

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

LINCOLN COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

80 +/- ACRE LINCOLN COUNTY FARM WITH TIMBER AND PASTURE MIX

Discover the epitome of rural living on this 80 +/- acre Lincoln County farm, offering a blend of hardwoods, cedars, and open pasture, this farm presents many opportunities for your dream lifestyle. The farm is surrounded by sturdy, perimeter, barbed wire fencing. In the center portion of the farm is where you will find the 1.5-acre spring-fed pond providing an ample water source for your livestock and the multitude of wildlife located throughout the property. With county-maintained gravel road frontage to the west, 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. Just 10 minutes away from Chandler and Meeker, and within a 20-minute drive to Shawnee, you'll find yourself connected to essential amenities that Lincoln County has to offer. Moreover, the property's proximity to Tulsa (1 hour) and Oklahoma City (less than 1 hour), 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. Don't miss the opportunity to own a piece of Lincoln County and contact Kevin Williams at (918) 514-3165 for more information.

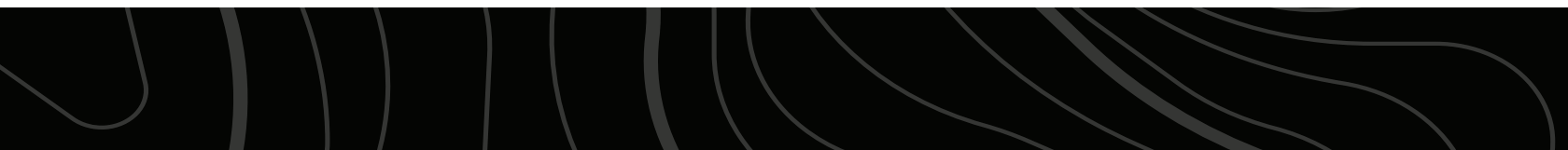
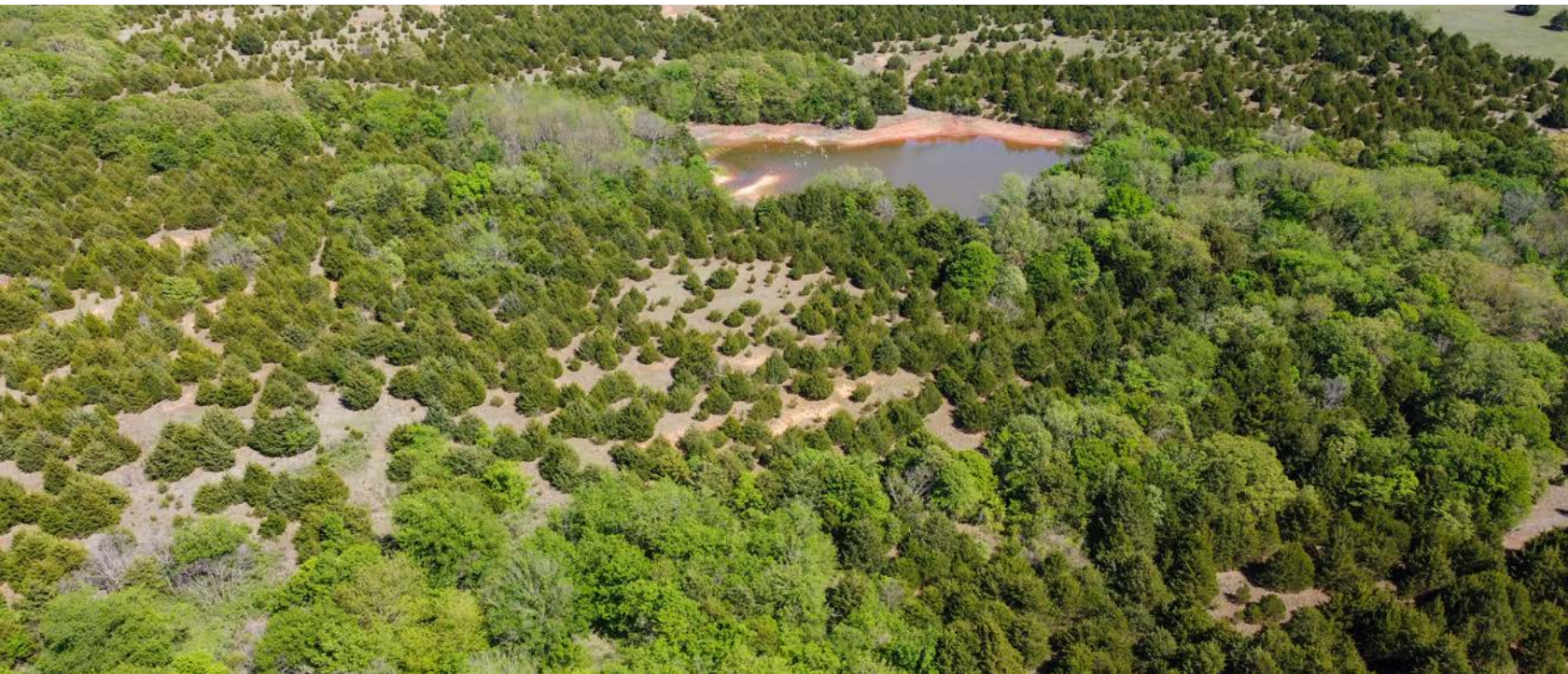


PROPERTY FEATURES

PRICE: **\$335,000** | COUNTY: **LINCOLN** | STATE: **OKLAHOMA** | ACRES: **80**

- Timber/pasture mix
- Full perimeter barbed wire fencing in place
- County-maintained gravel road frontage on the west
- Access to utilities
- 1.5-acre spring-fed pond located in the center portion of the farm
- 10 minutes to Chandler
- 10 minutes to Meeker
- 20 minutes to Shawnee
- Less than 1 hour to Oklahoma City
- 2024 taxes: \$82.00

TIMBER/PASTURE MIX



COUNTY-MAINTAINED GRAVEL ROAD



SPRING-FED POND

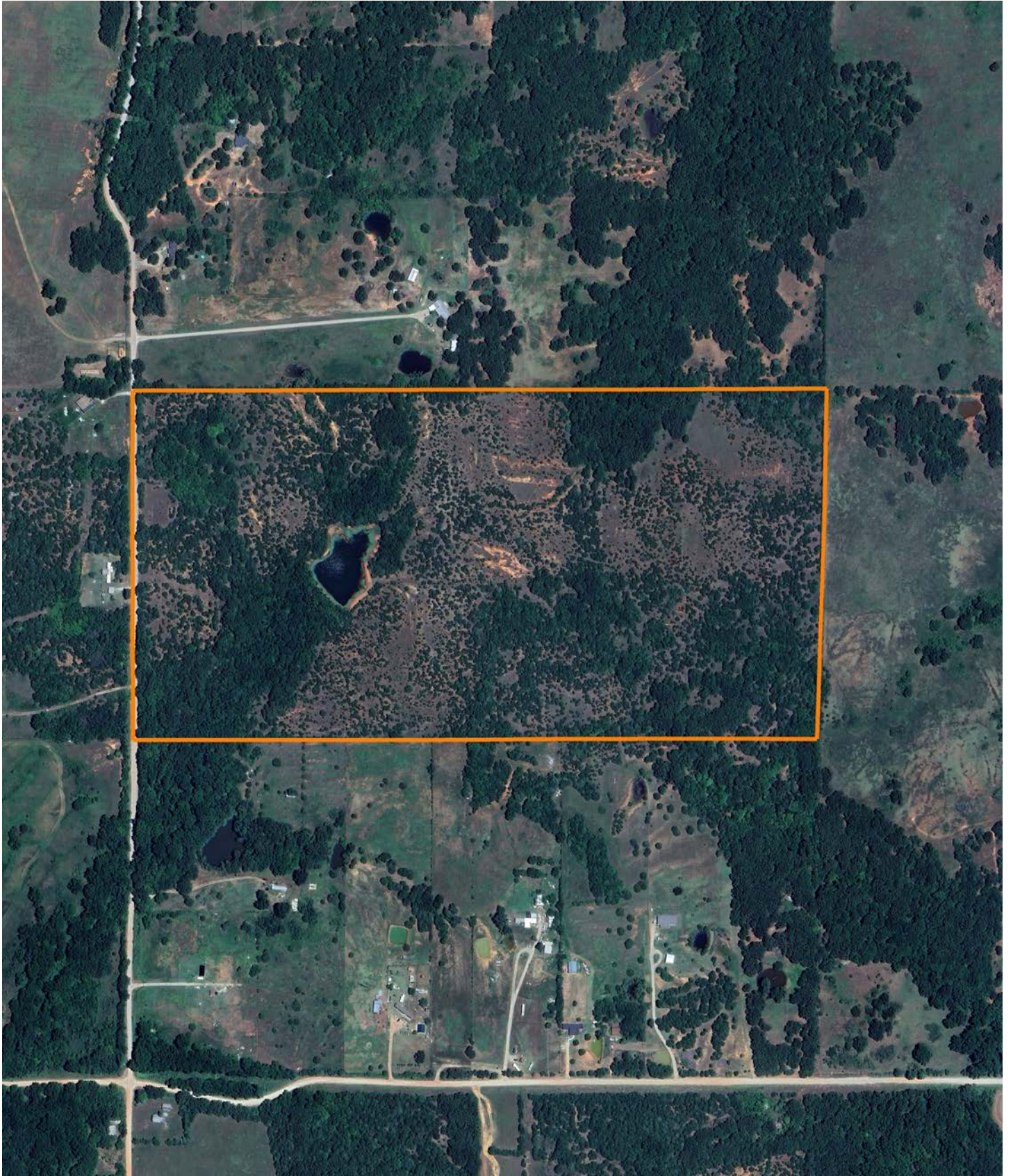


HOBBY FARM POTENTIAL

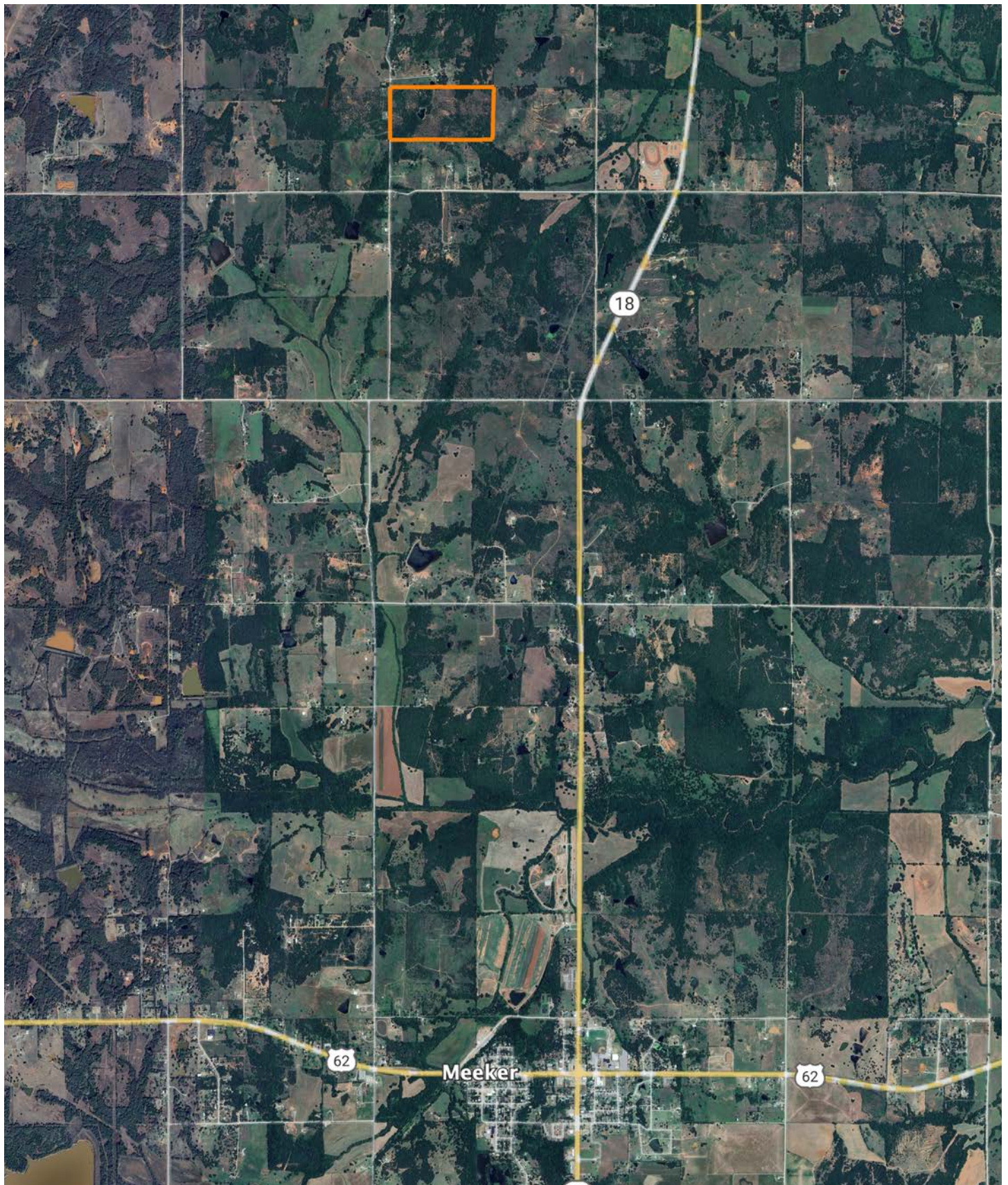
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AERIAL MAP



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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