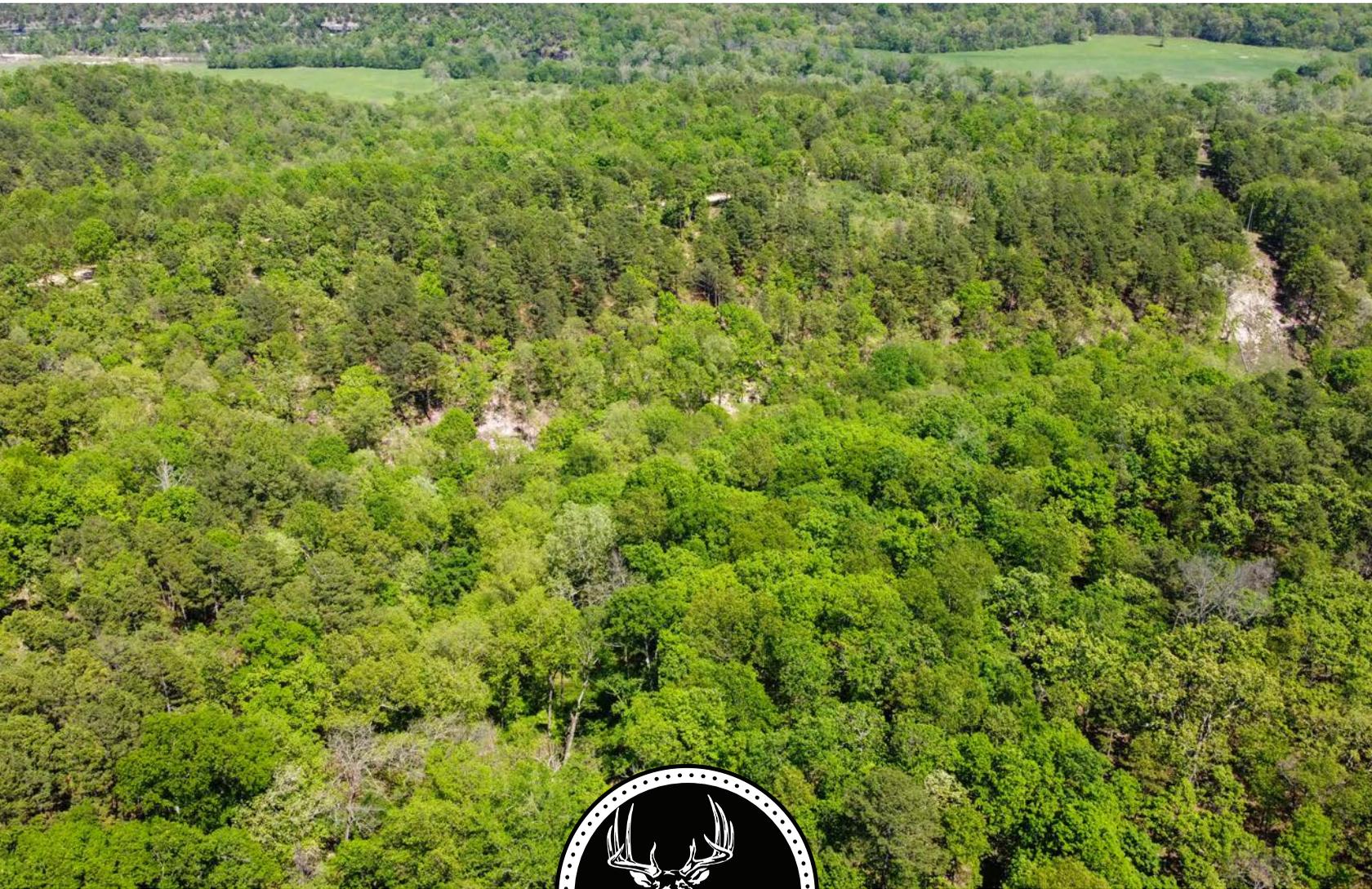


MIDWEST LAND GROUP PRESENTS

42 ACRES IN

DELAWARE COUNTY OKLAHOMA

EAST 480 ROAD, JAY, OK 74346



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DELAWARE COUNTY, OKLAHOMA MULTI-USE FARM

Delaware County, Oklahoma is home to this 42 +/- acre, multi-use farm. This unique property is dominated by 120 feet of elevation changes, two separate draws, and a mix of mature hardwoods and towering pines. A small waterfall is featured at the base of the deepest draw and is fed by a freshwater spring. The southern boundary of the farm coincides with a utility easement and the north, east, and west boundaries lie along 480 Road. If you are looking for a fantastic secluded build site, electrical utilities are available on the south side of the farm and approximately 1/3 of 480 Road on the west side. If you are searching for a small farm that hunts big, this one fits the bill. The current owner has had successful deer harvests from year to year and is also home to turkey, wild hogs, and bear sightings have

been reported by the previous owner. Incredible fishing opportunities can be found less than 10 minutes to the north on Lake Eucha and less than 1 hour to Grand Lake O' the Cherokees. The farm is located less than 1 mile east of Highway 59 and is bordered by County Road 480 to the west and north. Jay, Oklahoma is located 10 miles north for restaurants or re-supply during the weekends, Tulsa is located approximately 1 hour to the west, and Siloam Springs, Arkansas is approximately 30 minutes to the east. Whether you are looking for a build site, hunting property, or family recreational opportunities, this affordable Delaware County farm checks all of the boxes. Give Kevin Williams a call at (918) 514-3165 for more information.



PROPERTY FEATURES

PRICE: **\$178,500** | COUNTY: **DELAWARE** | STATE: **OKLAHOMA** | ACRES: **42**

- 120 feet of topography change
- Delaware County, Oklahoma
- County-maintained gravel road frontage
- Multiple build site opportunities
- Utilities available
- Mature hardwoods and pines
- Fresh water spring with a small waterfall
- Deer, turkey, and hog hunting opportunities
- 10 minutes to Lake Eucha
- 1 hour to Grand Lake O' the Cherokees
- 10 minutes to Jay, Oklahoma
- 1 hour to Tulsa, Oklahoma
- 30 minutes to Siloam Springs, Arkansas
- 2024 taxes: \$51.00

120 FEET OF TOPOGRAPHY CHANGE



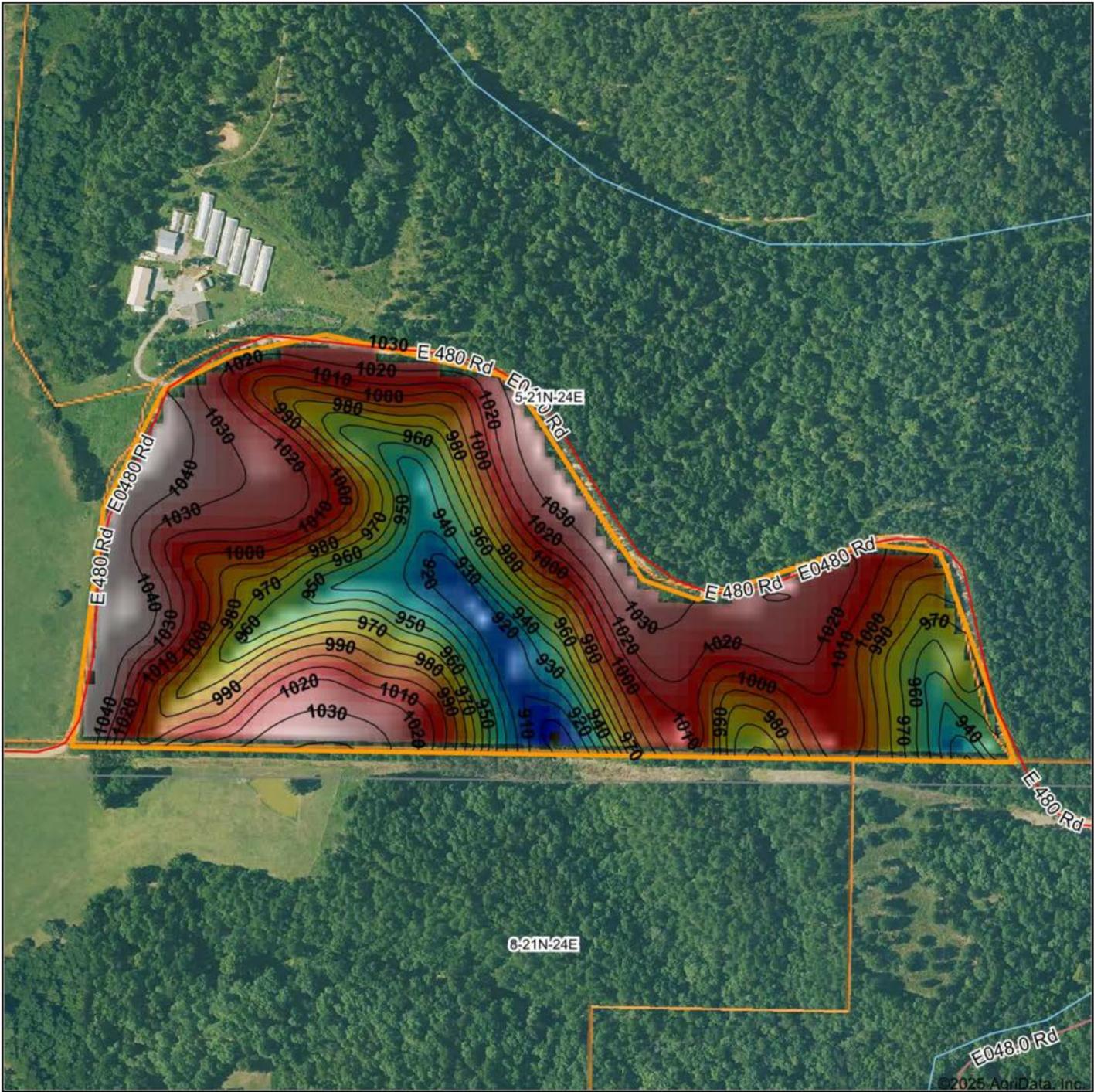
BUILD SITE OPPORTUNITIES



MATURE HARDWOODS AND PINES



HILLSHADE MAP



©2025 AgriData, Inc.

Low Elevation High



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 897.5
 Max: 1,046.2
 Range: 148.7
 Average: 993.2
 Standard Deviation: 35.01 ft

0ft 402ft 804ft

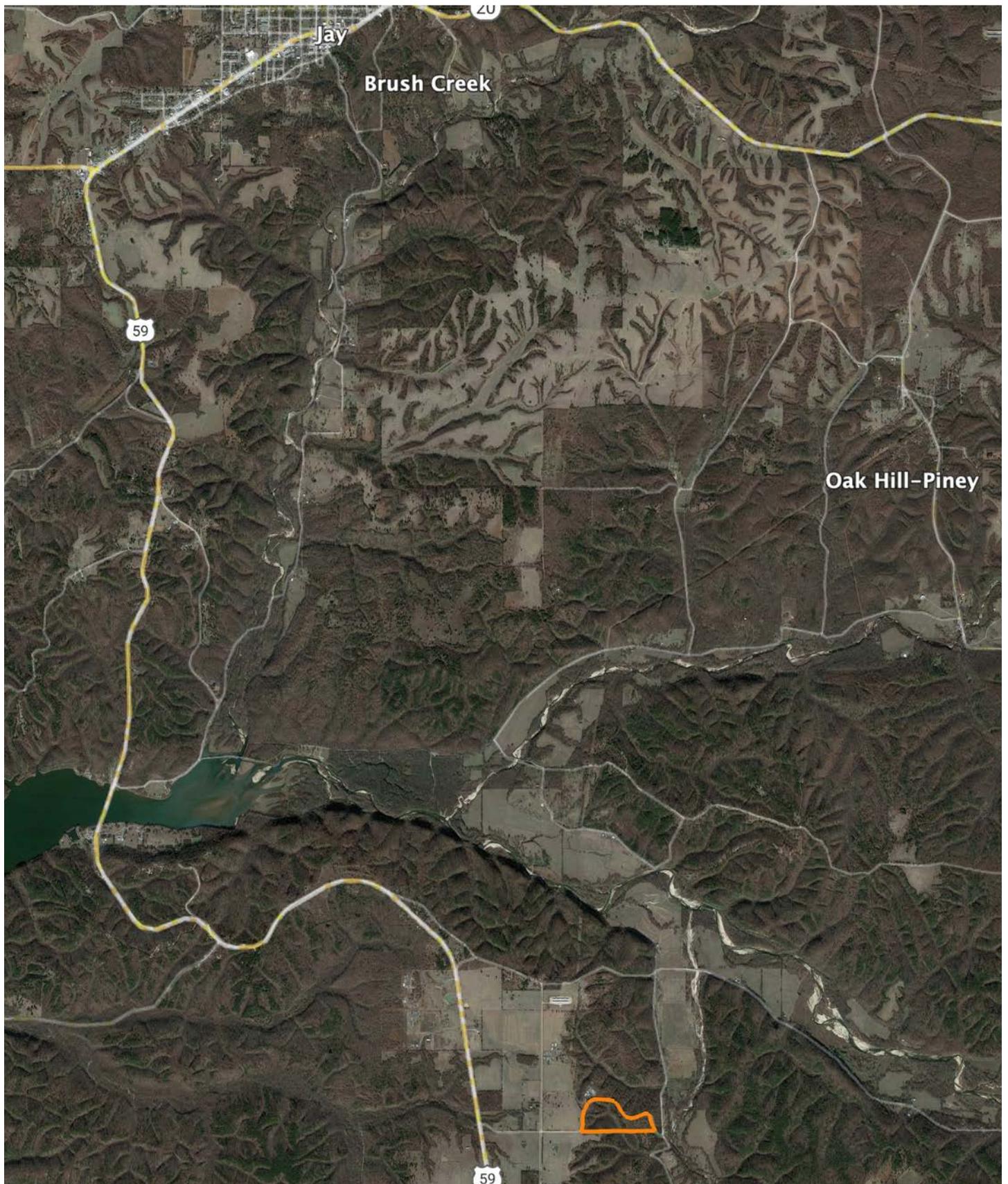


5/2/2025

5-21N-24E
Delaware County
Oklahoma

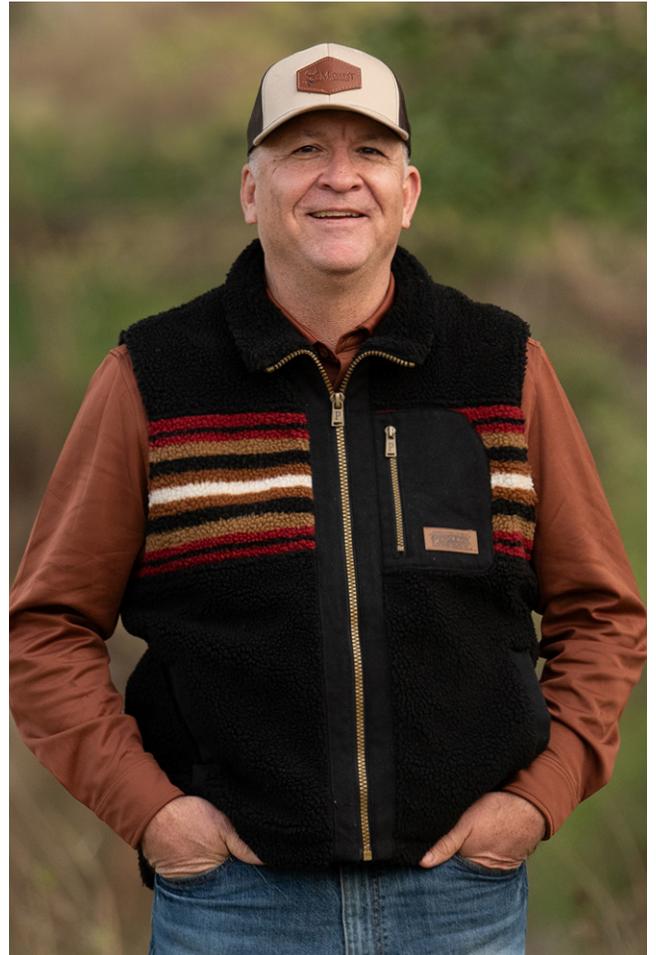
Boundary Center: 36° 19' 24.66, -94° 45' 53.49

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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