

MIDWEST LAND GROUP PRESENTS

**60 ACRES IN**

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# **DELAWARE COUNTY OKLAHOMA**

**S 670 ROAD, JAY, OKLAHOMA, 74346**



**MidwestLandGroup.com**



MIDWEST LAND GROUP IS HONORED TO PRESENT

# 60 +/- ACRE DELAWARE COUNTY COMBINATION FARM SOUTH OF GRAND LAKE

Midwest Land Group is excited to offer this 60 +/- acre combination farm located approximately 15 miles northeast of the community of Jay, Oklahoma, and 10 miles southeast of Honey Creek on Grand Lake. The farm is comprised of approximately 30 +/- acres of mature timber and the remaining 30 +/- acres could be utilized for hay production or grazing. The farm is located on a dead-end County Road. The mature timber and draw located in the center portion of the farm

provide a great habitat for multiple species of wildlife. The small pond located in the northeast corner of the property will provide ample water source for either wildlife or livestock. The farm is partially fenced on the east side along S 670 Road. If you are looking for your future build site, electric is available along S 670 Road and the farm contains multiple locations for your next homesite. Contact Kevin Williams at (918) 514-3165 for more information or to set up a personal viewing.





# PROPERTY FEATURES

PRICE: **\$345,000** | COUNTY: **DELAWARE** | STATE: **OKLAHOMA** | ACRES: **60**

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- 60 +/- acres (TBD by survey)
- Delaware County
- Electric along S 670 Road
- Numerous build sites
- 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





# NUMEROUS BUILD SITES

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If you are looking for your future build site, electric is available along S 670 Road and the farm contains multiple locations for your next homesite.





## SMALL POND

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## 30 +/- ACRES OF PASTURE

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# 30 +/- ACRES OF TIMBER

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The mature timber and draw located in the center portion of the farm provide a great habitat for multiple species of wildlife.





# ADDITIONAL PHOTOS

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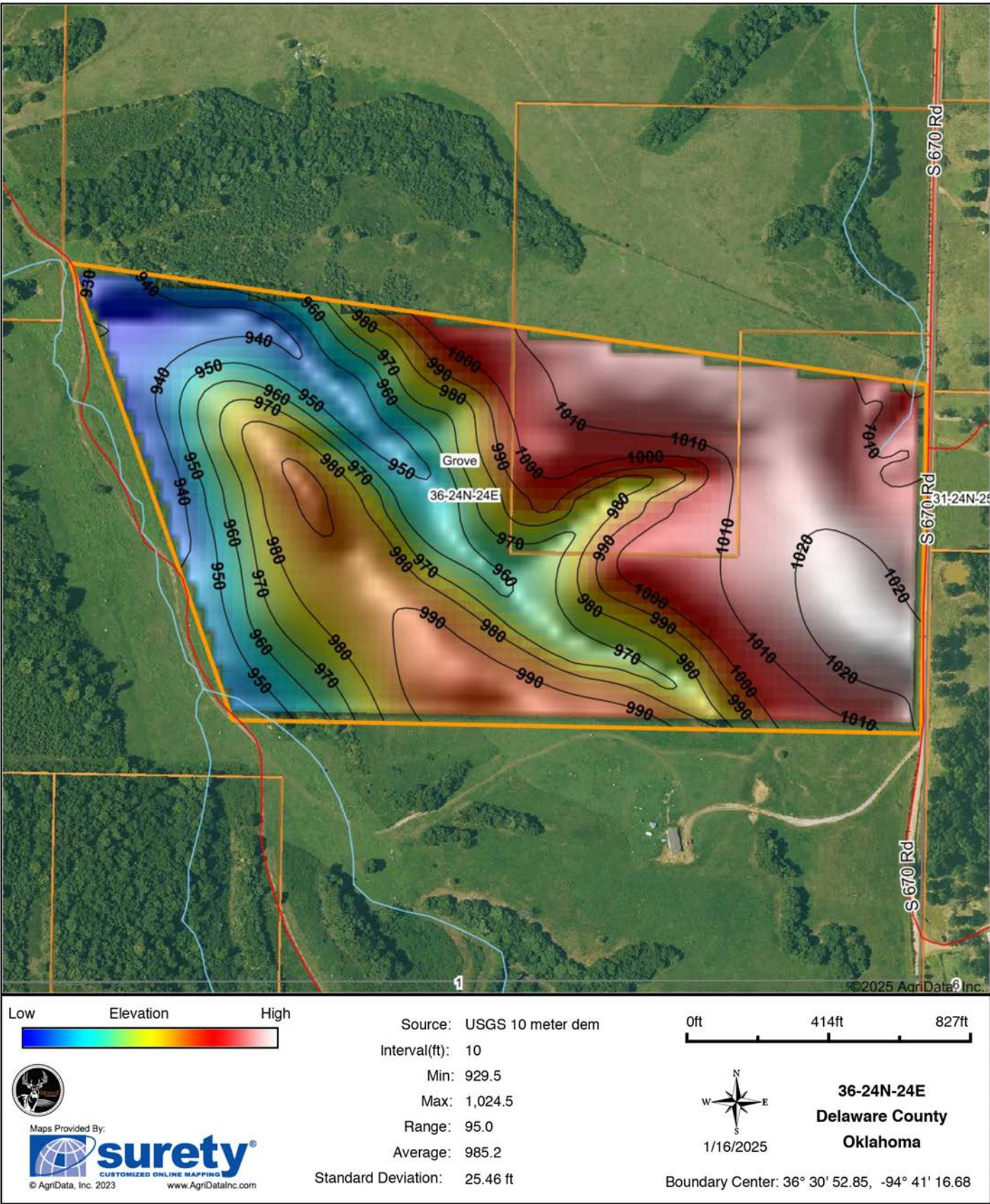
# AERIAL MAP

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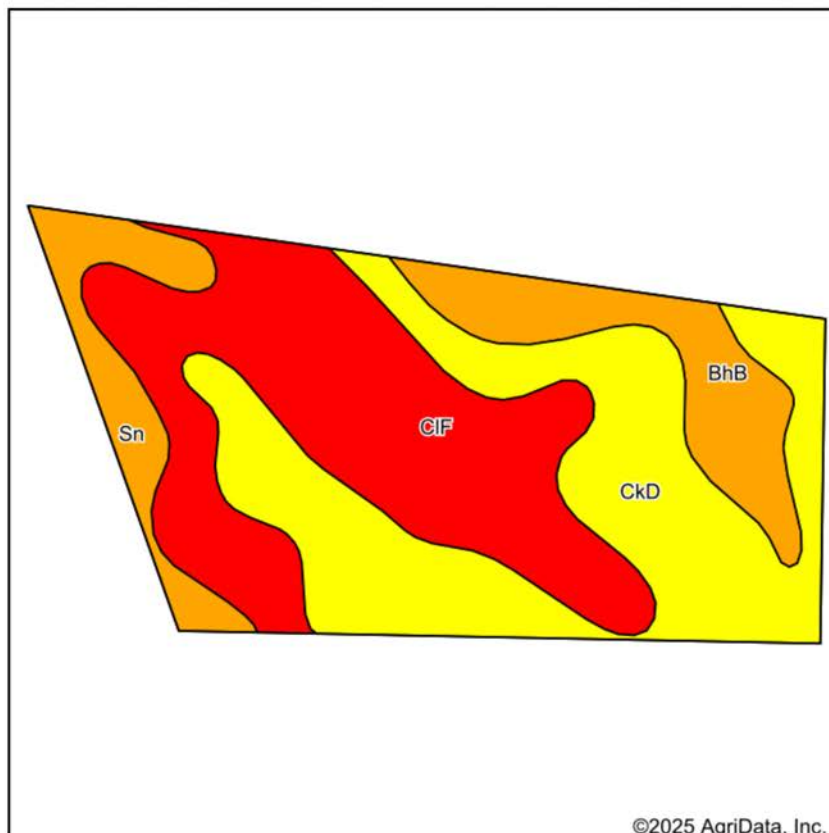


# HILLSHADE MAP

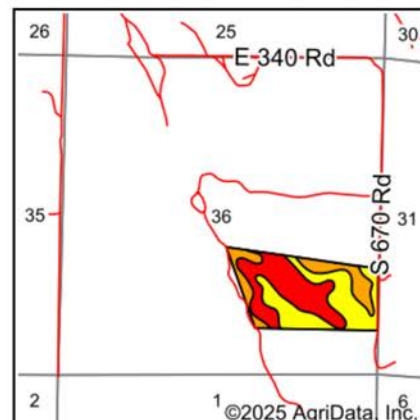




# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**  
 County: **Delaware**  
 Location: **36-24N-24E**  
 Township: **Grove**  
 Acres: **60.09**  
 Date: **1/16/2025**



Maps Provided By:

**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: OK041, Soil Area Version: 21

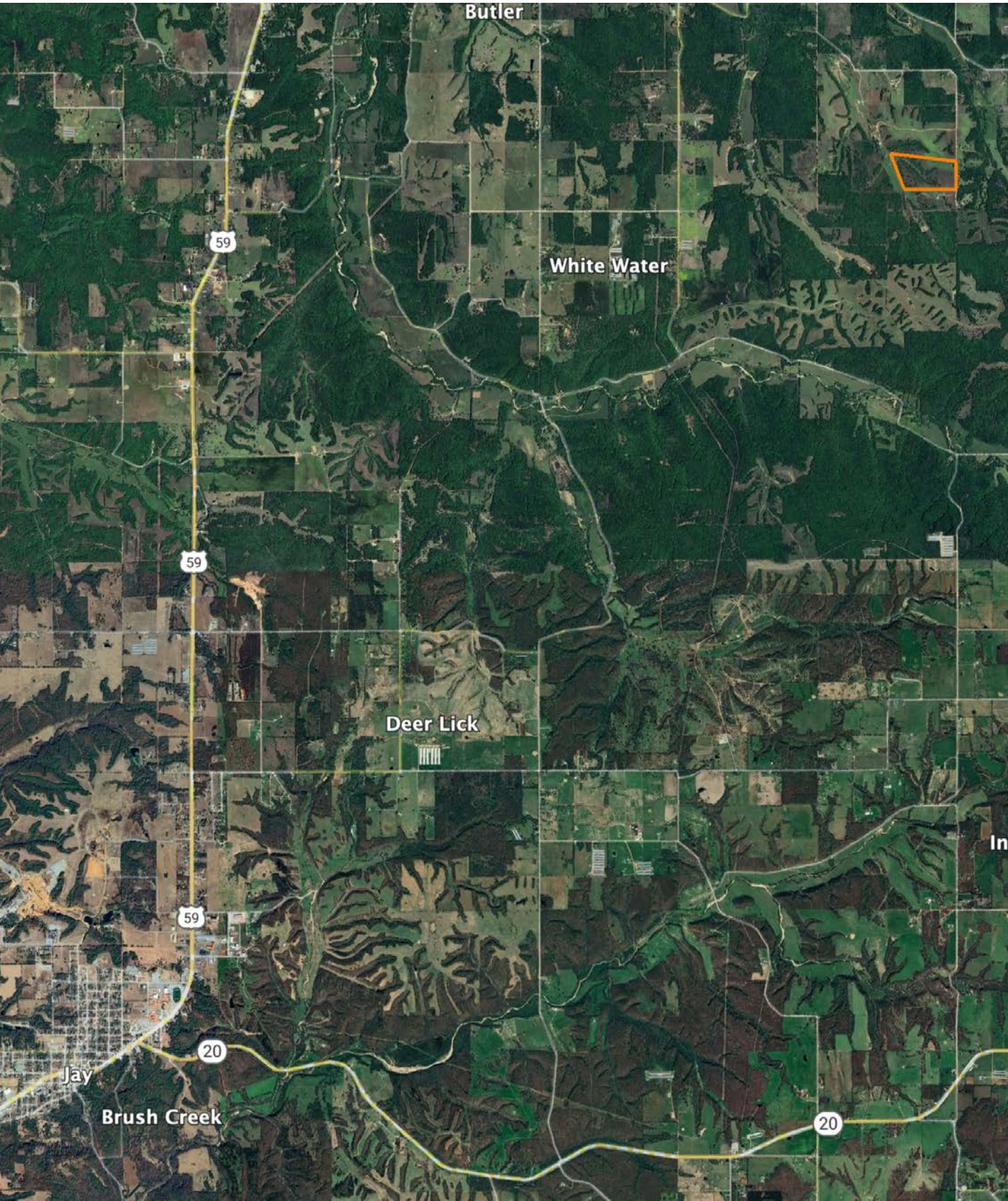
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
CkD	Clarksville very gravelly silt loam, 1 to 8 percent slopes	23.86	39.8%		> 6.5ft.	IVe	40	40	35	28	34
CIF	Clarksville very gravelly silt loam, 20 to 50 percent slopes, stony	23.68	39.4%		> 6.5ft.	VIIIIs	10	9	8	4	10
BbB	Doniphan gravelly silt loam, 1 to 3 percent slopes	7.42	12.3%		> 6.5ft.	IIIe	65	46	48	49	64
Sn	Razort gravelly loam, 0 to 3 percent slopes, occasionally flooded	5.13	8.5%		> 6.5ft.	IIIe	71	71	55	51	66
Weighted Average						5.37	*n 33.9	*n 31.2	*n 27.7	*n 23.1	*n 31

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



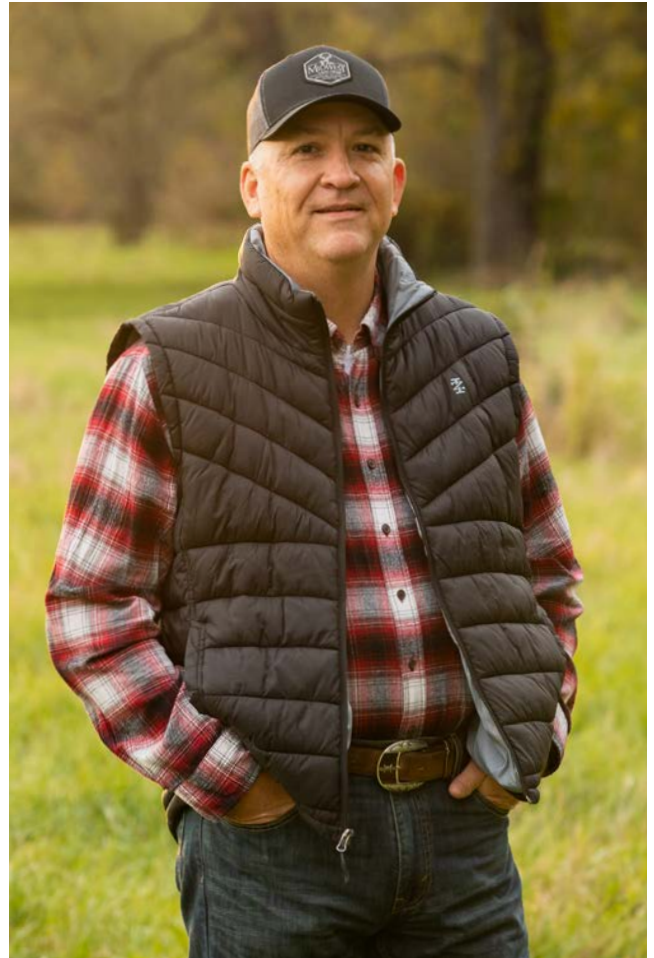
# OVERVIEW MAP





# 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

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