

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

DELAWARE COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DELAWARE COUNTY TIMBER TRACT WITH MULTIPLE IMPROVEMENTS

Located in Delaware County, northwest of the community of Colcord, you will find this 40 +/- acre farm tucked below the canopy of towering pines and hardwoods. Several building spots are located throughout the farm. The central portion is where the old homesite was located and has a 165 foot drilled well, a 1,000 gallon septic tank with 300 feet of lateral lines, and an electric pole with meter in place for your future building aspirations. From the moment you approach the property, you are instantly encapsulated by a mixture of mature hardwoods and pines. The farm is partially barbed wire fenced on 3 sides and

is located at the end of a dead-end county road, providing seclusion and the future owners a perfect location for a hunting cabin, future homestead, or to utilize the property strictly as a hunting destination. The farm is fronted by County Road 642 and has been used as a family homesite and recreational and hunting property in the past. There are no covenants or restrictions on this Delaware County property. If you are looking to invest your money into a great small acreage hunting, building, or recreational farm, give Kevin Williams a call at (918) 514-3165 today for your personal tour!!



PROPERTY FEATURES

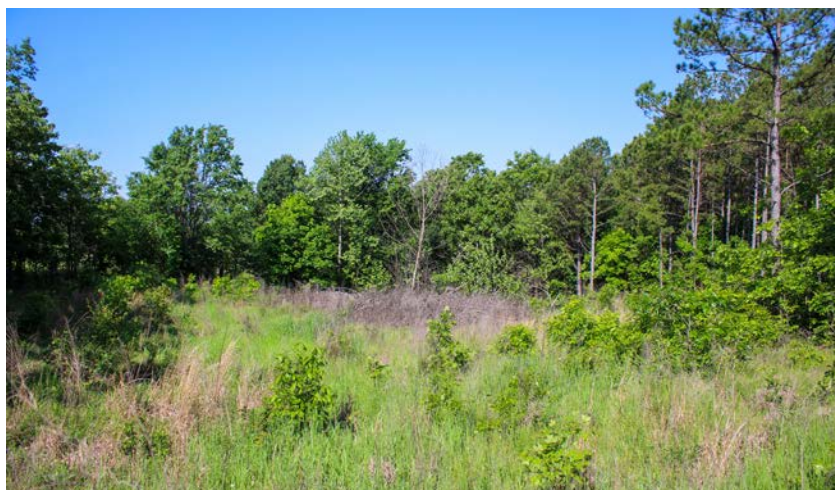
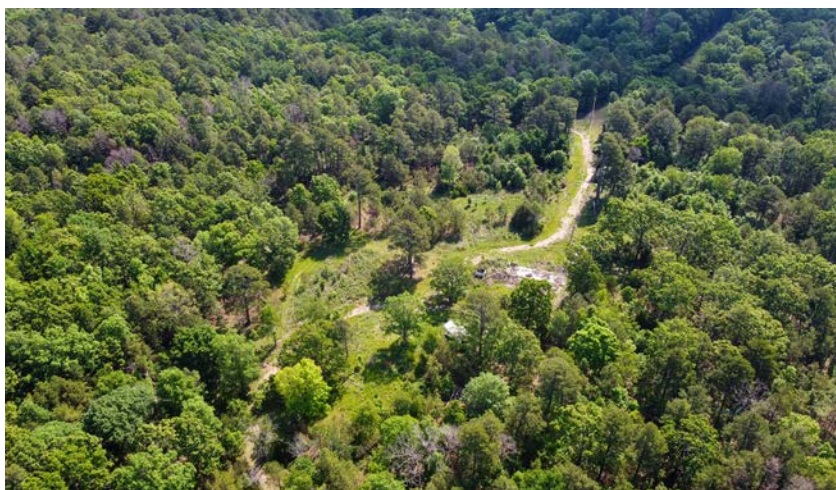
PRICE: **\$230,000** | COUNTY: **DELAWARE** | STATE: **OKLAHOMA** | ACRES: **40**

- Dead-end county road frontage
- Multiple build sites
- Partial perimeter fenced
- 165 foot drilled well
- 1,000 gallon septic tank (300 feet of lateral lines)
- Electric pole with meter in place
- Fantastic hunting opportunities
- No covenants or restrictions
- Close proximity to Lake Eucha, Grand Lake, and Spavinaw Lake
- Colcord Public Schools
- 30 minutes to Siloam Springs, AR
- 1.5 hours to Joplin, MO
- 1.5 hours to Tulsa
- 2024 taxes: \$94.00



MULTIPLE BUILD SITES

Several building spots are located throughout the farm. The central portion is where the old homesite was located and has a 165 foot drilled well, a 1,000 gallon septic tank with 300 feet of lateral lines, and an electric pole with meter in place for your future building aspirations.



ADDITIONAL PHOTOS



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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