

MIDWEST LAND GROUP PRESENTS



140 ACRES
DELAWARE COUNTY, OK

0000 South 602 Road, Jay, Oklahoma, 74346



MIDWEST LAND GROUP IS HONORED TO PRESENT

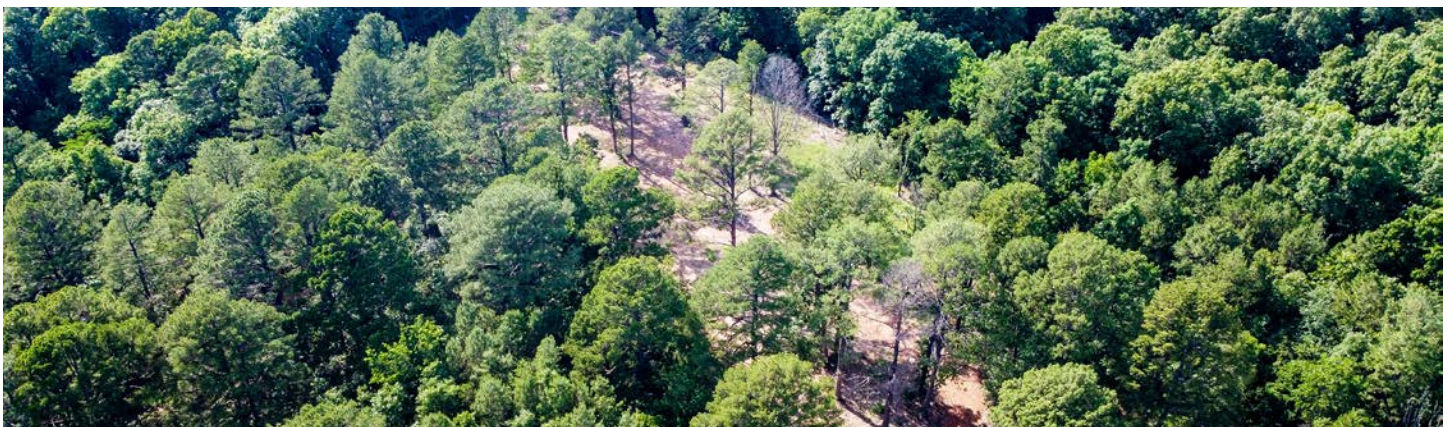
140 +/- ACRES OF SERENITY AND SECLUSION WITH UNLIMITED POTENTIAL

Located in Delaware County, south of the community of Jay, you will find this 140 +/- acre farm tucked below the canopy of towering pines and mature hardwoods. The peacefulness and tranquility of this farm are ideal for the new owners to build multiple homes or utilize the property strictly as a hunting and recreation destination. From the moment you approach the farm, you are instantly encapsulated by a mixture of mature hardwoods and pines. As you make your way from Highway 59 onto the private drive, to the gated entry, you will find the first of two build sites. Just inside the gated entry is electric, and a newly-drilled 7 gallons per minute (gpm) producing well. The first of 3 ponds is located southeast of the upper build site. The current owner has performed extensive clearing around the pond, providing easy access from the driveway.

As you begin the descent of approximately 150 feet down the driveway to the second of two build sites, it will not take long to appreciate the opportunities this farm has to offer. Electric and the second newly drilled well

are located at the build site. The well has been drilled to a depth of 1,040 feet to the aquifer below, and with the proper pump, this well can produce up to 300 gallons per minute (gpm). Located adjacent to the lower build site, you will find the newly constructed 4.25-acre pond. The pond measures 24 feet deep, and the current owner has hauled in 80 loads of clay during the construction phase.

The third of 3 ponds is located in the eastern portion of the farm. Although not a large pond, it is a fantastic water source for the abundant amount of wildlife calling this Delaware County farm home. The current owner has spent countless hours cutting trails, clearing scrub brush, and constructing creek crossings to allow for easy access throughout the farm. There are no covenants or restrictions on this Delaware County property. If you are looking to invest your money into an incredible hunting, building, or recreational tract, give Kevin Williams a call at (918) 514-3165 today for more information and to schedule your tour!



PROPERTY FEATURES

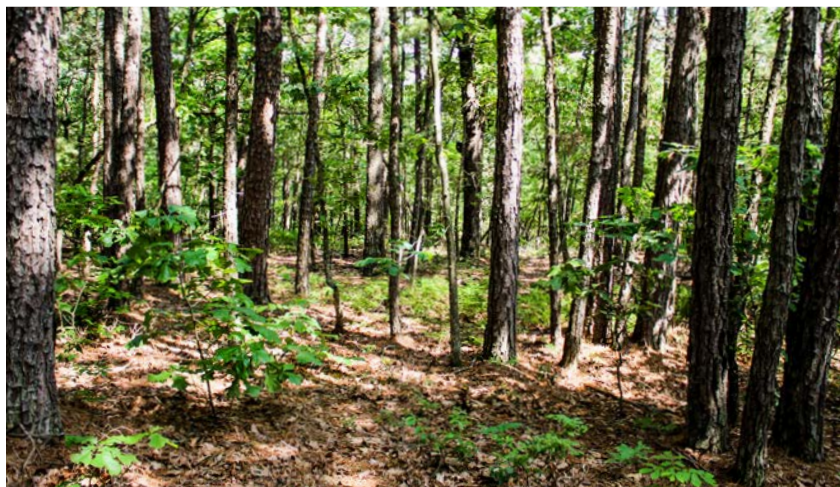
PRICE: **\$700,000** | COUNTY: **DELAWARE** | STATE: **OKLAHOMA** | ACRES: **140**

- 140 +/- acres
- Delaware County
- 150 feet of elevation change
- Bordered by Cherokee Nation land
- Less than 2 miles from Lake Eucha main boat ramp
- Mature pines and hardwoods
- Private road access to Highway 59
- Full perimeter fencing
- 3 ponds
- Wet weather creek
- Utilities available (electric and 2 newly drilled wells)
- 1 well at property entrance (7 GPM)
- 1 well near pond (1,040 feet deep, up to 300 GPM)
- Multiple build sites
- Tremendous hunting (deer, turkey, hog, bobcat, and bear) and recreation
- Investment opportunity
- Close proximity to Lake Eucha / Grand Lake / Spavinaw Lake
- 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

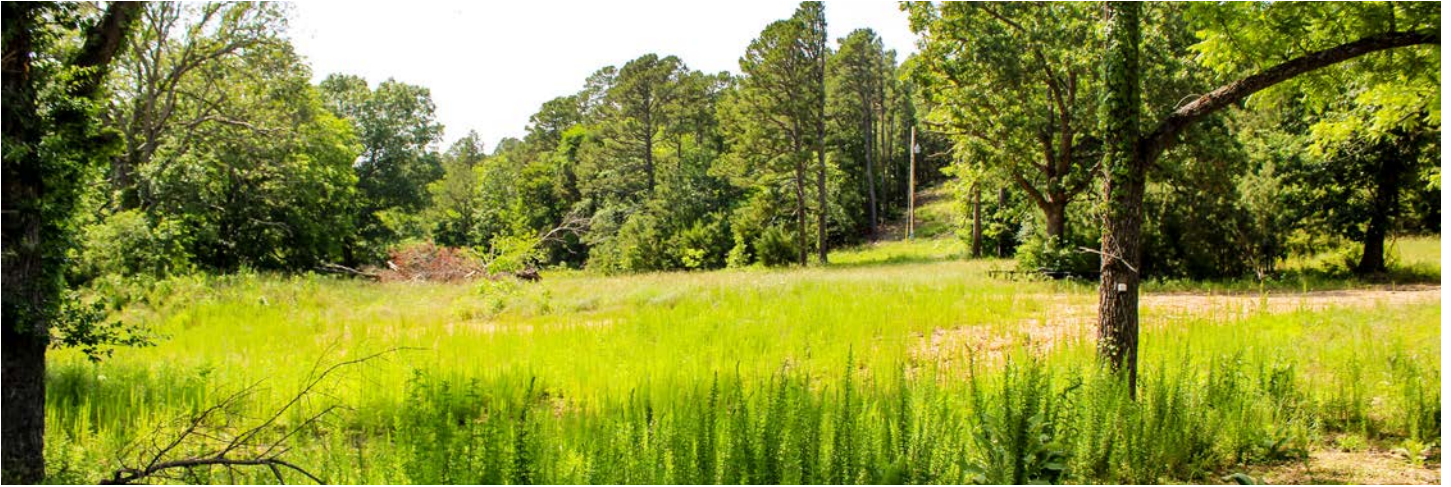


140 +/- ACRES

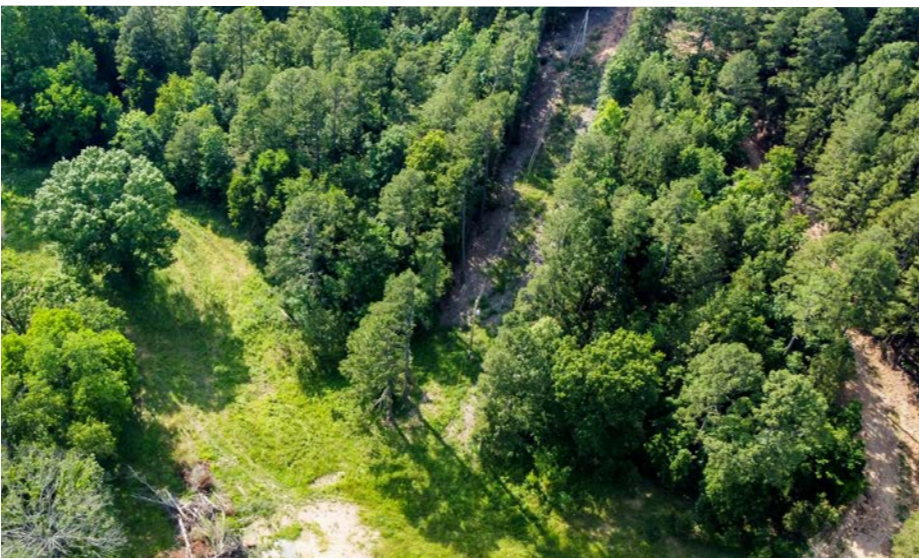
Located in Delaware County, south of the community of Jay, you will find this 140 +/- acre farm tucked below the canopy of towering pines and mature hardwoods.



MULTIPLE BUILD SITES



UTILITIES AVAILABLE



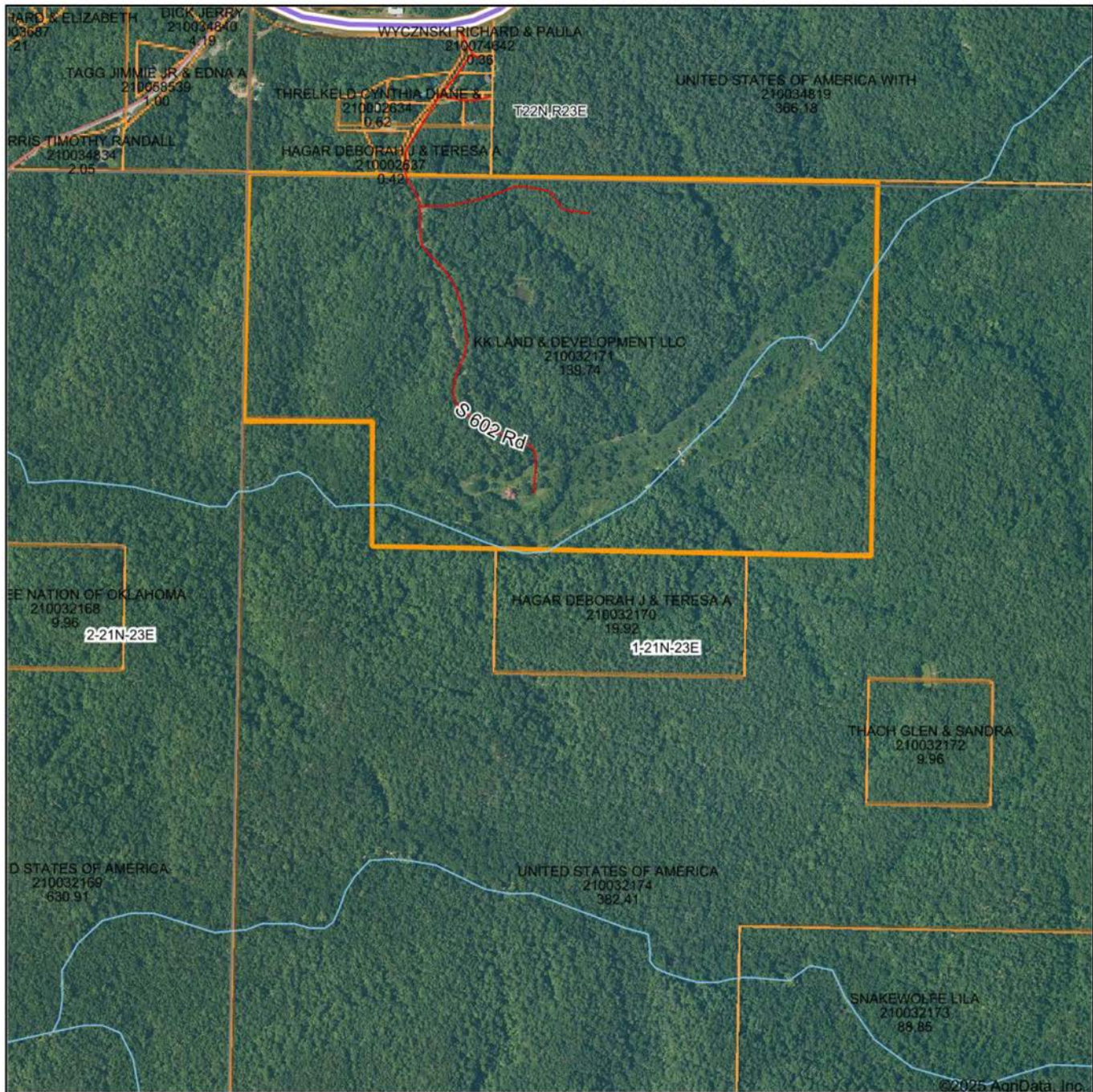
THREE PONDS, TWO WELLS, AND A CREEK



TRAIL CAM PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 36° 20' 1.37, -94° 48' 12.87

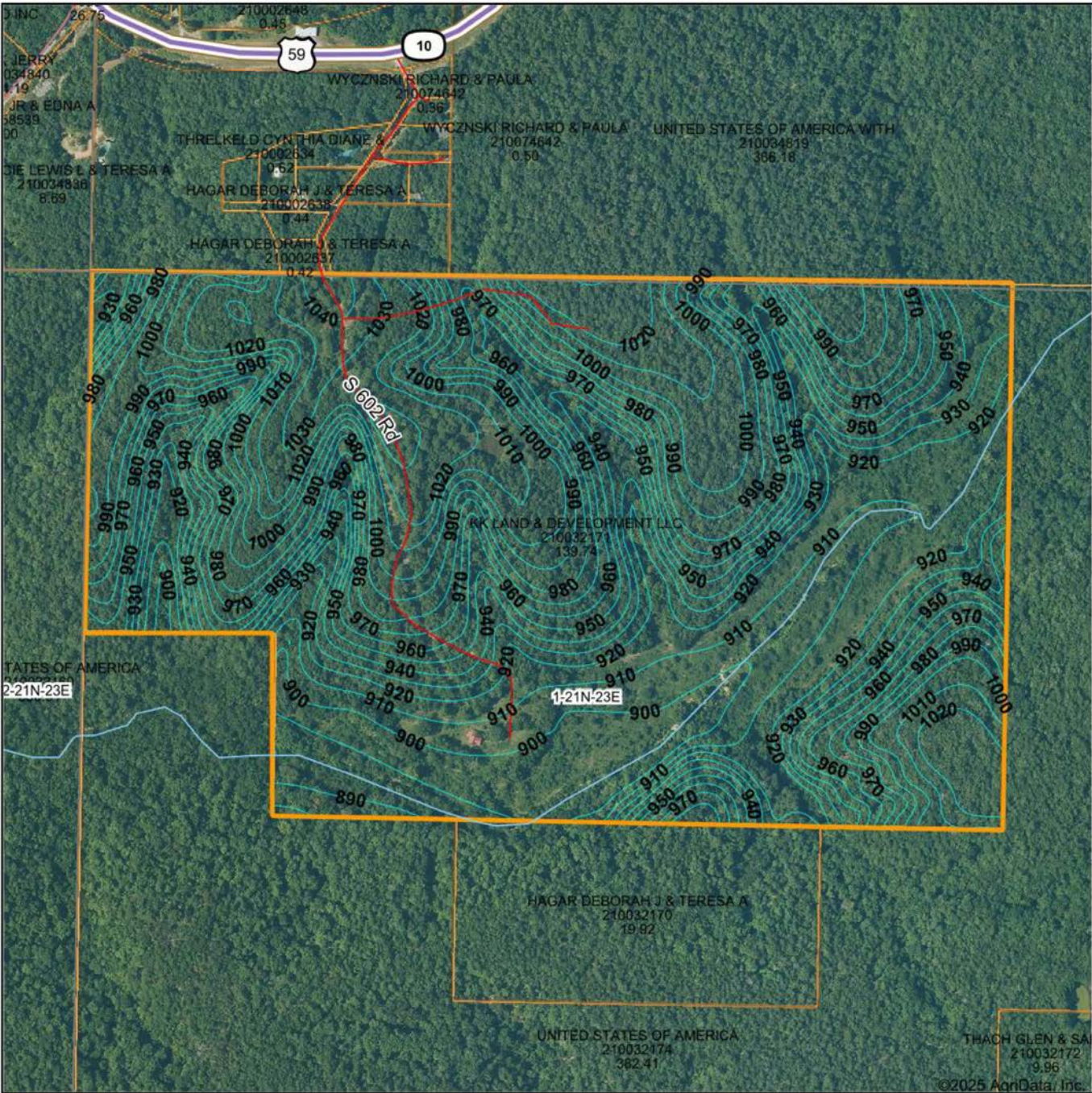
0ft 821ft 1642ft

1-21N-23E
Delaware County
Oklahoma



6/2/2025

TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 10 meter dem
Interval(ft): 10.0
Min: 879.9
Max: 1,043.8
Range: 163.9
Average: 960.2
Standard Deviation: 42.95 ft

0ft 563ft 1125ft

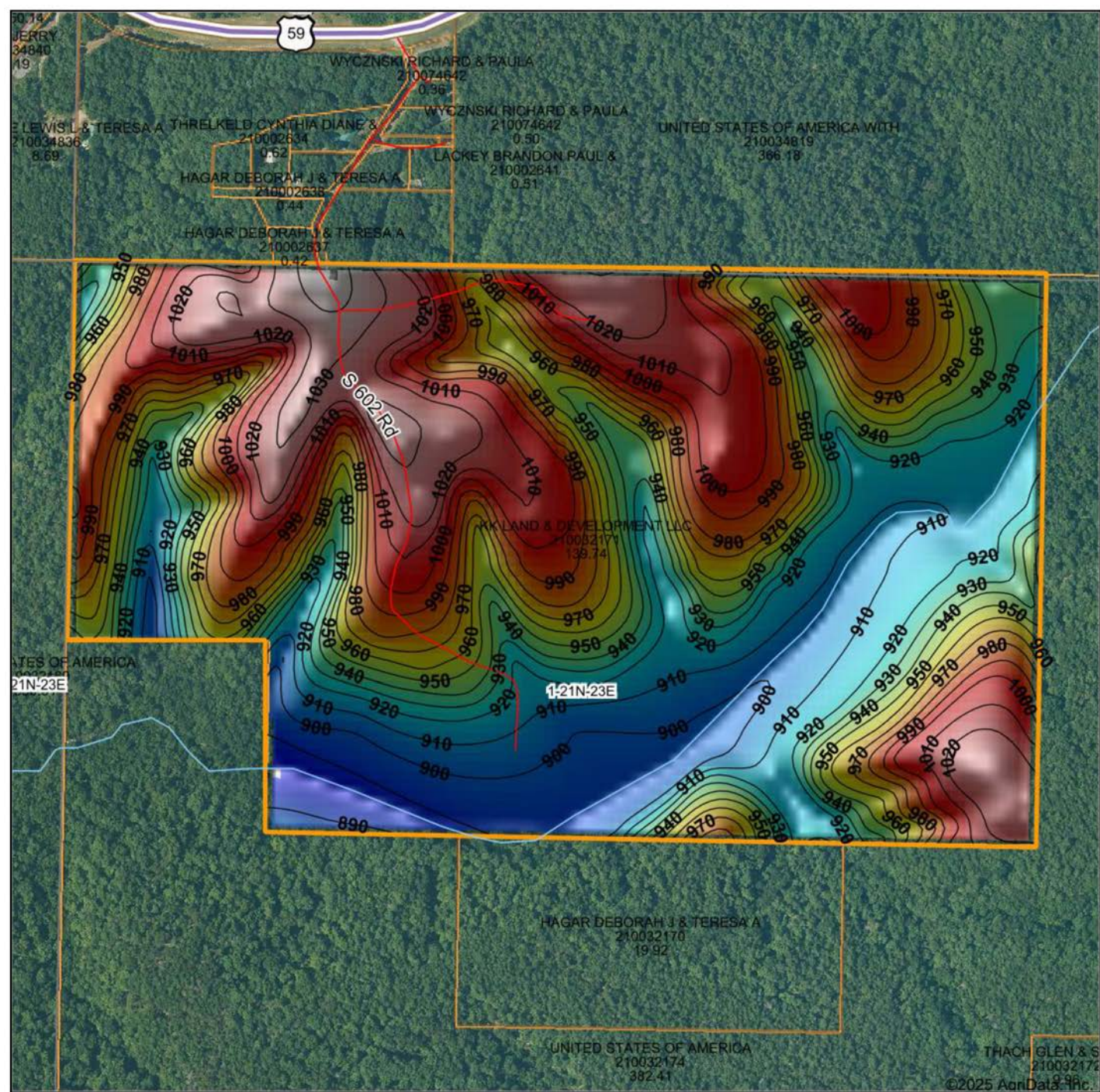


6/2/2025

1-21N-23E
Delaware County
Oklahoma

Boundary Center: 36° 20' 1.37, -94° 48' 12.87

HILLSHADE MAP



Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 10
Min: 879.9
Max: 1,043.8
Range: 163.9
Average: 960.2
Standard Deviation: 42.95 ft



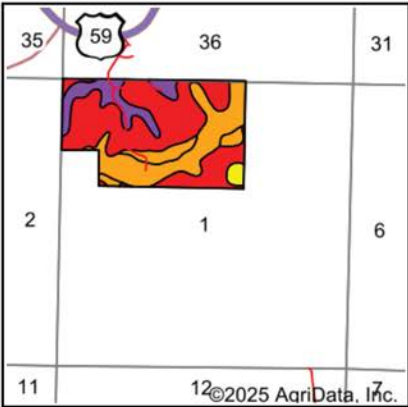
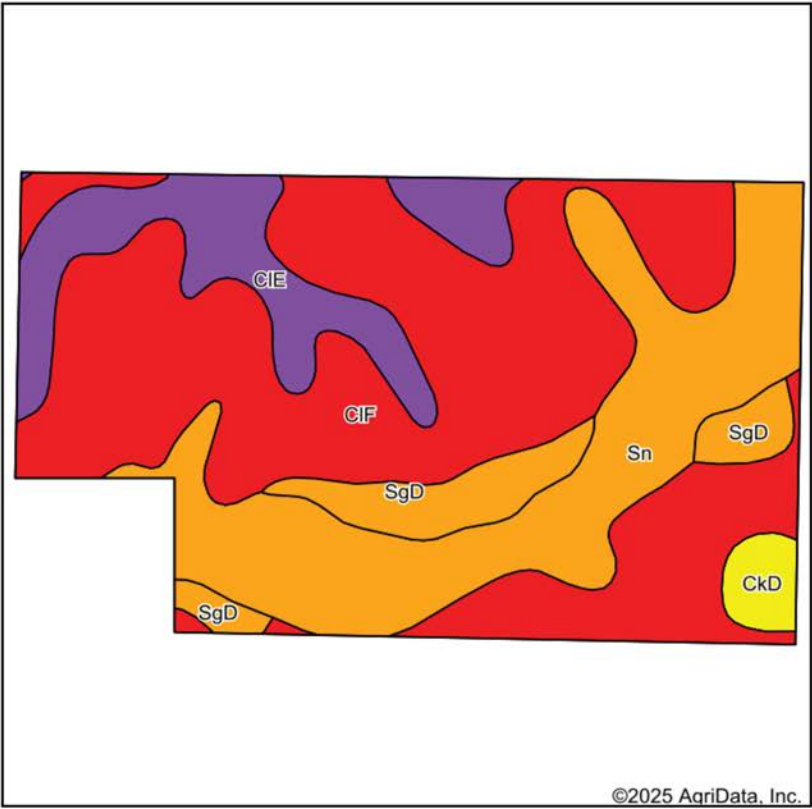
6/2/2025

1-21N-23E
Delaware County
Oklahoma

Boundary Center: 36° 20' 1.37, -94° 48' 12.87

SOIL MAP

soils map



State: **Oklahoma**
County: **Delaware**
Location: **1-21N-23E**
Township: **Kansas**
Acres: **140.24**
Date: **6/2/2025**



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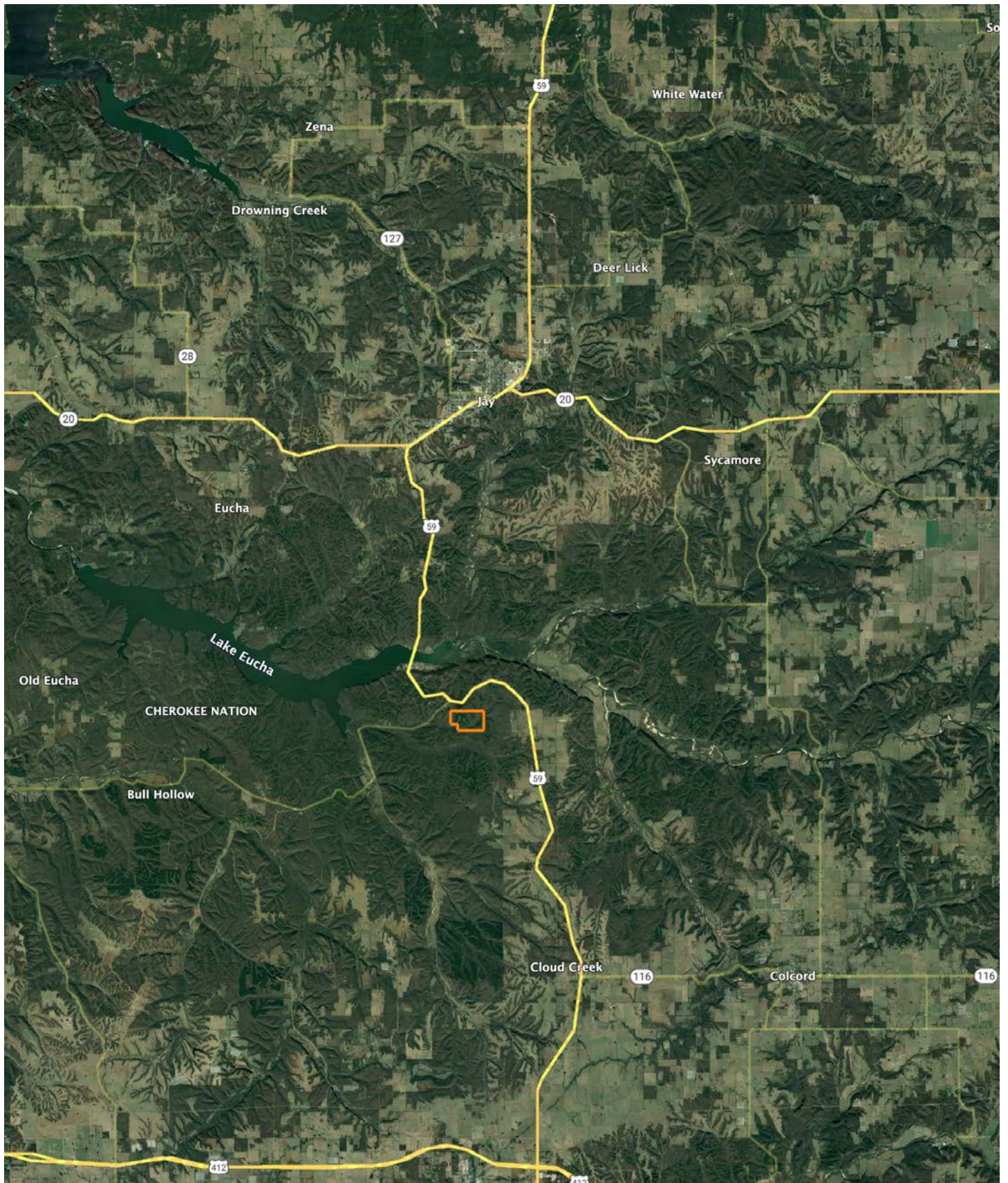
Soils data provided by USDA and NRCS.

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	73.65	52.6%		> 6.5ft.	VIIIIs	10	9	8	4	10
Sn	Razort gravelly loam, 0 to 3 percent slopes, occasionally flooded	36.21	25.8%		> 6.5ft.	IIIe	71	71	55	51	66
CIE	Clarksville very gravelly silt loam, 5 to 20 percent slopes, stony	17.97	12.8%		> 6.5ft.	VIe	43	37	34	31	43
SgD	Britwater gravelly silt loam, 3 to 8 percent slopes	9.70	6.9%		> 6.5ft.	IIIe	67	61	53	48	67
CkD	Clarksville very gravelly silt loam, 1 to 8 percent slopes	2.71	1.9%		> 6.5ft.	IVe	40	40	35	28	34
Weighted Average						6.03	*n 34.5	*n 32.8	*n 27.1	*n 23.1	*n 33.1

*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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