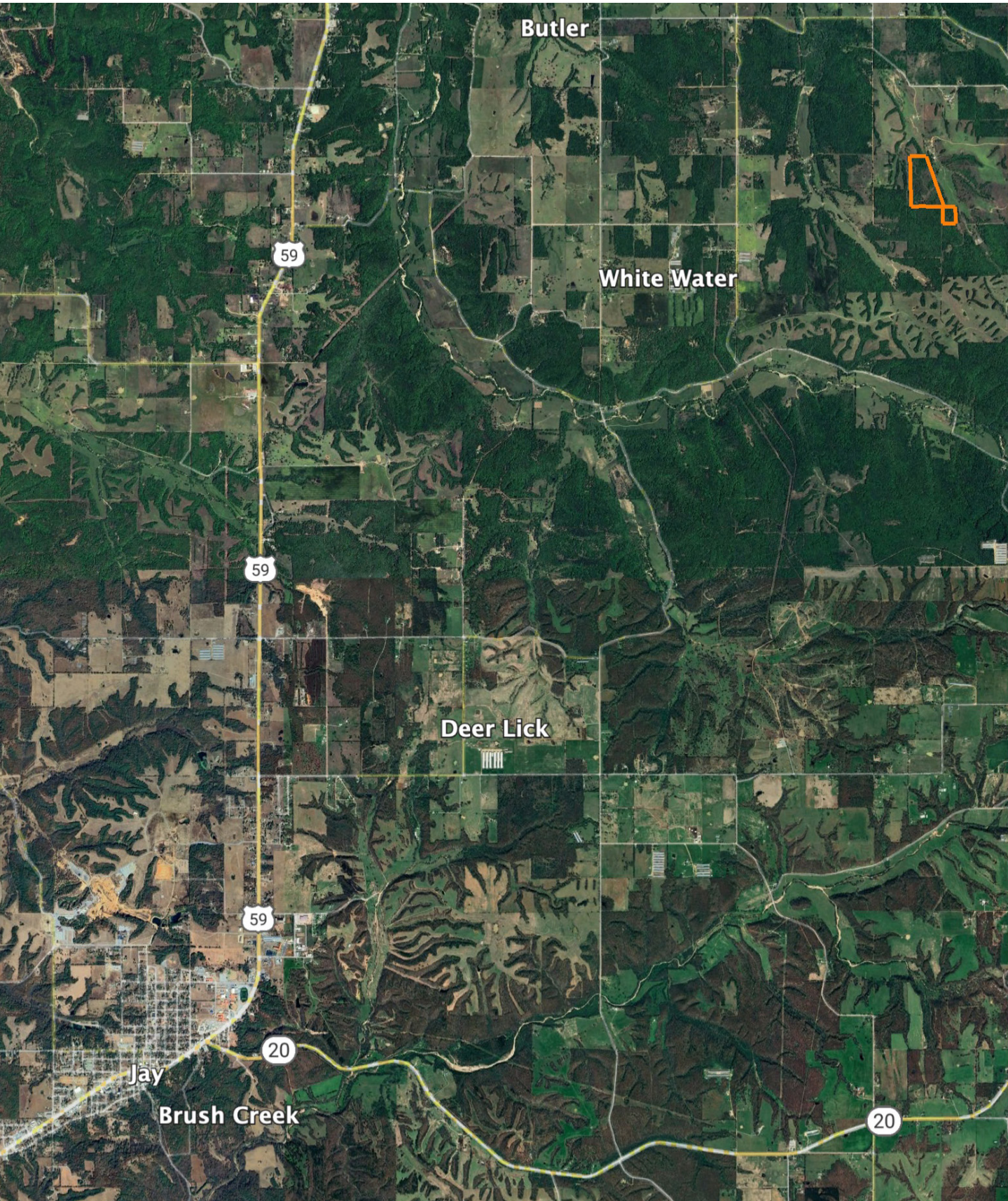
Area Symbol: OK041, Soil Area Version: 21

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
CIF	Clarksville very gravelly silt loam, 20 to 50 percent slopes, stony	19.13	38.1%		> 6.5ft.	VIIIIs	10	9	8	4	10
CkD	Clarksville very gravelly silt loam, 1 to 8 percent slopes	16.91	33.7%		> 6.5ft.	IVe	40	40	35	28	34
CIE	Clarksville very gravelly silt loam, 5 to 20 percent slopes, stony	11.03	22.0%		> 6.5ft.	VIe	43	37	34	31	43
Sn	Razort gravelly loam, 0 to 3 percent slopes, occasionally flooded	3.10	6.2%		> 6.5ft.	IIle	71	71	55	51	66
Weighted Average						5.90	*n 31.1	*n 29.4	*n 25.7	*n 20.9	*n 28.8

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

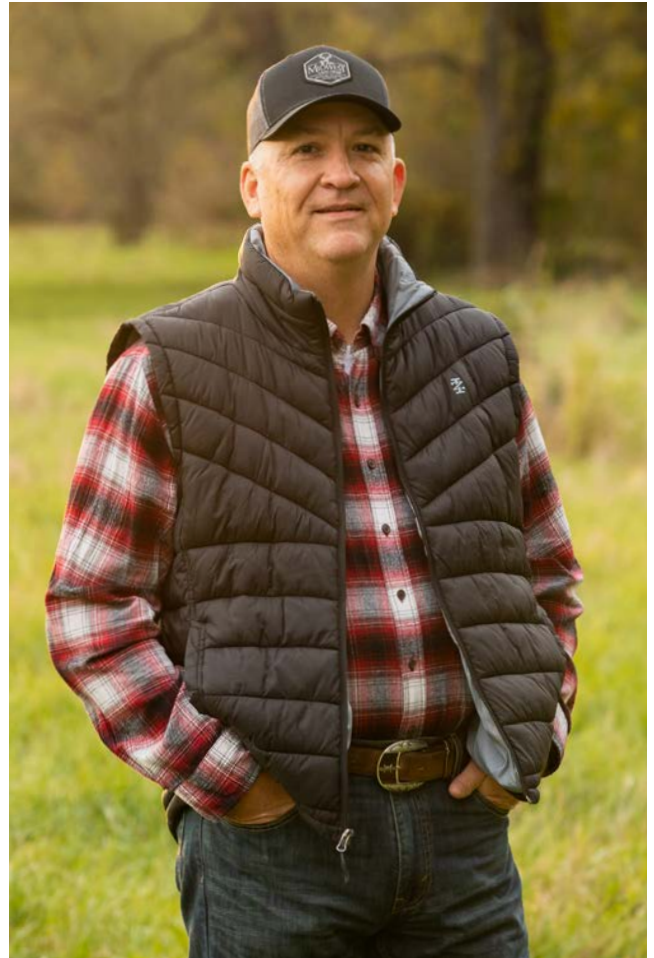
*c: Using Capabilities Class Dominant Condition Aggregation Method

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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MidwestLandGroup.com

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