

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

# NOWATA COUNTY OKLAHOMA



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# NOWATA COUNTY FARM WITH INCREDIBLE WHITETAIL GENETICS

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Southern Nowata County is home to this incredible whitetail-producing farm. Located approximately 2 miles west of Highway 169, between Nowata and Watova, is where you will find this 40 +/- acre showstopper that is set-up for incredible hunting for the new owner. The farm contains outstanding timber, unlimited water and an incredible food source that will check all the boxes needed to provide the new owners with tremendous and successful hunting experiences for years to come.

The 5 +/- acre wheat plot has been strategically placed by the current owner in the center portion of the farm and is surrounded on the north, east, and south with approximately 17 +/- acres of mature hardwoods to provide incredible seclusion and protection. The western edge of the plot contains approximately 10 +/- acres of pasture, providing wildlife the ease of ingress and egress into the plot from the surrounding farms. The hunting tower located on the southern end of the plot provides

great visibility of wildlife entering the plot. Located just south of the wheat plot, in the southwest section of the farm, is where you will find the spring-fed pond tucked away in the timber. This unlimited supply of water provides wildlife and livestock year-round water sources. A tremendous stand of native hardwoods dissects the center portion of the farm and contains the wet-weather creek that meanders throughout the hardwoods from the northern boundary to the southern boundary of the farm. The eastern and northwest sections of the farm contain approximately 18 +/- acres of bermuda grass pasture for the grazing of livestock. Utilities are located on the property for a future homesite or small hunting cabin.

Give Kevin Williams a call at (918) 514-3165 if you are in search of a smaller hunting farm containing mature timber, unlimited water, grass for grazing and an incredible food source, for more details and your personal showing.





# PROPERTY FEATURES

PRICE: **\$290,000** | COUNTY: **NOWATA** | STATE: **OKLAHOMA** | ACRES: **40**

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- 40 +/- acres
- Timber/pasture mix
- 17 +/- acres of mature hardwoods
- 5 +/- acre wheat plot
- 18 +/- acres bermuda grass pasture
- Spring-fed pond
- Wet-weather creek
- Full perimeter fencing
- Grazing opportunities
- Utilities available
- Dead-end County Road frontage
- 5 minutes to Nowata
- 30 minutes to Kansas State line
- 30 minutes to Owasso
- 45 minutes to Tulsa
- 2024 taxes: \$64.00





# 18 +/- ACRES OF PASTURE

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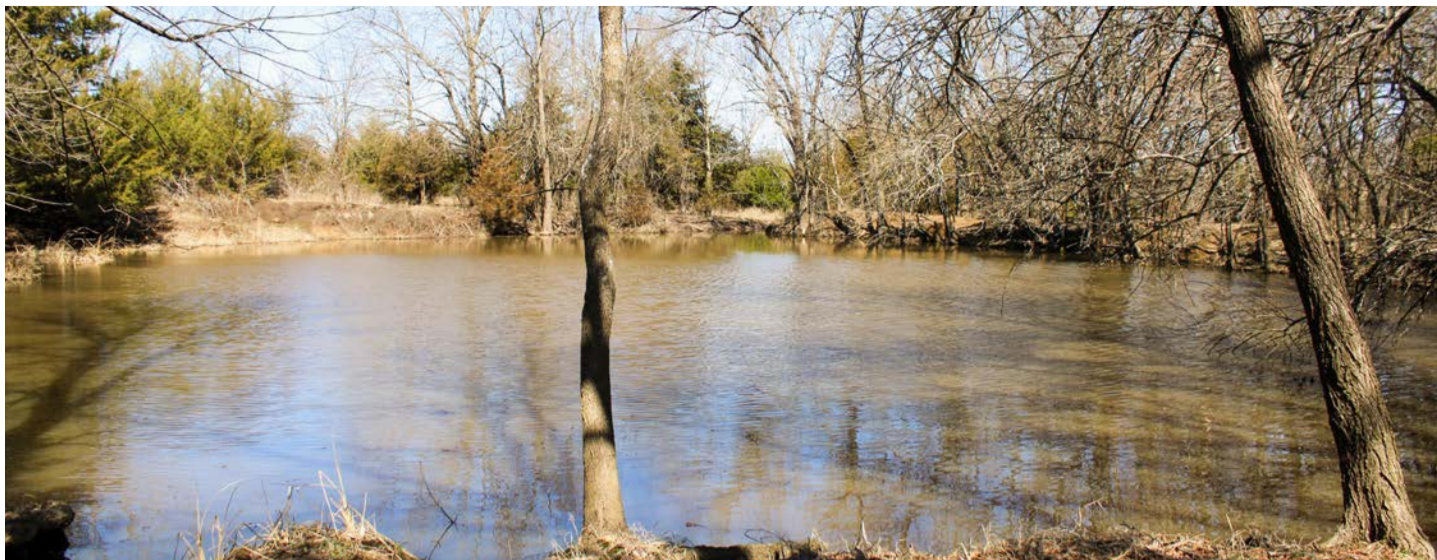
The eastern and northwest sections of the farm contain approximately 18 +/- acres of bermuda grass pasture for the grazing of livestock.





# SPRING-FED POND

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# 5 +/- ACRE WHEAT PLOT

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# 17 +/- ACRES OF MATURE HARDWOODS

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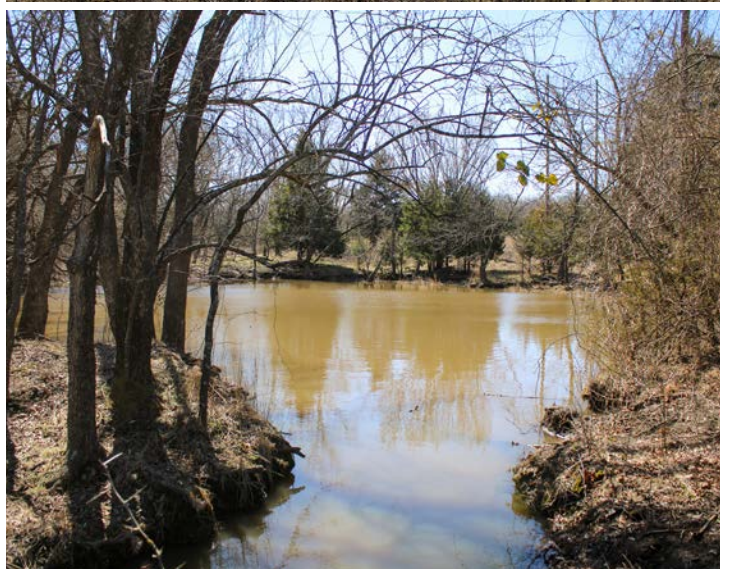
The north, east, and south with approximately 17 +/- acres of mature hardwoods to provide incredible seclusion and protection.





# ADDITIONAL PHOTOS

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# TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 1 meter dem  
Interval(ft): 10.0  
Min: 694.6  
Max: 740.8  
Range: 46.2  
Average: 715.0  
Standard Deviation: 9.51 ft

0ft 275ft 550ft



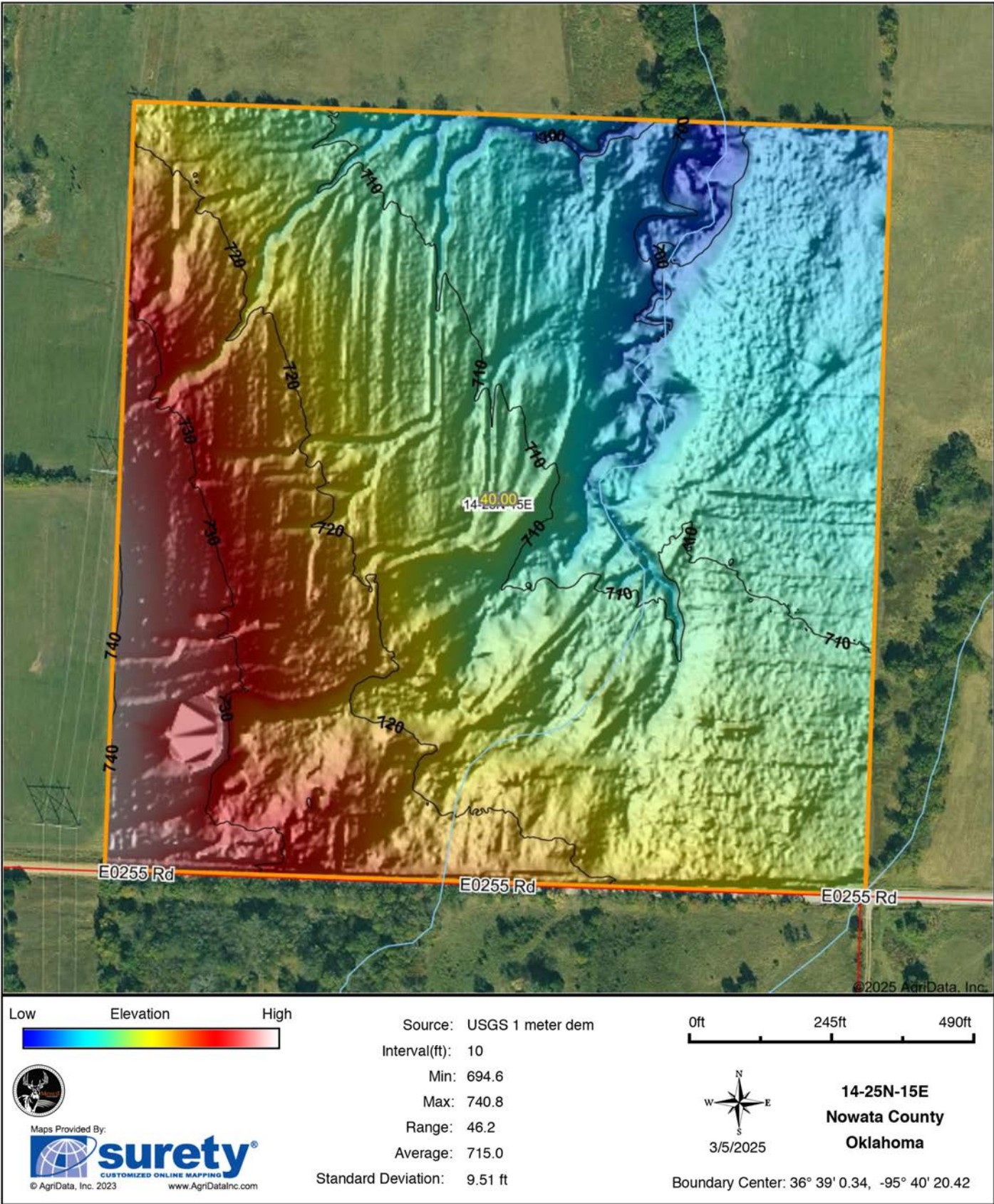
3/5/2025

14-25N-15E  
Nowata County  
Oklahoma

Boundary Center: 36° 39' 0.34, -95° 40' 20.42

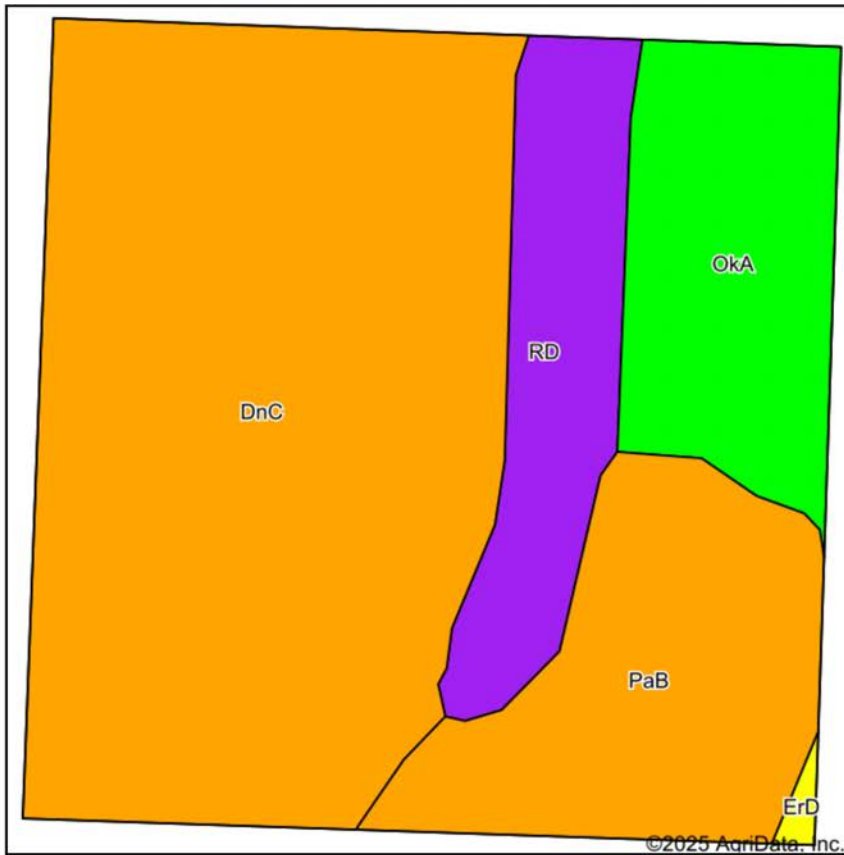


# HILLSHADE MAP

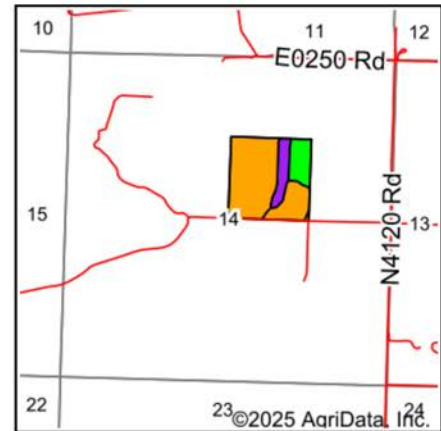




# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**  
 County: **Nowata**  
 Location: **14-25N-15E**  
 Township: **Nowata**  
 Acres: **40**  
 Date: **3/5/2025**



Maps Provided By:



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Area Symbol: OK105, Soil Area Version: 22

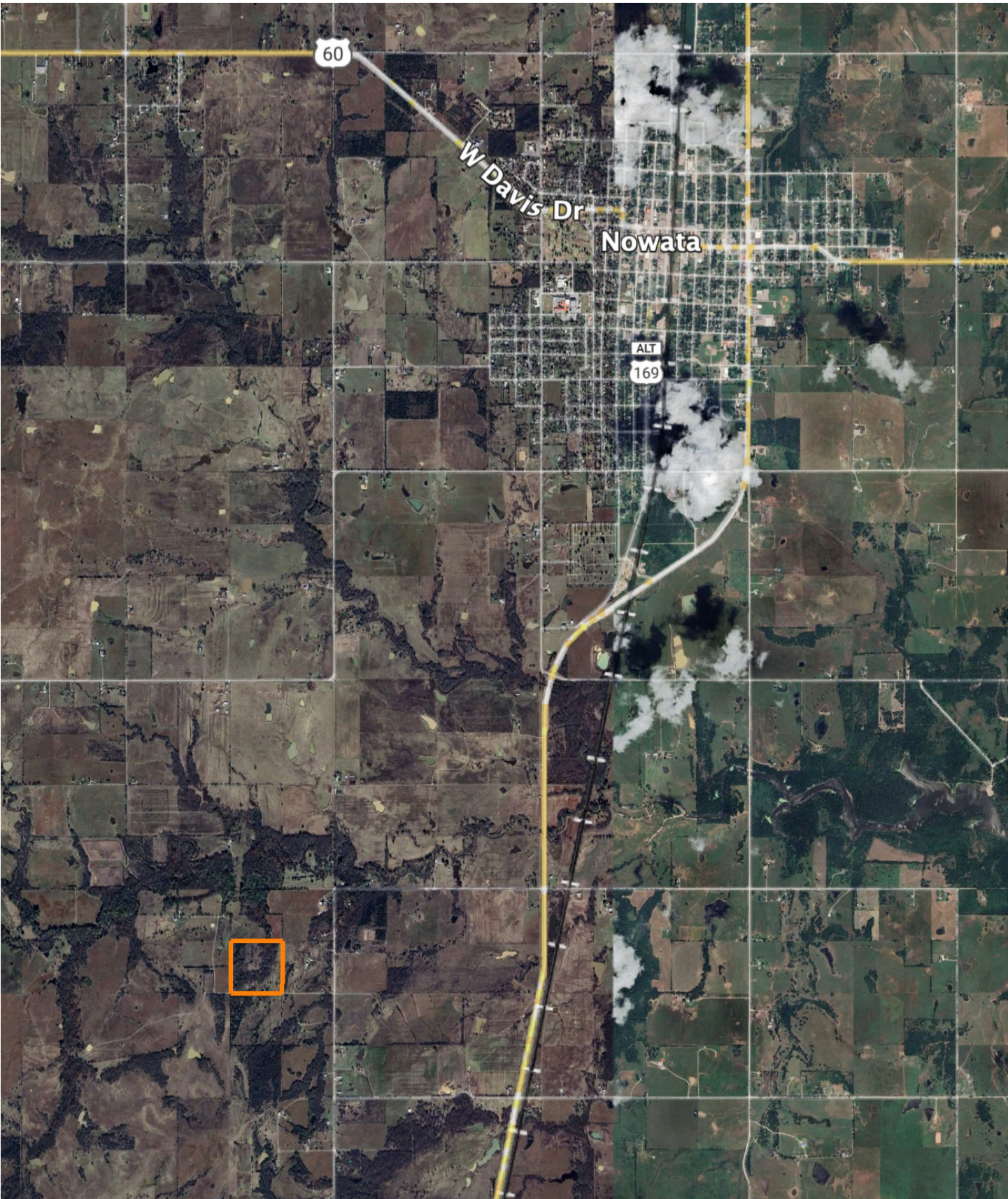
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
DnC	Dennis silt loam, 3 to 5 percent slopes	22.48	56.1%		> 6.5ft.	IIIe	4617	77	77	62	68	71
PaB	Parsons silt loam, 1 to 3 percent slopes	6.95	17.4%		1.1ft. (Abrupt textural change)	IIIIs	3483	60	57	59	58	58
OKa	Okemah silt loam, 0 to 1 percent slopes	5.75	14.4%		> 6.5ft.	Iw	5034	74	73	67	69	70
RD	Radley silt loam, 0 to 1 percent slopes, frequently flooded	4.67	11.7%		> 6.5ft.	Vw	8000	61	57	57	59	23
ErD	Eram-Radley complex, 0 to 8 percent slopes	0.15	0.4%		2.3ft. (Paralithic bedrock)	IVe	6088	53	53	49	48	33
Weighted Average						2.95	4880.4	*n 71.7	*n 70.5	*n 61.6	*n 65.3	*n 62.9

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



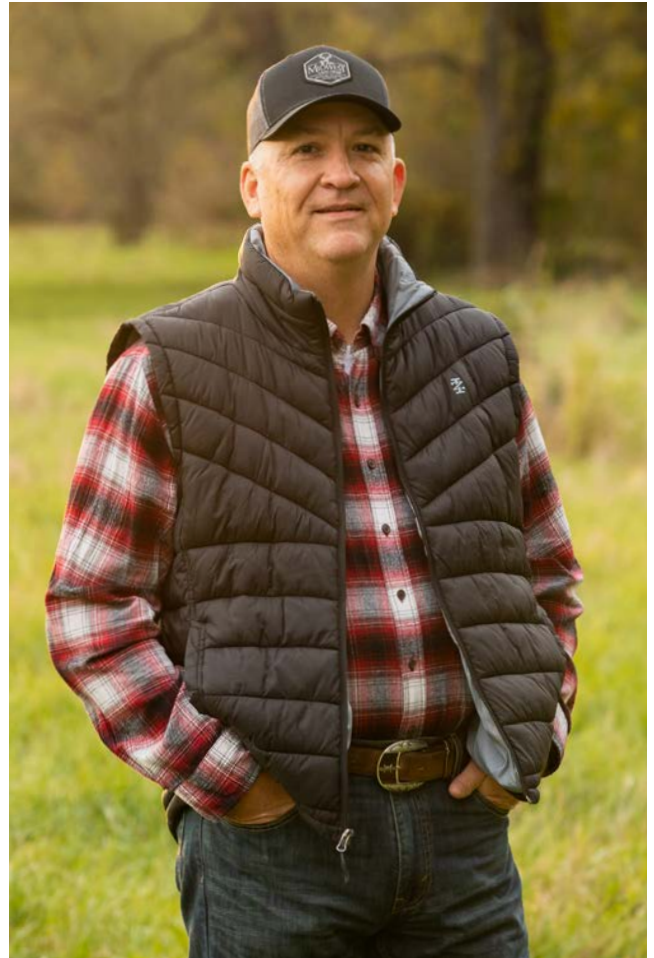
# OVERVIEW MAP





# 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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