

MIDWEST LAND GROUP PRESENTS

27 ACRES IN

CRAIG COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CRAIG COUNTY TIMBER TRACT WITH DEVELOPMENT POTENTIAL

Located in Craig County is where you will find this 27 +/- acre timber tract. With approximately 100' of elevation changes throughout the mature, hardwood landscape, this small Craig County parcel has a ton of character. Are you looking for a fantastic development opportunity? The property has been platted into 28 individual tracts ranging from .26 acres to 1.65 acres by the current owner and utilities are available on or near the property. Are you in search of a place to build your next homesite or construct a hunting camp? Maybe you are searching for that property to just sneak away and enjoy Mother

Nature. This small tract checks a lot of boxes and offers a ton of potential for the future owner. The property is conveniently located on blacktop just southeast of the community of Ketchum and just northeast of Grand Lake Towne. With Grand Lake State Park at Bernice less than 15 minutes to the northeast, a day of fishing, boating, or camping with the family is within close proximity to the property. If you are searching for the perfect property with possible future development or personal use, give Kevin Williams a call at (918) 514-3165 for more information or to schedule your private showing.



PROPERTY FEATURES

PRICE: **\$405,000** | COUNTY: **CRAIG** | STATE: **OKLAHOMA** | ACRES: **27**

- Individually platted
- Utilities available
- Approximately 100' of elevation change
- Blacktop frontage
- Partial fencing
- Great hunting
- Northeast of Grand Lake Towne
- Approximately 1 mile southeast of Ketchum
- 15 minutes to Grand Lake State Park at Bernice
- Ketchum Public Schools



DEVELOPMENT POTENTIAL

The property has been platted into 28 individual tracts ranging from .26 acres to 1.65 acres by the current owner and utilities are available on or near the property.



UTILITIES AVAILABLE

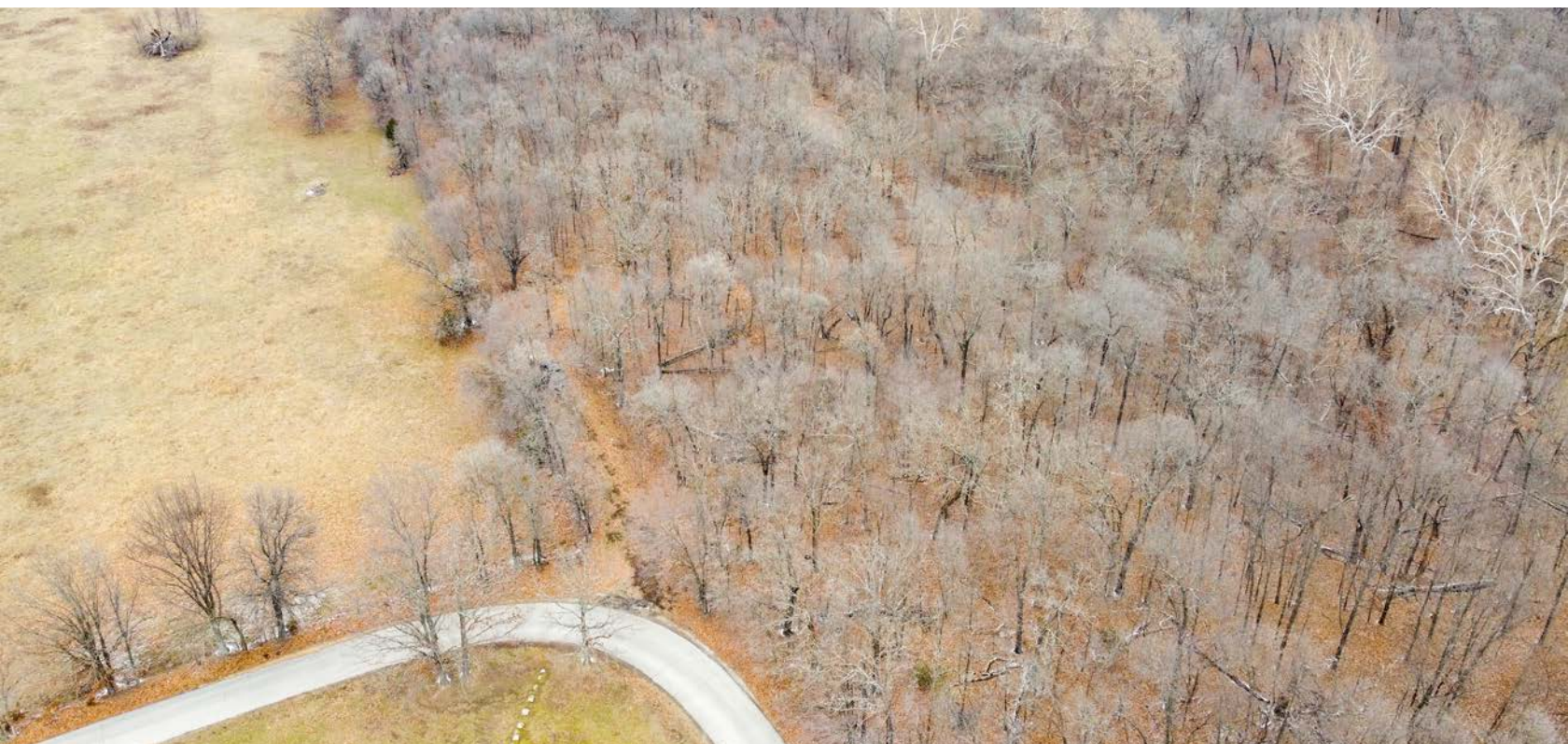


GREAT HUNTING



CONVENIENT LOCATION

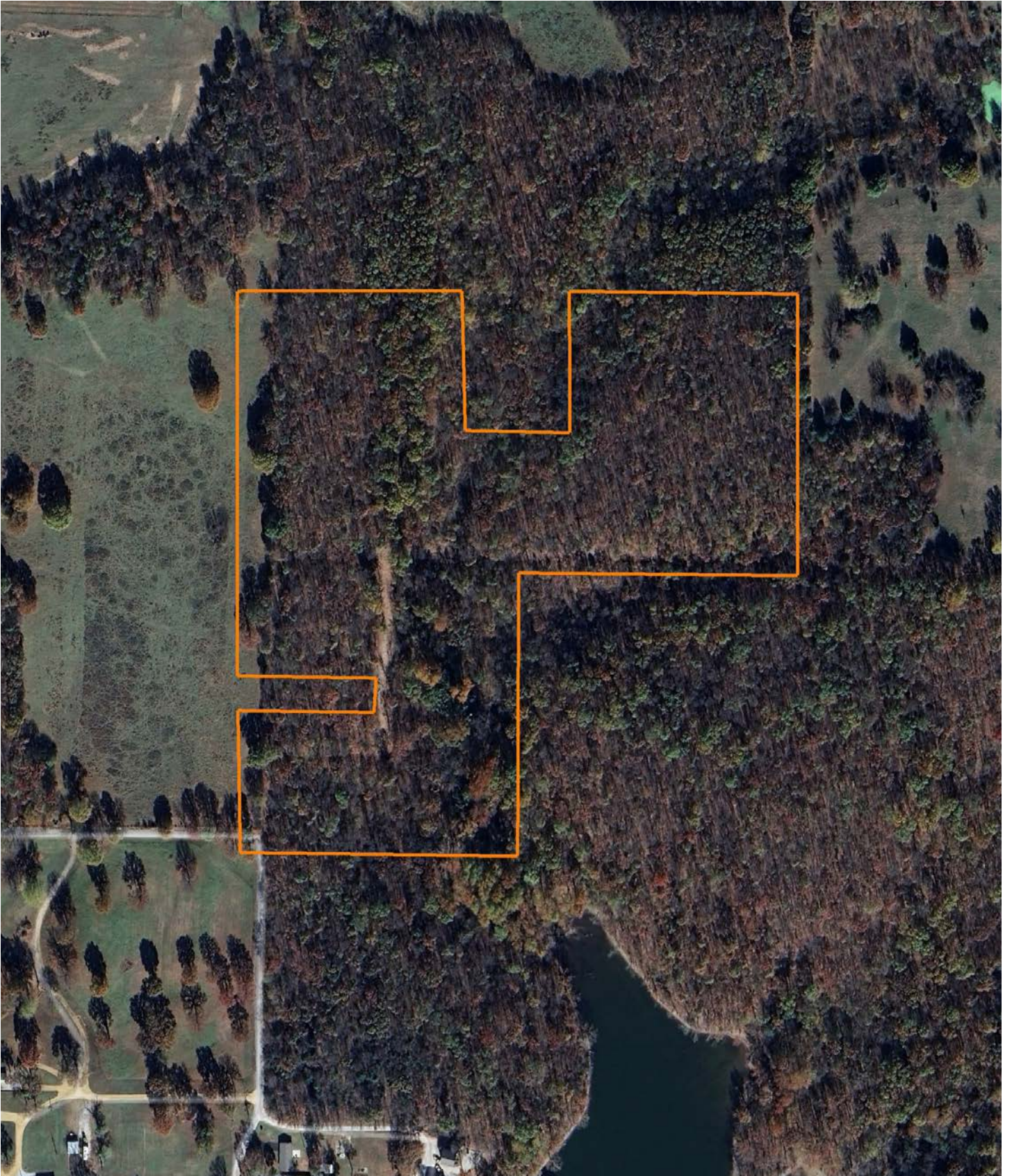
The property is conveniently located on blacktop just southeast of the community of Ketchum and just northeast of Grand Lake Towne.



TIMBER TRACT



AERIAL MAP



TOPOGRAPHY MAP



Maps Provided By:



© AgriData, Inc. 2023 www.AgrIDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008

Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 749.5

Max: 841.6

Range: 92.1

Average: 799.1

Standard Deviation: 23.33 ft

0ft 265ft 530ft

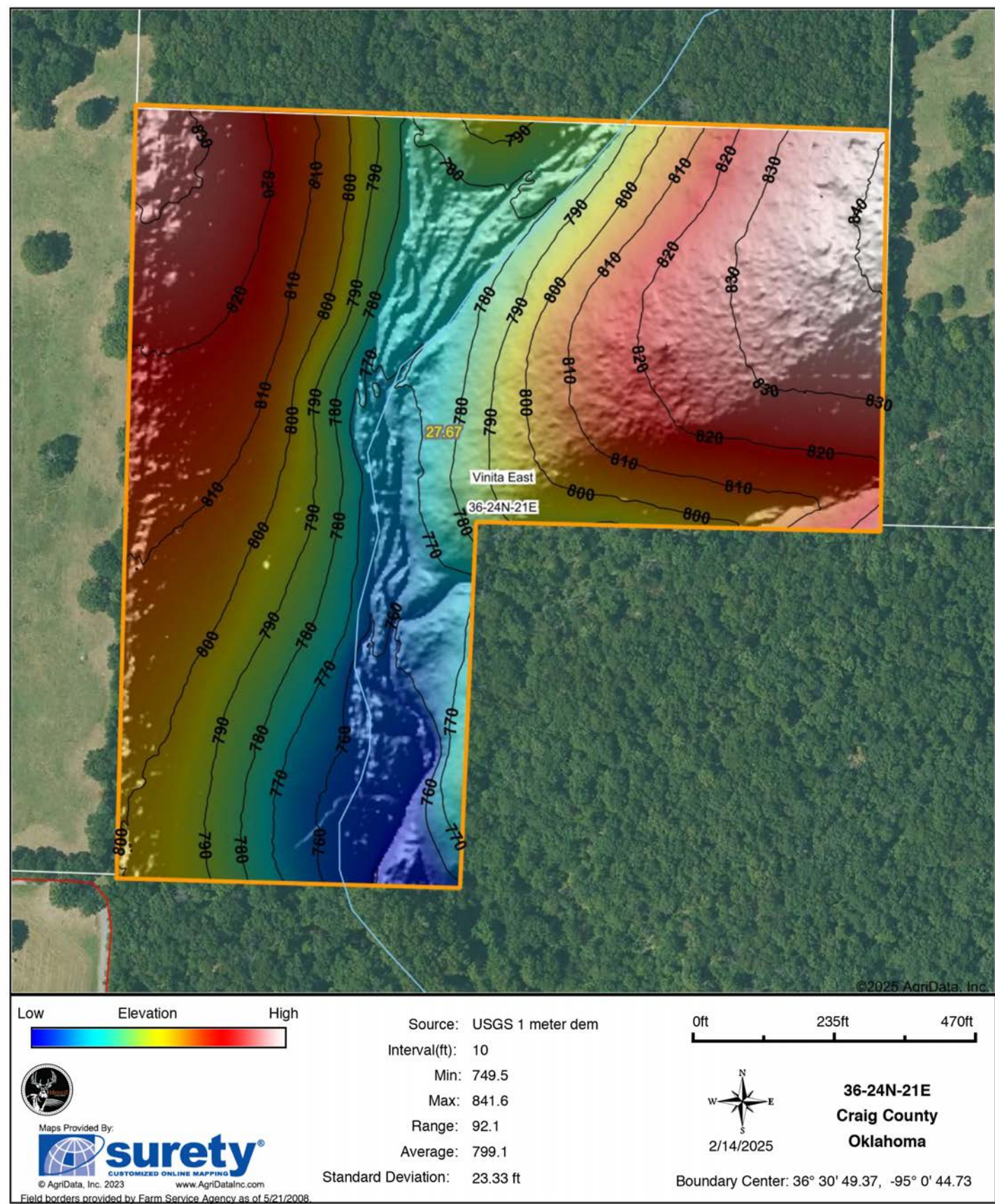


2/14/2025

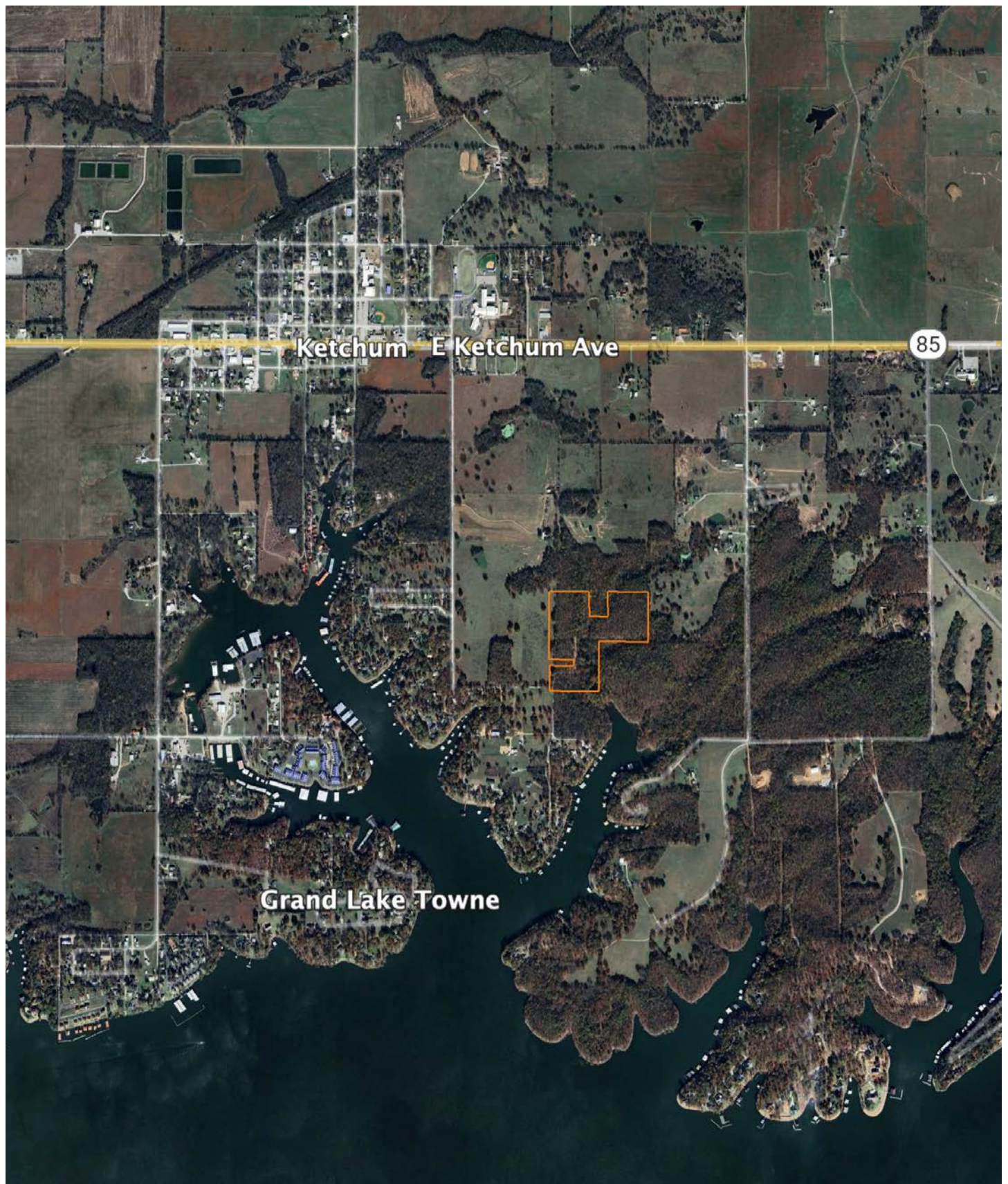
36-24N-21E
Craig County
Oklahoma

Boundary Center: 36° 30' 49.37, -95° 0' 44.73

HILLSHADE MAP

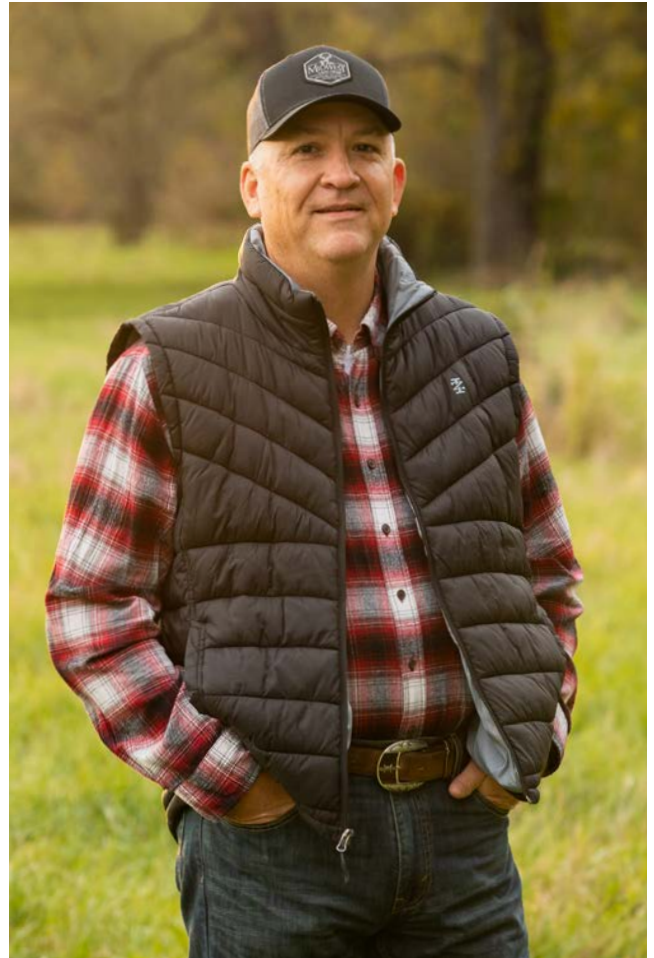


OVERVIEW MAP



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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