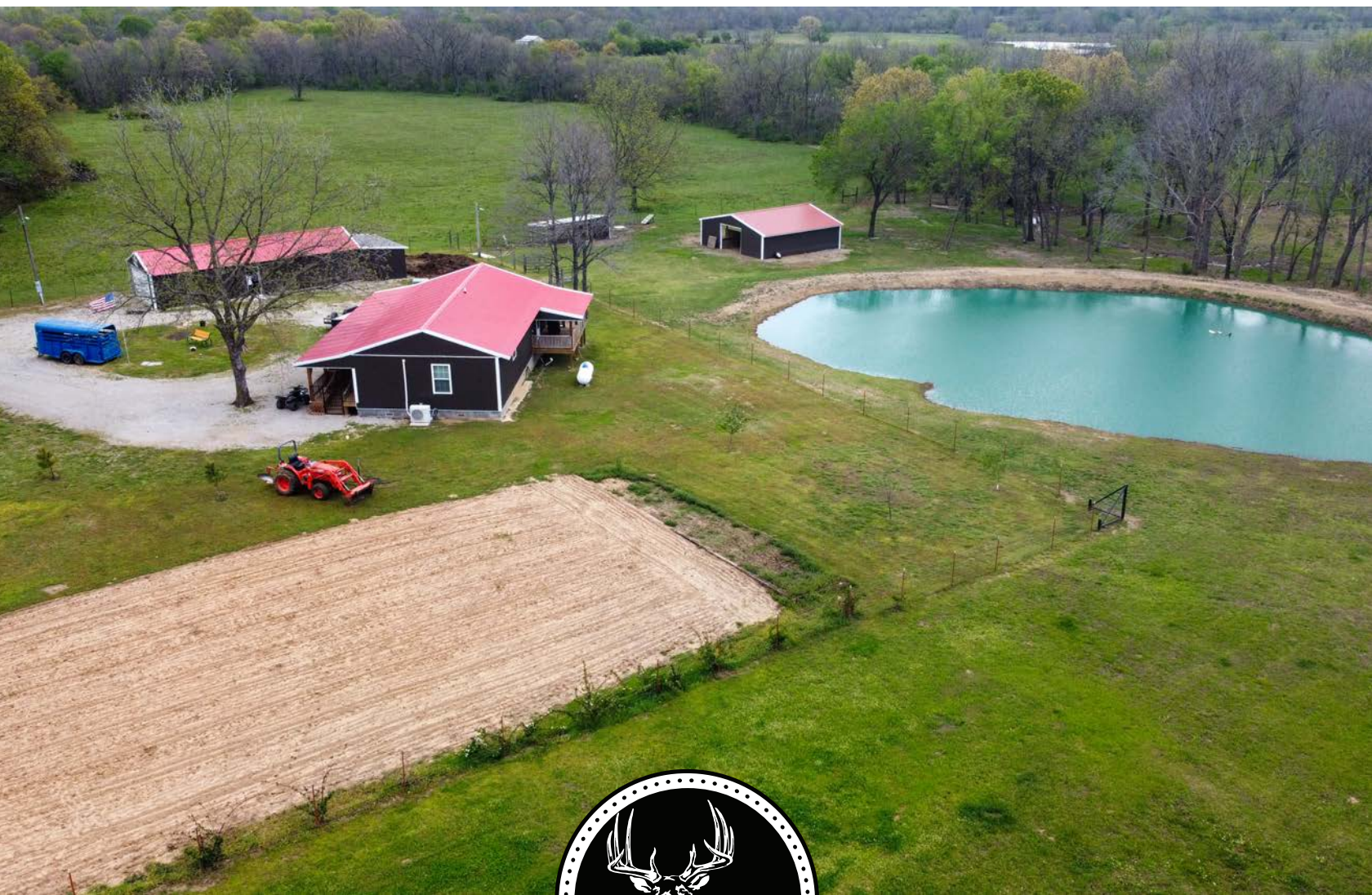


MIDWEST LAND GROUP PRESENTS

5.5 ACRES IN

ROGERS COUNTY OKLAHOMA

17200 E 350 ROAD, CHELSEA, OK 74016



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

5.5 +/- ACRE HOBBY FARM ON BLACKTOP

Rogers County, Oklahoma, is home to this 5.5 +/- acre hobby farm with multiple improvements. The home was custom-built in 2021 by the current owners and is situated on blacktop frontage. The interior of the home has a fantastic rustic feel from the knotty pine walls to the luxury vinyl floors to the corrugated tin ceilings and barn doors. The open concept design of this 1,152 square foot home contains 2 bedrooms and 1 bath. Located on the north side of the home is where you will find the 8'x48' covered front porch. On the back of the house is an additional 8'x16' covered porch overlooking the 14' deep pond. The farm is perimeter fenced to allow the

new owners to raise a few head of livestock. Located to the east of the pond, you will find the 30'x 30' barn with electric and a chicken coop. The farm also contains a nice 20'x50' insulated shop with a 20'x12' lean-to, 8'x16' overhead door, walk-thru door, and is wired for 220 electric. Spencer Creek on Oologah Lake is located less than 2 miles to the west to provide the new owners the opportunity to enjoy fishing, boating, or camping. The farm is located within an hour's drive of Chelsea, Claremore, Owasso, and Tulsa. If you are looking for a great Rogers County hobby farm, give Kevin Williams a call at (918) 514-3165 for more information.



PROPERTY FEATURES

PRICE: **\$262,800** | COUNTY: **ROGERS** | STATE: **OKLAHOMA** | ACRES: **5.5**

- 5.5 +/- acres
- Perimeter fenced
- 24'x48' ranch-style home built in 2021
- 2 bed, 1 bath
- 8'x48' covered front porch
- 8'x16' covered back porch
- Total electric
- 14' deep pond
- 20'x50' insulated shop with 20'x12' lean-to, 8'x16' overhead door, 1 walk-thru door
- 220 wired shop
- 30'x30' barn with electric
- Chicken coop
- Rural water
- Mini-split
- All appliances excluding washer and dryer convey
- 500-gallon propane tank to convey.
- County-maintained blacktop frontage
- 2 miles to Spencer Creek Cove
- 4 miles to Highway 66
- 5 miles southwest of Chelsea, Oklahoma
- 20 miles to Claremore, Oklahoma
- Chelsea Public Schools



5.5 +/- ACRES



PERIMETER FENCED



14' DEEP POND



24'X48' RANCH-STYLE HOME BUILT IN 2021



8' X 16' COVERED BACK PORCH



AERIAL MAP



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Boundary Center: 36° 30' 33.9, -95° 31' 17.02

0ft 214ft 429ft



Maps Provided By:



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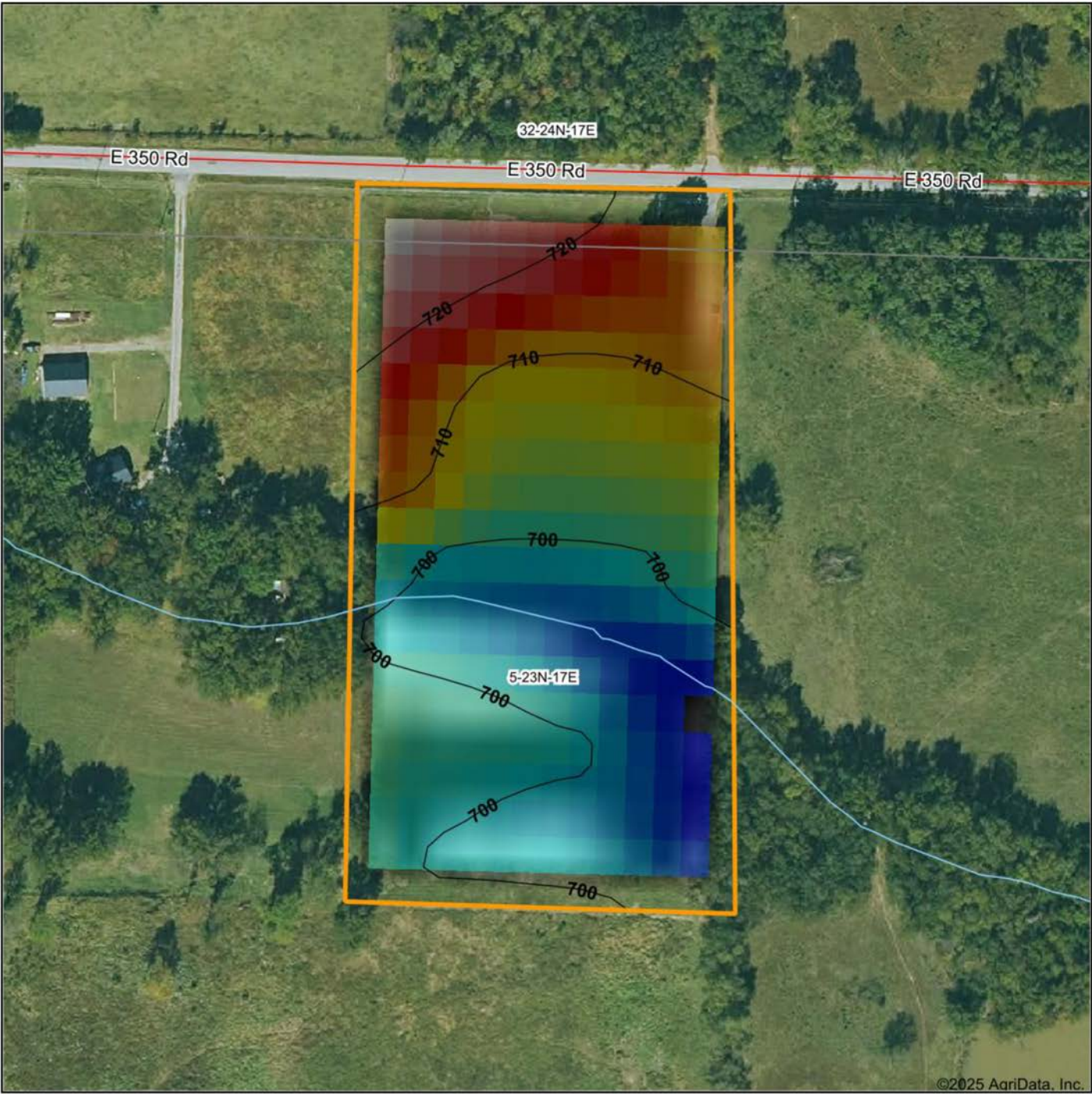
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5-23N-17E
Rogers County
Oklahoma



4/17/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10

Min: 690.6

Max: 726.4

Range: 35.8

Average: 704.9

Standard Deviation: 8.43 ft

0ft 146ft 292ft

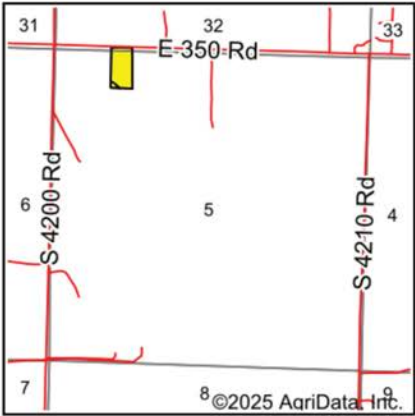


4/17/2025

5-23N-17E
Rogers County
Oklahoma

Boundary Center: 36° 30' 33.9, -95° 31' 17.02

SOILS MAP



State: **Oklahoma**
County: **Rogers**
Location: **5-23N-17E**
Township: **Chelsea**
Acres: **5.55**
Date: **4/17/2025**



Maps Provided By: **surety**
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: OK131, Soil Area Version: 19												
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
BdC2	Bates and Dennis soils, 3 to 5 percent slopes, eroded	5.35	96.4%		2.6ft. (Paralithic bedrock)	IVe	5150	61	59	51	47	59
Bc	Bates-Collinsville complex, 3 to 8 percent slopes	0.20	3.6%		2.6ft. (Paralithic bedrock)	IVe	4778	55	52	51	46	53
Weighted Average						4.00	5136.6	*n 60.8	*n 58.7	*n 51	*n 47	*n 58.8

*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

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