

MIDWEST LAND GROUP PRESENTS

20 ACRES IN

# ROGERS COUNTY OKLAHOMA



[MidwestLandGroup.com](http://MidwestLandGroup.com)



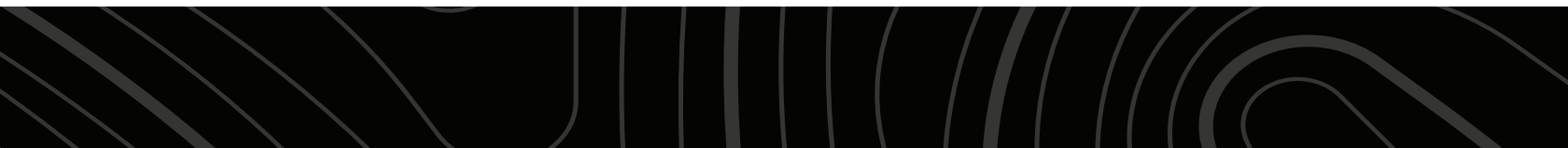
MIDWEST LAND GROUP IS HONORED TO PRESENT

# 20 +/- ACRE ROGERS COUNTY HOBBY FARM WITH TIMBER AND PASTURE MIX

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Discover the epitome of rural living on this 20 +/- acre Rogers County combination farm. Offering a blend of 14 +/- acres of mature hardwoods for hunting and 6 +/- acres of open pasture to run a few head of livestock or a future build site, this farm presents a myriad of opportunities for your dream lifestyle. The farm contains perimeter barbed wire fencing on the north, south, and west sides. A small pond is tucked into the timber in the center portion of the farm, and a meandering wet-weather creek traverses the central portion of the farm. Located at the end of a private drive off South 4210 Road, approximately 4 miles east of Highway 66, 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. Located approximately 10 minutes north of Claremore, you will find yourself connected to essential amenities that Rogers County has to offer. Moreover, the property's proximity to Pryor, Owasso, and Tulsa, all within 45 minutes, opens up endless possibilities for work and leisure. Whether you envision a serene family retreat, a 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 Rogers County and contact Kevin Williams at (918) 514-3165 for more information.





# PROPERTY FEATURES

PRICE: **\$190,000** | COUNTY: **ROGERS** | STATE: **OKLAHOMA** | ACRES: **20**

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- 20 +/- surveyed acres
- 14 +/- acres mature timber
- 6 +/- acres pasture
- Blacktop frontage
- Utilities available
- Small pond
- Wet-weather creek
- Partial perimeter fencing in place
- Claremore Sequoyah School District
- 10 minutes to Claremore
- 15 minutes to Pryor
- 30 minutes to Owasso
- 45 minutes to Tulsa
- 2024 taxes: \$24.00

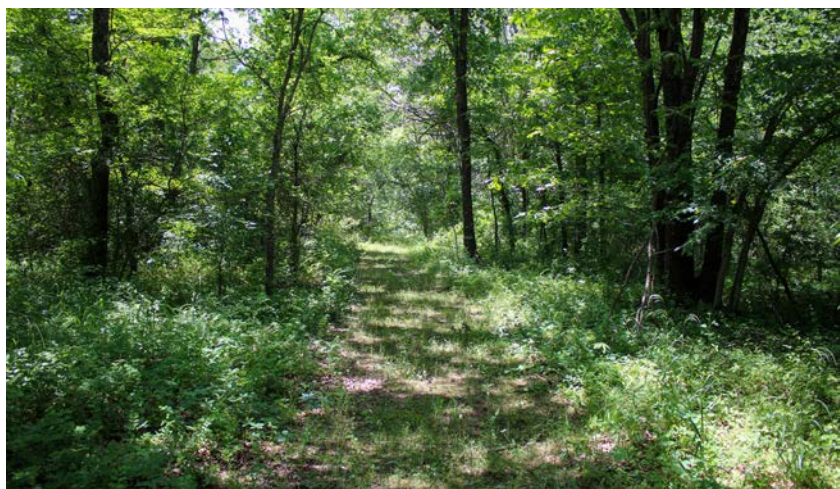
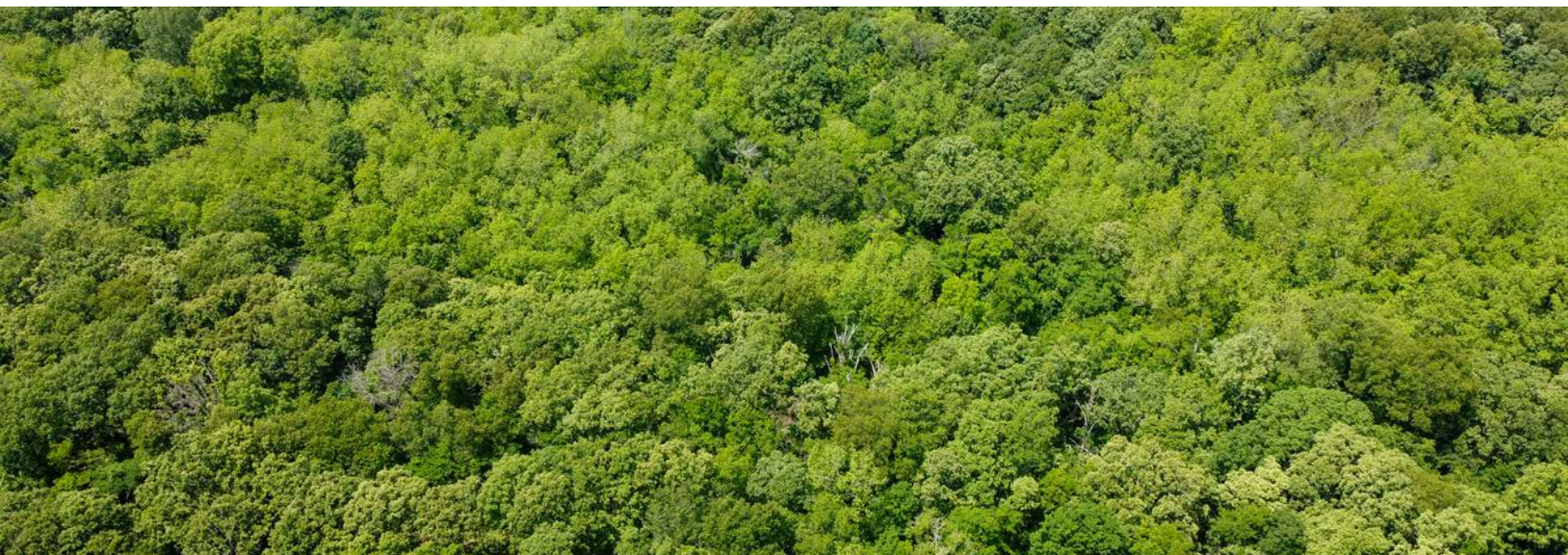




# 14 +/- ACRES MATURE TIMBER

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Offering a blend of 14 +/- acres of mature hardwoods for hunting and 6 +/- acres of open pasture to run a few head of livestock or a future build site, this farm presents a myriad of opportunities for your dream lifestyle.





# SMALL POND & WET-WEATHER CREEK

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6 +/- ACRES PASTURE

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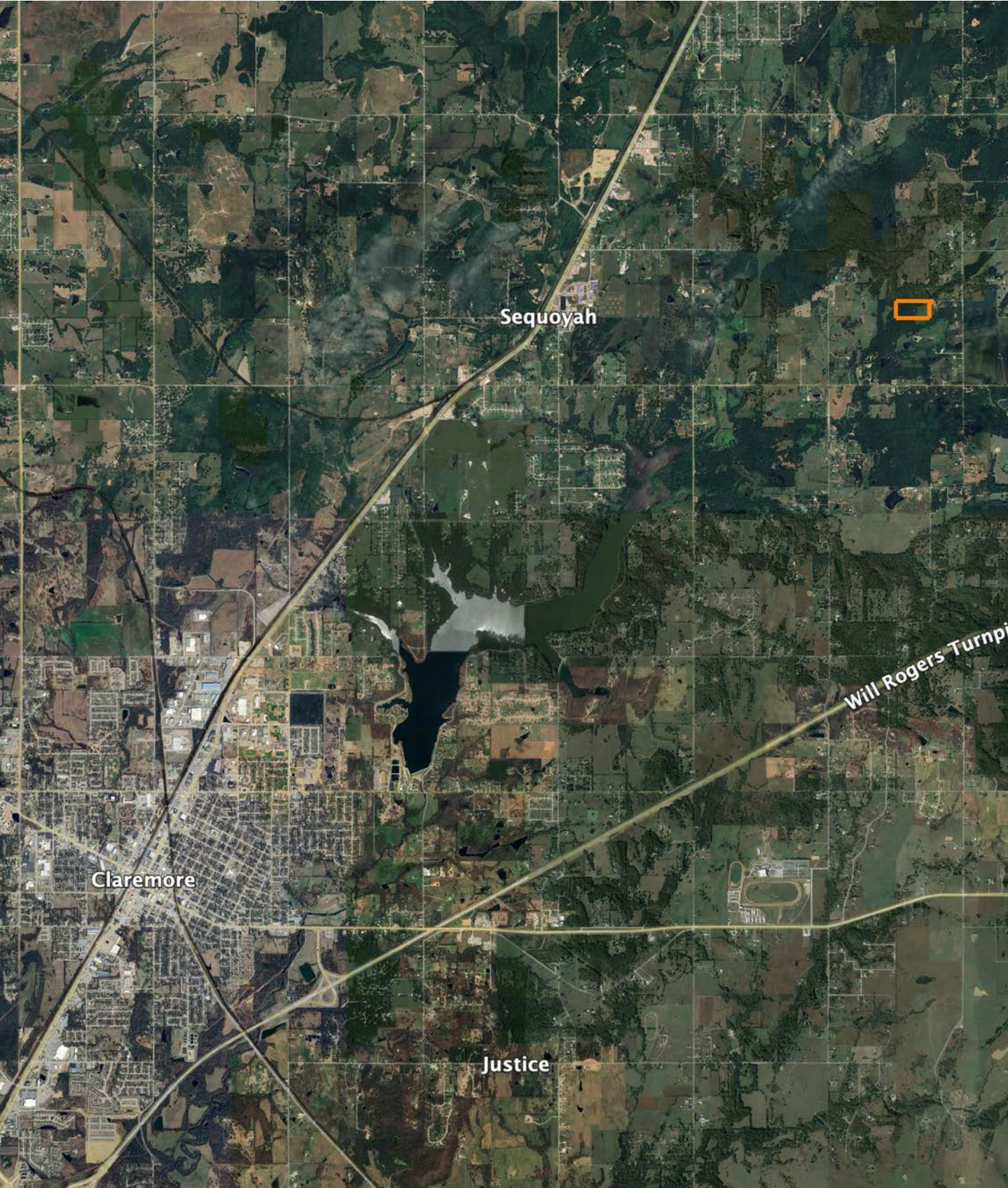
# AERIAL MAP

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# 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](mailto:KWilliams@MidwestLandGroup.com)



## MidwestLandGroup.com

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