

MIDWEST LAND GROUP PRESENTS



CRAIG COUNTY, OK

120 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

EXCELLENT GRASS FARM OFF HIGHWAY 2 NORTH OF VINITA, OKLAHOMA

Nestled in a contiguous 120 +/- acre tract just north of Vinita, Oklahoma, on Highway 2, this picturesque grass farm offers a blend of opportunity and potential. The land is primarily comprised of native grasses with a touch of improved pasture, making it ideal for year-round grazing or hay production. Water is abundant, with four ponds and the rolling terrain not only provides excellent drainage but also presents several scenic building sites that won't compromise the land's agricultural productivity. Fencing is in good working condition, requiring only minimal maintenance. The property has been responsibly managed and hayed over the past

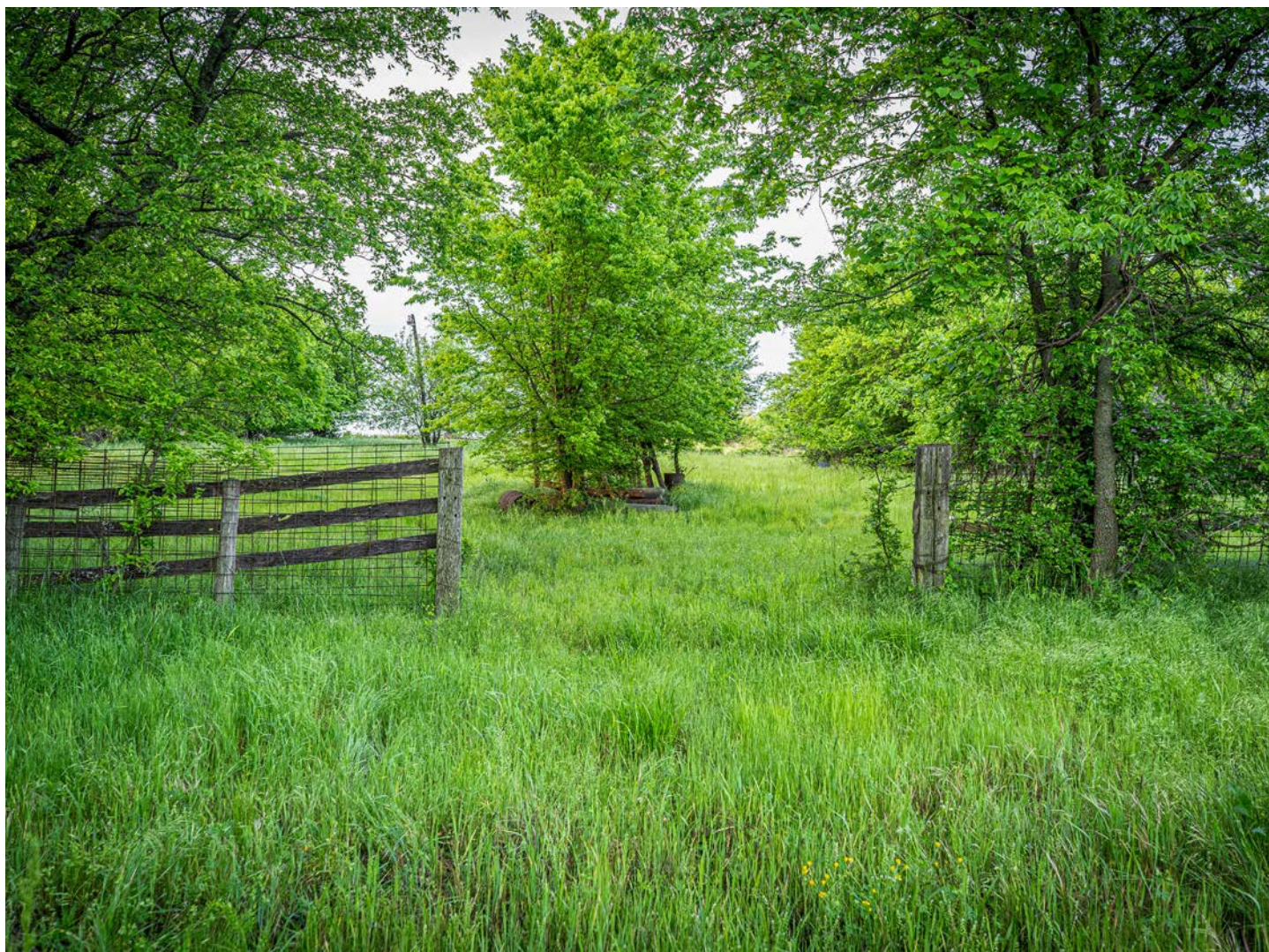
several years, preserving its quality and potential. Whether you're looking to expand a cattle operation, lease the land, or continue hay production, this farm is ready to meet your goals. In the southwest corner, just off Highway 2, sits the original homesite. This four-bedroom home with an attached garage is structurally sound and full of character, featuring hardwood floors throughout and a connection to rural water. With some TLC, it holds the promise to become a truly charming residence. This 120 +/- is a great opportunity to own a productive piece of Oklahoma grassland with both agricultural and residential potential.



PROPERTY FEATURES

PRICE: **\$538,560** | COUNTY: **CRAIG** | STATE: **OKLAHOMA** | ACRES: **120**

- 120 +/- contiguous acres located just north of Vinita, Oklahoma
- Mix of native and improved grasses is ideal for year-round grazing
- Four ponds and a seasonal creek provide reliable water sources
- Gently rolling topography with multiple scenic homesite options
- Well-maintained fencing in good working condition
- Property has been responsibly hayed and not overgrazed
- Suitable for continued hay production, cattle grazing, or leasing
- Original homesite located off Highway 2 in the southwest corner
- 4 bedroom home with attached garage—foundation is structurally sound
- Home features hardwood floors throughout and a rural water connection
- Home requires some TLC but has excellent renovation potential
- Versatile land offering agricultural productivity and residential promise
- Home is being sold as-is



MIX OF NATIVE AND IMPROVED GRASSES

The land is primarily comprised of native grasses with a touch of improved pasture, making it ideal for year-round grazing or hay production.



WELL-MAINTAINED FENCING



RELIABLE WATER SOURCES



GENTLY ROLLING TOPOGRAPHY

The rolling terrain not only provides excellent drainage but also presents several scenic building sites that won't compromise the land's agricultural productivity.



4 BEDROOM HOUSE WITH GARAGE

In the southwest corner, just off Highway 2, sits the original homesite. This four-bedroom home with an attached garage is structurally sound and full of character, featuring hardwood floors throughout and a connection to rural water. With some TLC, it holds the promise to become a truly charming residence.



AERIAL MAP



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Maps Provided By:



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Boundary Center: 36° 43' 55.77, -95° 8' 21.07

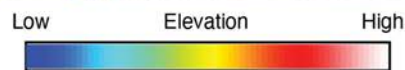
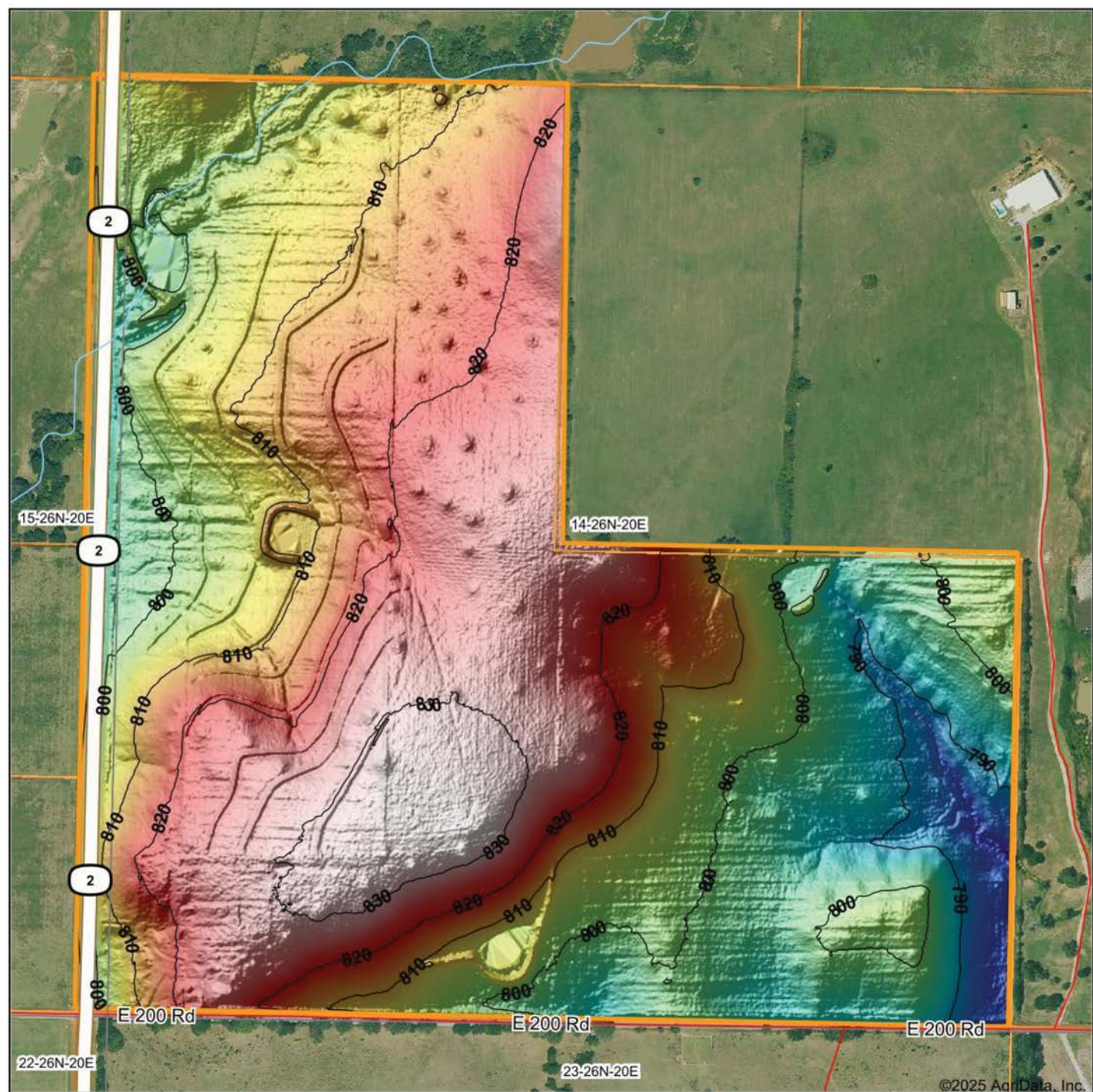
0ft 722ft 1444ft

14-26N-20E
Craig County
Oklahoma



5/1/2025

HILLSHADE MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 10
Min: 779.8
Max: 833.1
Range: 53.3
Average: 810.4
Standard Deviation: 12.27 ft

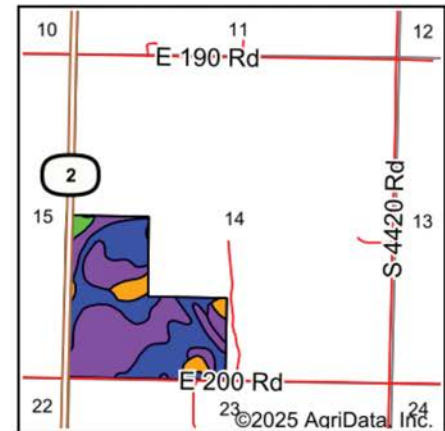
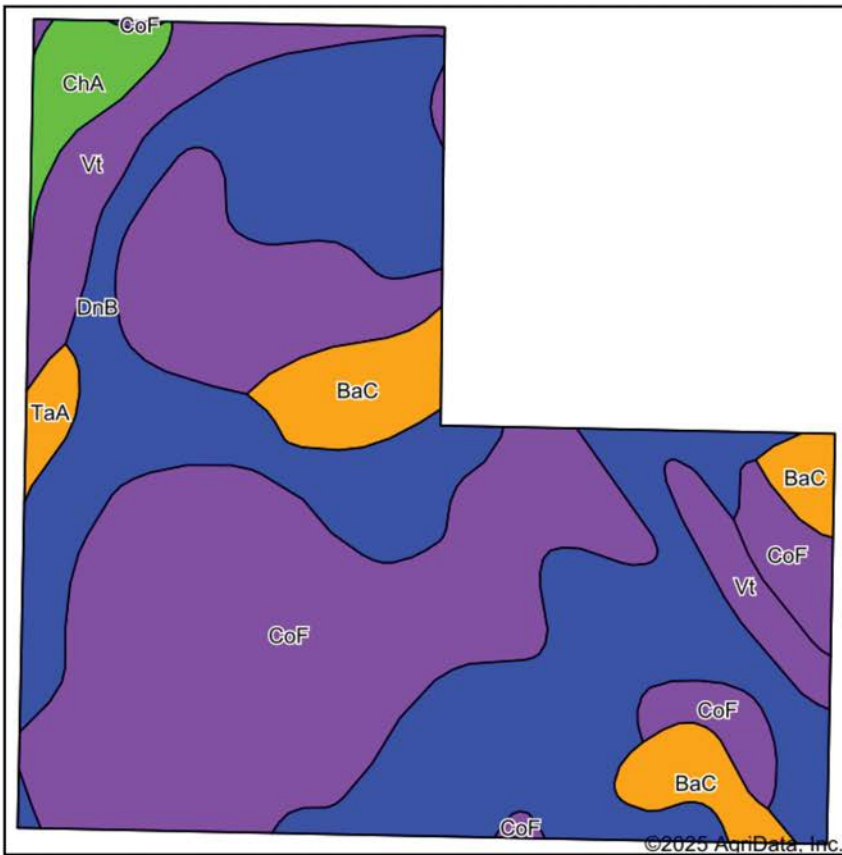


5/1/2025

14-26N-20E
Craig County
Oklahoma

Boundary Center: 36° 43' 55.77, -95° 8' 21.07

SOILS MAP



State: **Oklahoma**
 County: **Craig**
 Location: **14-26N-20E**
 Township: **Vinita East**
 Acres: **121.45**
 Date: **5/1/2025**



Maps Provided By:



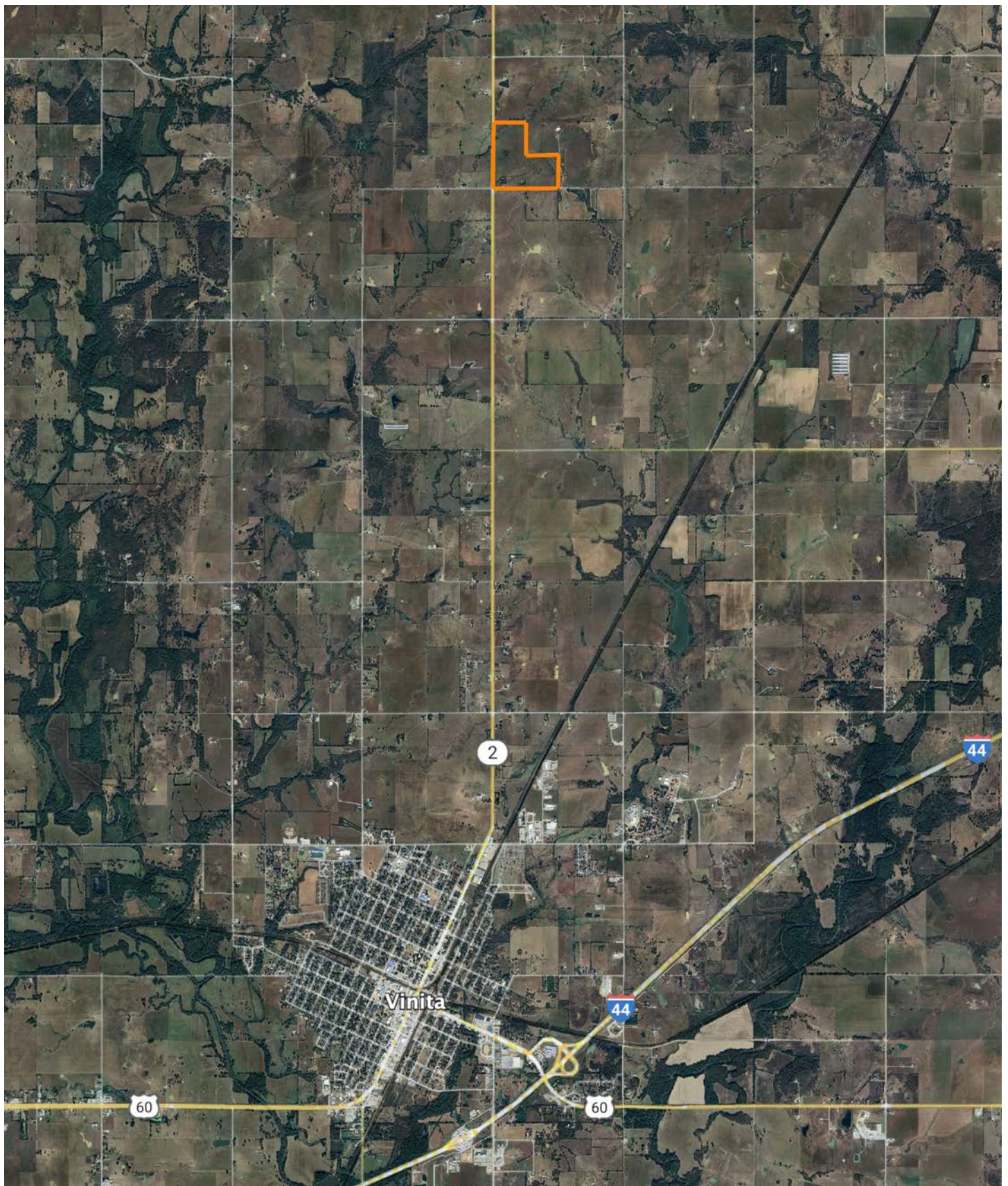
Area Symbol: OK035, Soil Area Version: 21

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
CoF	Collinsville-Vinita complex, 2 to 30 percent slopes	50.95	42.0%		1.2ft. (Lithic bedrock)	Vlle	4313	24	24	22	16	22
DnB	Dennis silt loam, 1 to 3 percent slopes	48.79	40.2%		> 6.5ft.	Ile	4838	79	78	59	64	69
Vt	Verdigris-Eram complex, 0 to 20 percent slopes	9.29	7.6%		2.3ft. (Paralithic bedrock)	Vw	7038	69	69	56	58	27
BaC	Bates loam, 3 to 5 percent slopes	8.05	6.6%		2.6ft. (Paralithic bedrock)	Ille	4531	55	47	52	50	55
ChA	Choteau silt loam, 0 to 1 percent slopes	3.15	2.6%		> 6.5ft.	Is	5231	74	71	66	70	74
TaA	Taloka silt loam, 0 to 1 percent slopes	1.22	1.0%		1.7ft. (Abrupt textural change)	Ills	4913	62	59	58	62	62
Weighted Average						4.38	4776.6	*n 53.3	*n 52.2	*n 43	*n 42.6	*n 45.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

A seventh generation native to the Southeast Kansas and Northeast Oklahoma region, Zed's roots are strong and deep. Growing up in KS/OK has led him to develop a love for hunting, the outdoors and all that it offers; it has also given Zed a perspective that cannot be taught in schools. Blessed with a wife and four wonderful children, Zed is keeping the tradition of raising his family here. Zed can relate to local landowners and understands the sentimental value land can hold. He can help make the decision to buy or sell land smooth and comfortable, plus find value in land others might not see. Zed doesn't see his job as work, but more as his true passion for God's creation and the opportunity to call it his "office."

Zed is extremely active in his community, supporting various activities throughout the area. Zed has over ten years of experience bringing buyers and sellers together with many as returning clientele. Have a talk with him, and put his experience and knowledge to use to help you buy or sell your farm, ranch, or hunting land.



ZED GOODWIN, LAND AGENT
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