

MIDWEST LAND GROUP PRESENTS

125 ACRES

DELAWARE COUNTY, OK

46593 SOUTH 590 ROAD, JAY, OKLAHOMA 74346



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CABIN AND SAWMILL ON 125 +/- ACRES WITH ELEVATION CHANGES AND LAKE EUCHA ACCESS

The natural beauty is on full display throughout this 125 +/- acre farm in Delaware County, Oklahoma. With 230 feet of elevation changes, and bordered by the City of Tulsa owned land with direct access to Lake Eucha, it doesn't take long to realize that you have entered a truly spectacular farm.

As you enter through the pipe entry gate in the northeast corner, you quickly realize you have entered into a truly special place. The private driveway of almost a quarter of a mile leads you past mature hardwoods and towering pines until you finally reach the custom-built 1,300 square foot cabin below. From the moment you walk through the front door, it doesn't take long to appreciate the craftsmanship that has gone into the construction of the cabin. Once an old barn, the current owners have transformed the barn into an absolutely gorgeous, fully furnished cabin. The cabin contains 2 bedrooms and 1.5 baths. From the wood floors to the pine walls and ceilings to the granite countertops, it is very apparent that the current owners have created an absolutely gorgeous space for the new owners. The master bedroom and ensuite are located adjacent to the kitchen and Great Room with the 2nd bedroom and 1/2 bath located on the 2nd level. The cabin contains a

whole-home Generac generator (propane), water well, security system, and a Buck wood stove for heat source.

For all timber and woodworking enthusiasts, you will find the sawmill with a loft located directly behind the cabin. The mill is housed in the barn which will provide additional storage for your tractor and ATVs. The mill contains 240 electric services. As you make your way throughout the farm it will not take you long to appreciate the multitude of opportunities that await you. The improved trail system winds its way through massive hardwood-lined ridges and timber-filled canyons that showcase the farm with some of the most incredible views in all of northeast Oklahoma and will provide fantastic hiking and ATV riding for the new owners. Hunting is at a premium with a multitude of wildlife species throughout the farm. I've been blessed in my career to work with wonderful families and some unbelievable properties and this Delaware County farm sets the bar high for all the properties before, and all the farms yet to come. If you are in the market for a once-in-a-lifetime opportunity to own a truly special Oklahoma farm, give Kevin Williams a call at (918) 514-3165 for your viewing.

PROPERTY FEATURES

PRICE: **\$762,500** | COUNTY: **DELAWARE** | STATE: **OKLAHOMA** | ACRES: **125**

- 125 +/- acres
- Delaware County, Oklahoma
- 230 feet of elevation changes
- Custom built 1,300 square foot (2 bedrooms, 1 1/2 baths) fully furnished cabin
- Buck stove for heating
- Generac whole-home generator (propane)
- Septic
- Water well
- On-demand hot water tank
- 4 mini-splits
- Starlink
- Security cameras
- Home audio system including outdoor speakers
- New metal roof in 2023
- Barn with sawmill and 240 electric service
- Dead end County road frontage
- Bordered by City of Tulsa owned land with Lake Eucha access
- Less than 200 yards to the southern shore of Lake Eucha
- Close proximity to Lake Eucha/Grand Lake/Spavinaw Lake
- 5 minutes to Lake Eucha's main boat ramp
- No covenants or restrictions
- Jay Public Schools
- 10 minutes to Jay
- 20 minutes to Grove
- 30 minutes to Siloam Springs, Arkansas
- 90 minutes to Tulsa
- 90 minutes to Joplin, Missouri



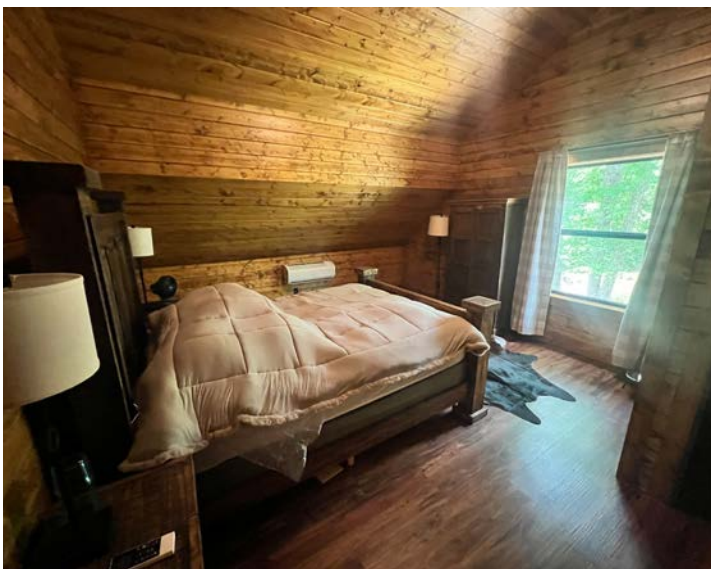
CUSTOM BUILT HOME

Once an old barn, the current owners have transformed the barn into an absolutely gorgeous, fully furnished cabin.

The cabin contains 2 bedrooms and 1.5 baths.



ADDITIONAL INTERIOR PHOTOS



PROXIMITY TO LAKE EUCHA



TRAIL SYSTEM

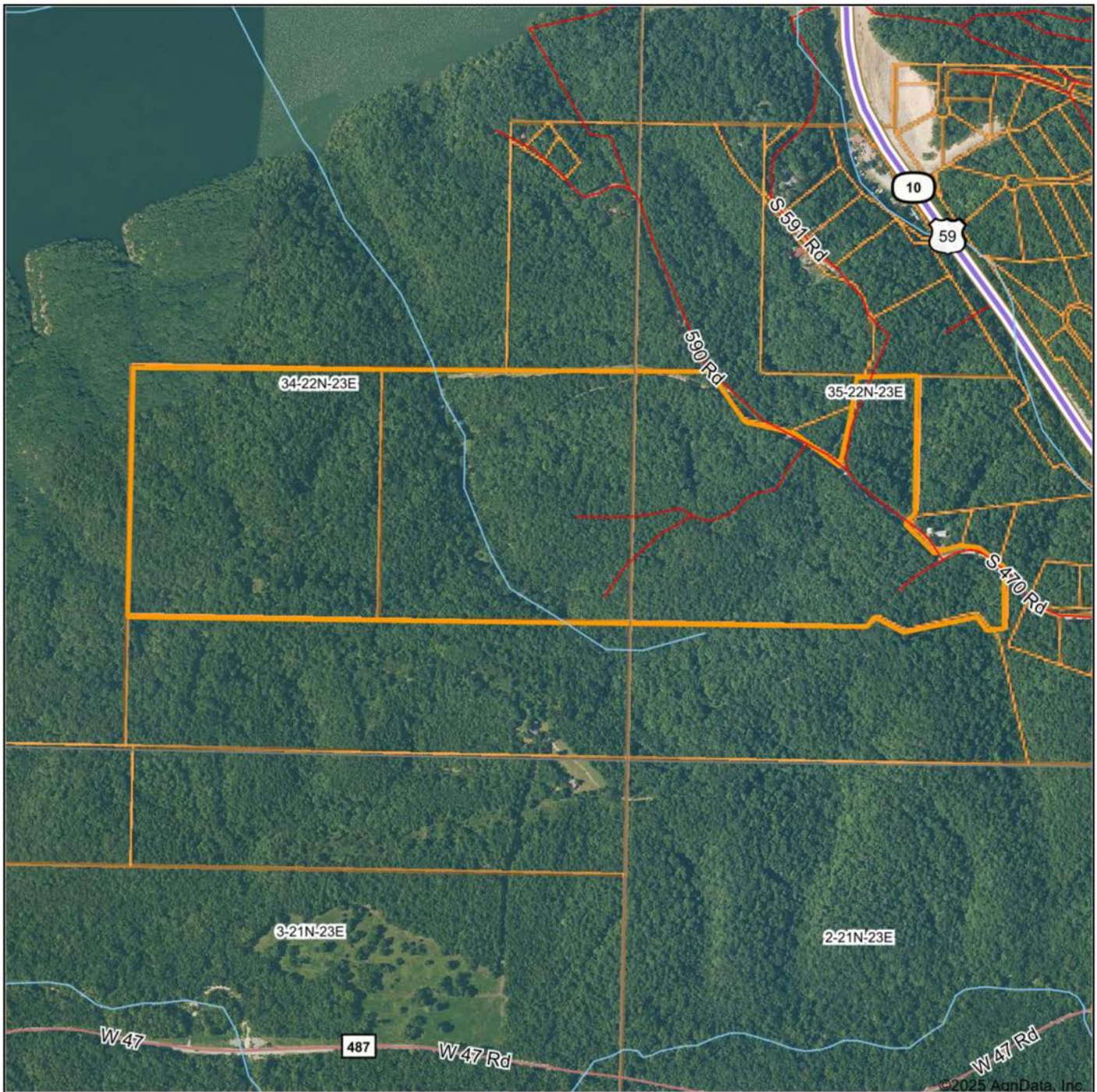


BARN WITH SAWMILL

For all timber and woodworking enthusiasts, you will find the sawmill with a loft located directly behind the cabin. The mill is housed in the barn which will provide additional storage for your tractor and ATVs. The mill contains 240 electric services.



AERIAL MAP



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Boundary Center: 36° 20' 24.33, -94° 49' 42.1

0ft 820ft 1641ft



Maps Provided By:



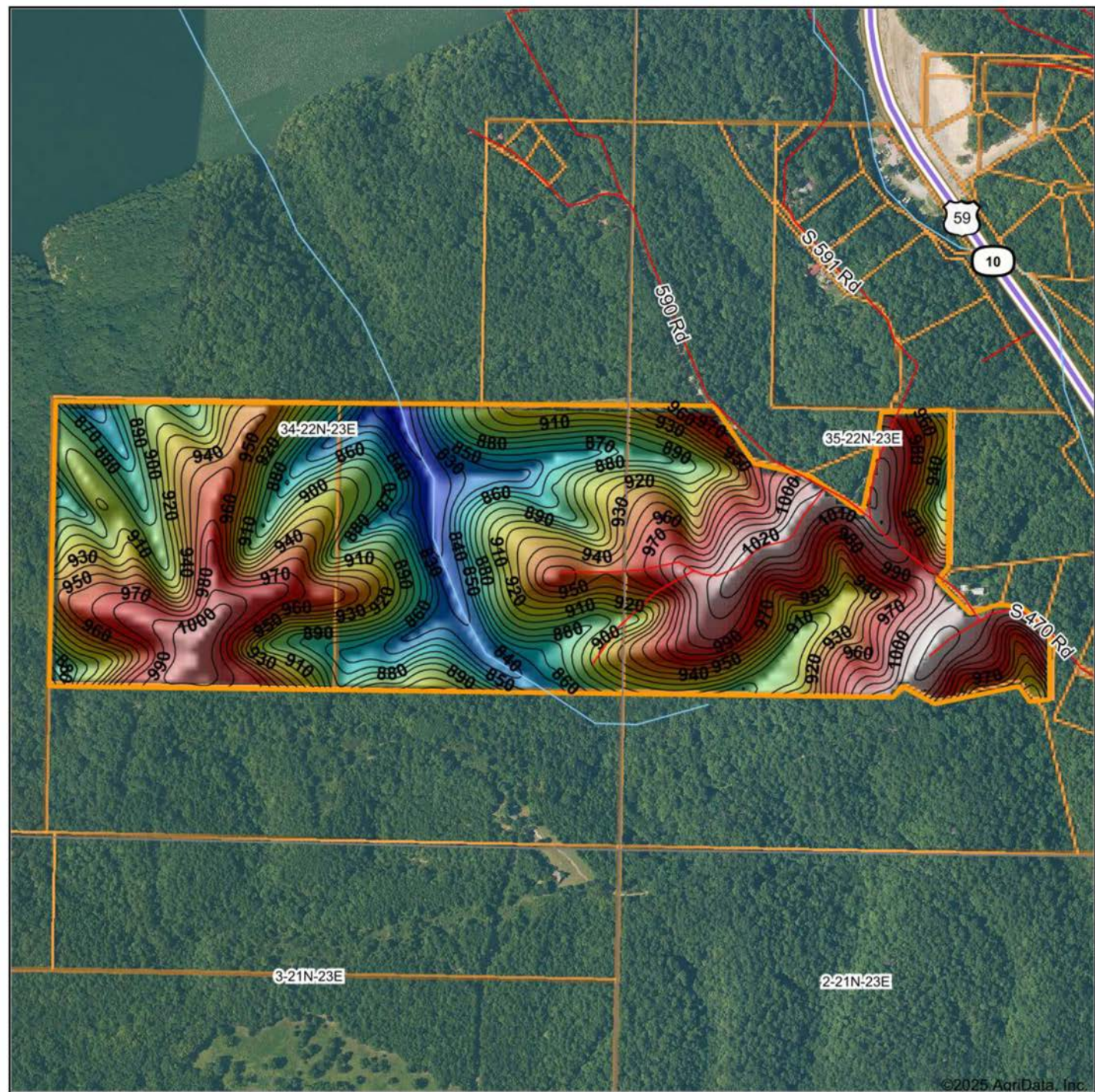
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34-22N-23E
Delaware County
Oklahoma



6/4/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 10
Min: 804.3
Max: 1,033.3
Range: 229.0
Average: 926.4
Standard Deviation: 53.28 ft

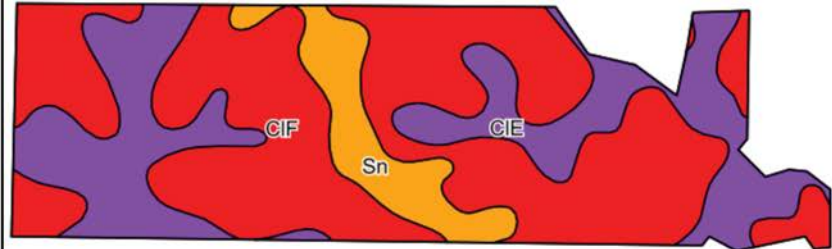
0ft 716ft 1432ft



34-22N-23E
Delaware County
Oklahoma

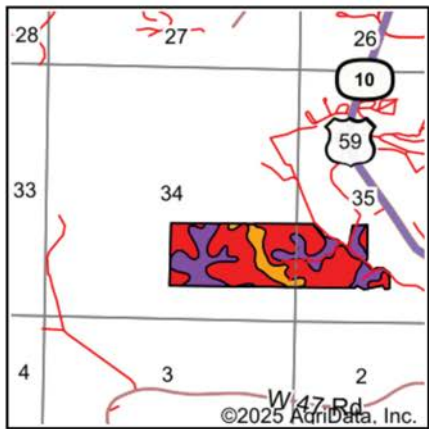
Boundary Center: 36° 20' 24.33, -94° 49' 42.1

SOILS MAP



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Soils data provided by USDA and NRCS.



State: **Oklahoma**
County: **Delaware**
Location: **34-22N-23E**
Township: **Kansas**
Acres: **125.4**
Date: **6/4/2025**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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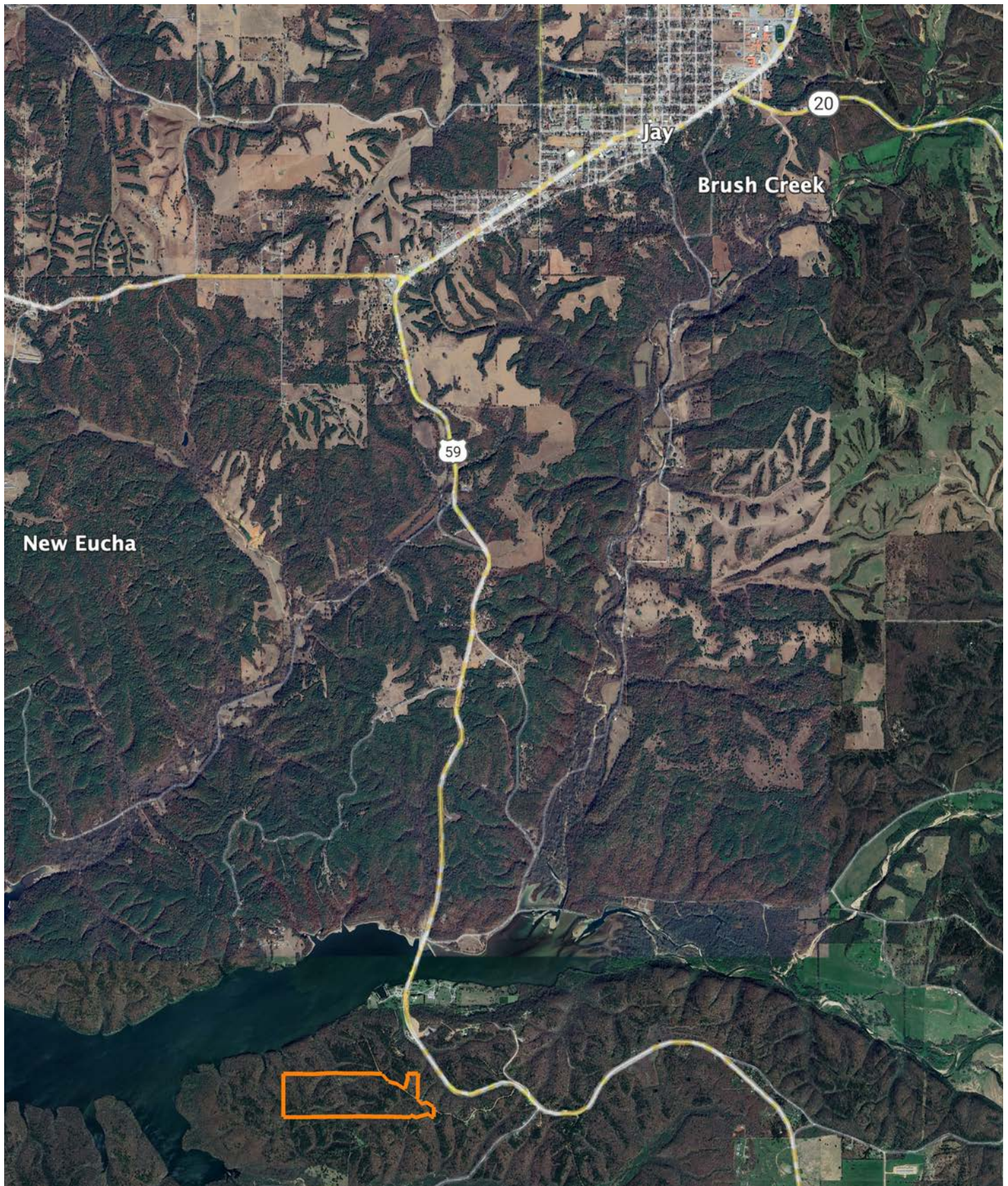
Area Symbol: OK041, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
CIF	Clarksville very gravelly silt loam, 20 to 50 percent slopes, stony	75.85	60.5%		> 6.5ft.	VIIIIs	10	9	8	4	10
CIE	Clarksville very gravelly silt loam, 5 to 20 percent slopes, stony	37.71	30.1%		> 6.5ft.	VIe	43	37	34	31	43
Sn	Razort gravelly loam, 0 to 3 percent slopes, occasionally flooded	11.84	9.4%		> 6.5ft.	IIIe	71	71	55	51	66
Weighted Average						6.93	*n 25.7	*n 23.3	*n 20.3	*n 16.6	*n 25.2

*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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