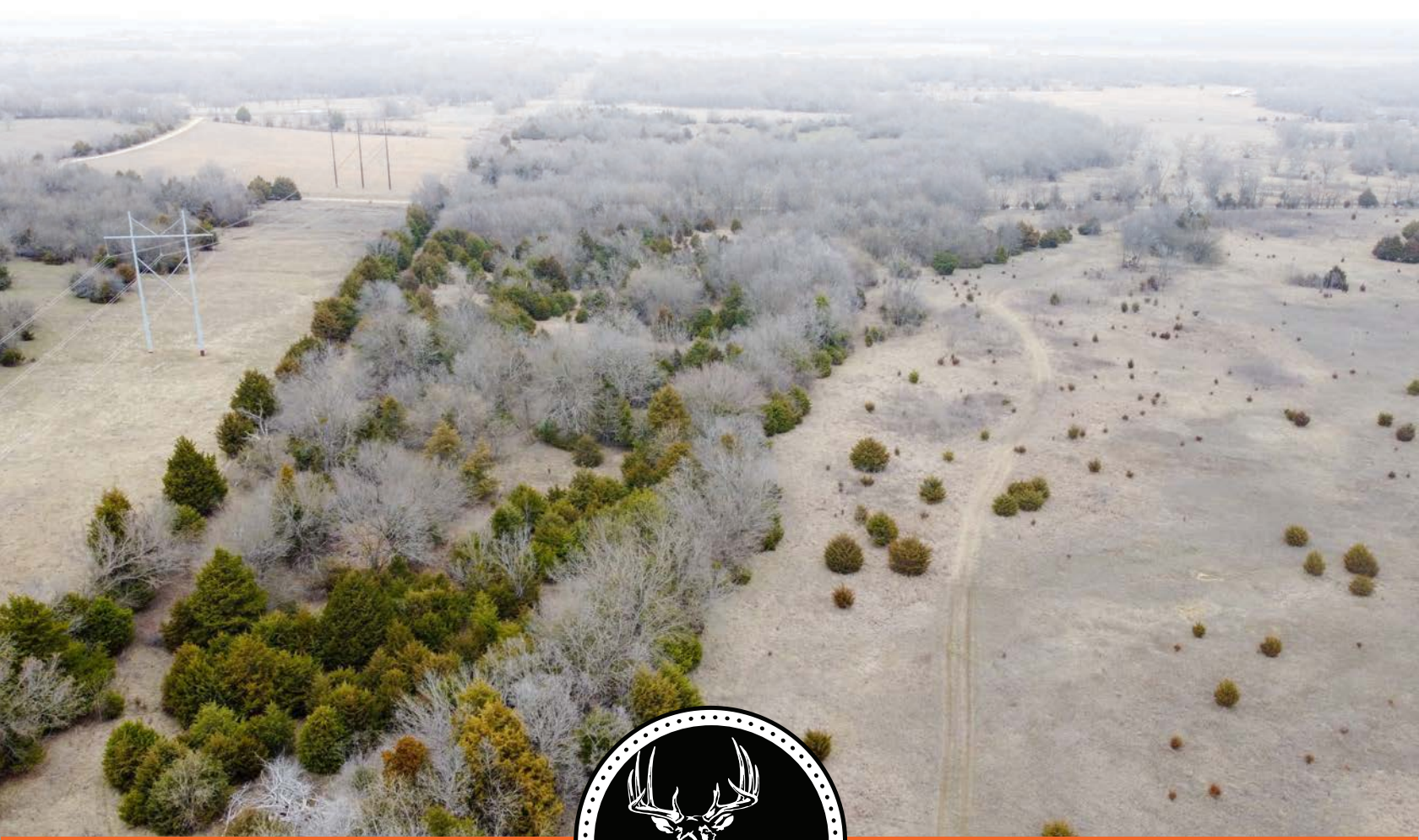


MIDWEST LAND GROUP PRESENTS

20 ACRES IN

NOWATA COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

20 +/- ACRE NOWATA COUNTY, OKLAHOMA HOBBY FARM WITH TIMBER AND PASTURE MIX

Discover the epitome of rural living on this 20 +/- acre Nowata County farm. Offering a blend of hardwoods, cedars, and open pastures, this farm presents a myriad of opportunities for your dream lifestyle. The farm is surrounded by sturdy fencing, featuring perimeter barbed wire on the north, south, and west sides. A meandering wet weather creek traverses the western portion of the farm. Located on a dead-end, county-maintained gravel road and approximately 2 miles west of Highway 169, accessibility is not a concern. Enjoy the convenience of connecting to utilities, making this property ideal for building your dream home or retreat. The farm strikes the perfect balance between seclusion and accessibility.

Located approximately 5 minutes south of Nowata, you will find yourself connected to essential amenities that Nowata County has to offer. Moreover, the property's proximity to Owasso, the Kansas State line, and Tulsa, all within 45 minutes, opens up endless possibilities for work and leisure. Whether you envision a serene family retreat, hobby farm, hunting, or a harmonious blend of all three, this farm provides the canvas for your dreams to come alive. An additional 20 acres that adjoins the farm to the east is available for purchase as well. Don't miss the opportunity to own a piece of Nowata County and contact Kevin Williams at (918) 514-3165 for more information.



PROPERTY FEATURES

PRICE: **\$185,000** | COUNTY: **NOWATA** | STATE: **OKLAHOMA** | ACRES: **20**

- 20 +/- acres (additional 20 acres available for purchase)
- Property to be surveyed and split
- Nowata County
- Timber/pasture mix
- Perimeter barbed wire fencing on north, south, and west
- Dead-end, County maintained gravel road frontage
- 2 miles west of Highway 169
- Access to utilities
- Wet weather creek
- 5 minutes to Nowata
- 30 minutes to Kansas State line
- 30 minutes to Owasso
- 45 minutes to Tulsa



20 +/- ACRES



WET WEATHER CREEK



TIMBER/PASTURE MIX



ACCESS TO UTILITIES



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



©2025 AgriData, Inc.



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: 722.1

Max: 763.2

Range: 41.1

Average: 741.8

Standard Deviation: 9.09 ft

0ft 265ft 530ft

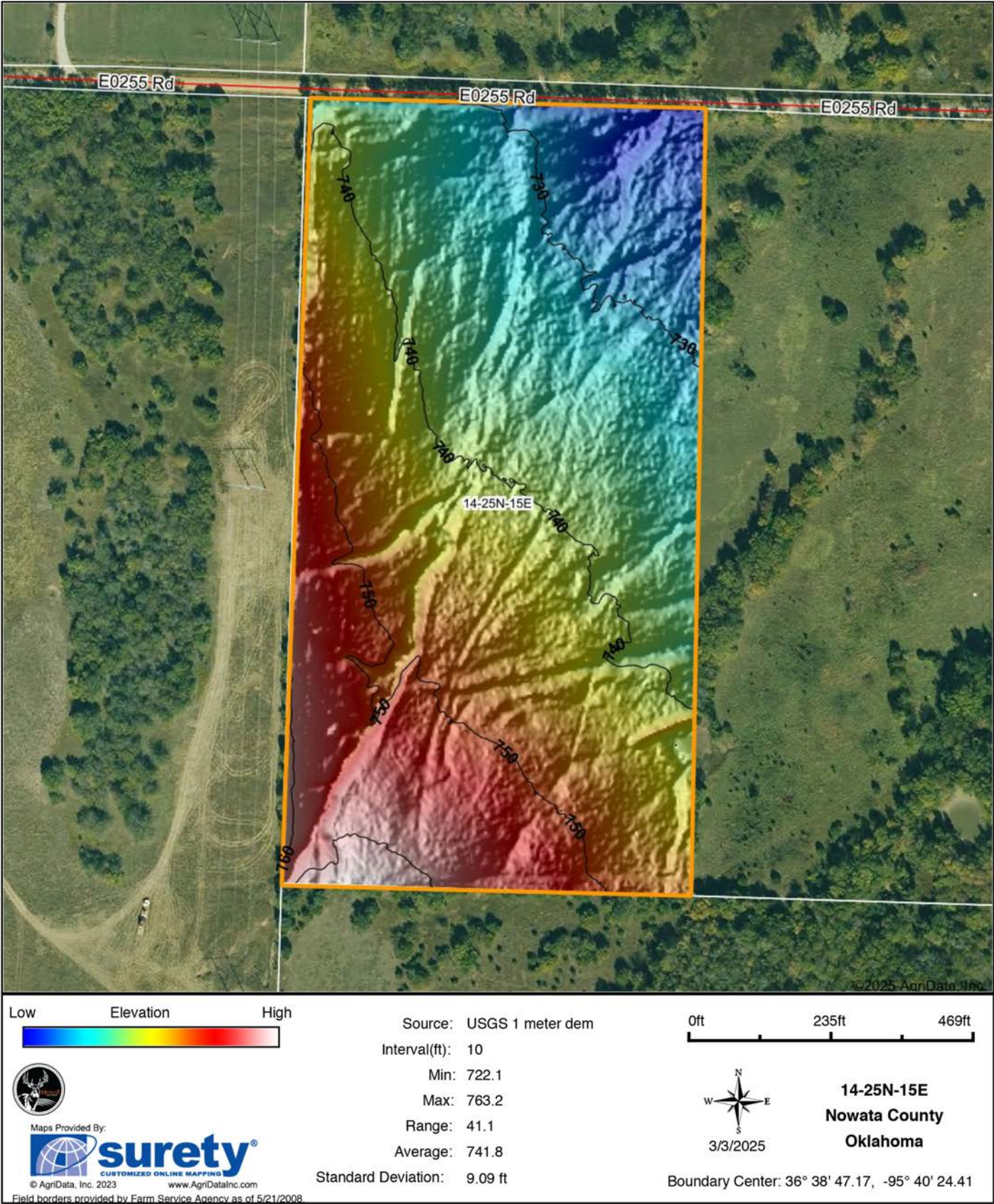


3/3/2025

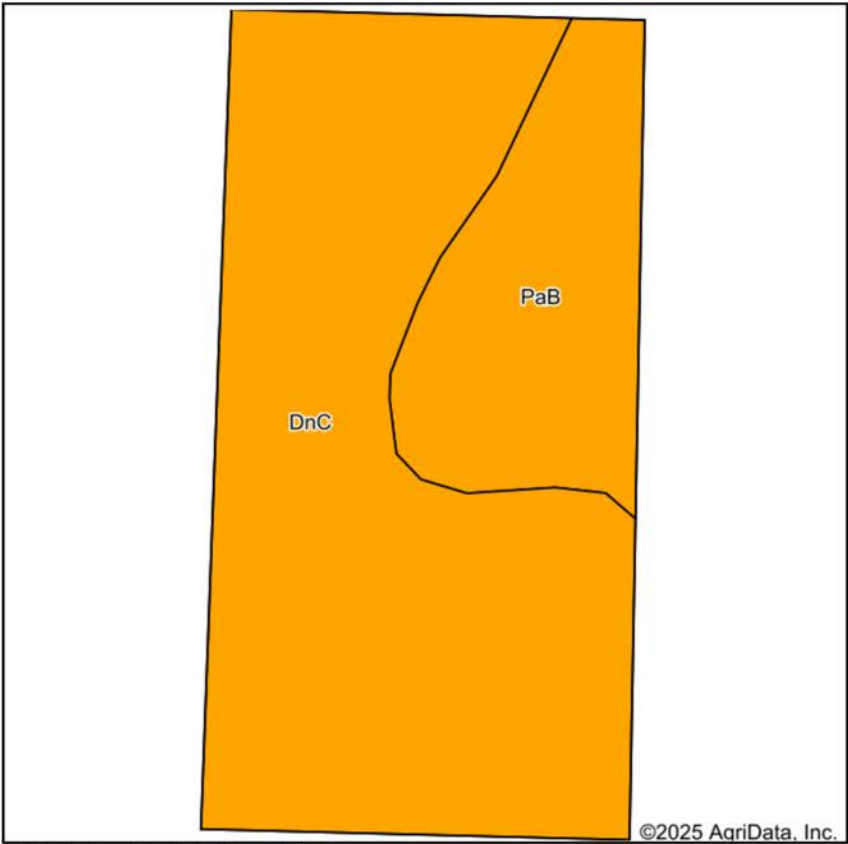
14-25N-15E
Nowata County
Oklahoma

Boundary Center: 36° 38' 47.17, -95° 40' 24.41

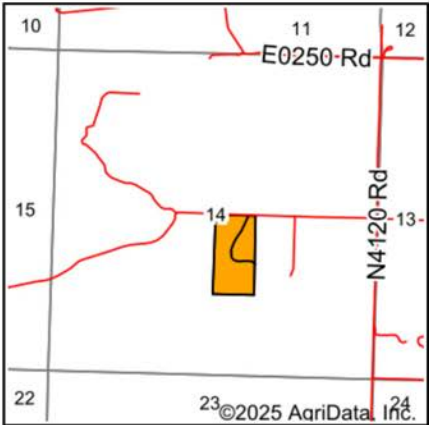
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
County: **Nowata**
Location: **14-25N-15E**
Township: **Nowata**
Acres: **20.01**
Date: **3/3/2025**



Maps Provided By:



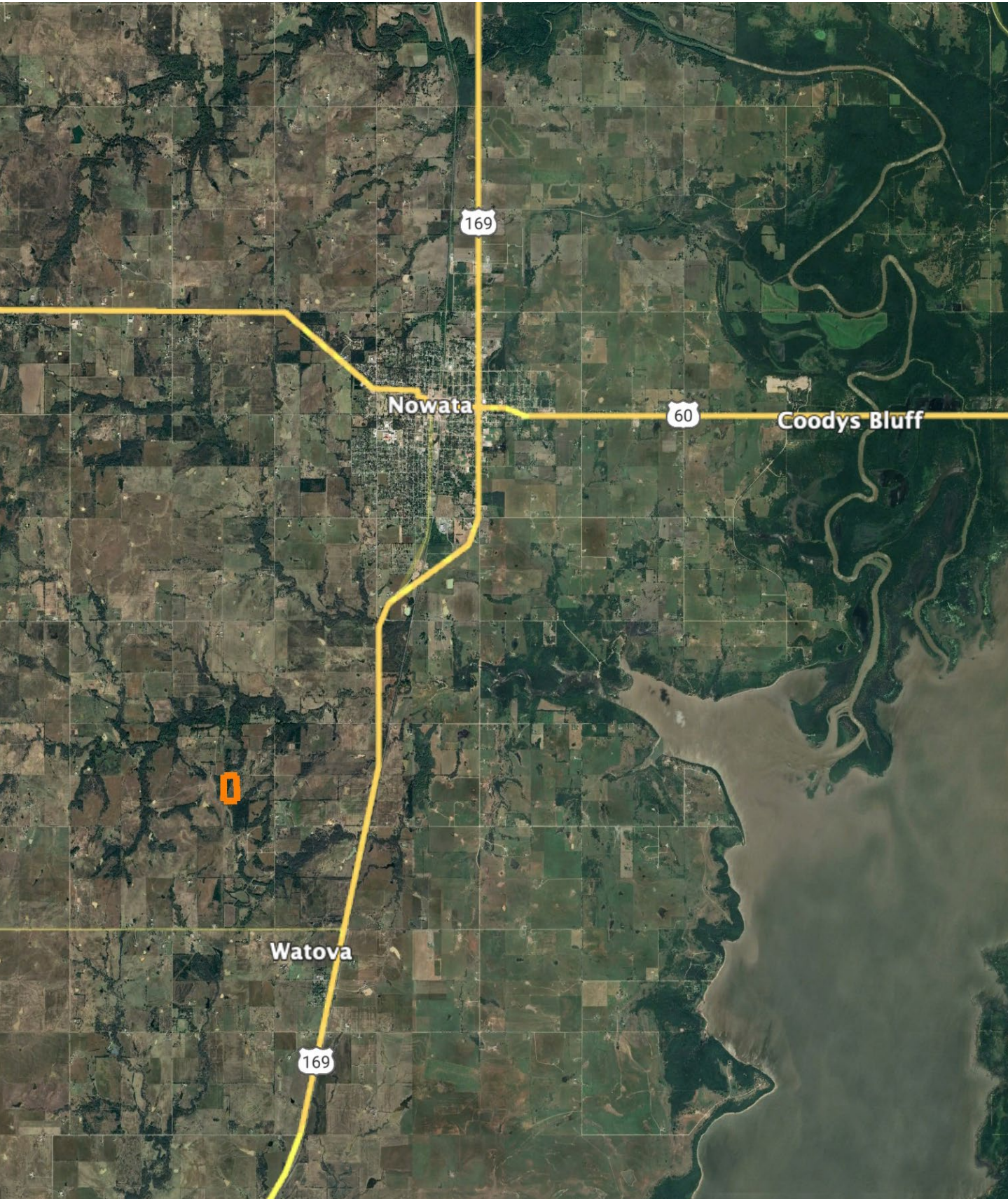
Area Symbol: OK105, Soil Area Version: 22

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	15.05	75.2%		> 6.5ft.	IIIe	4617	77	77	62	68	71
PaB	Parsons silt loam, 1 to 3 percent slopes	4.96	24.8%		1.1ft. (Abrupt textural change)	IIIs	3483	60	57	59	58	58
Weighted Average						3.00	4335.9	*n 72.8	*n 72	*n 61.3	*n 65.5	*n 67.8

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

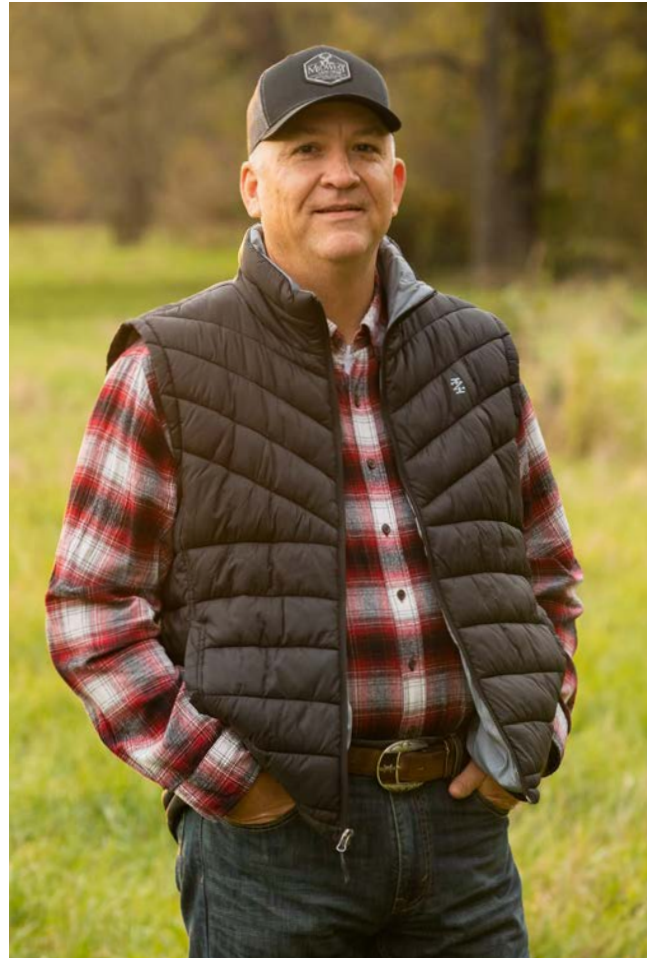
*c: Using Capabilities Class Dominant Condition Aggregation Method

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

918.514.3165

KWilliams@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.