

MIDWEST LAND GROUP PRESENTS

45 ACRES IN

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# DELAWARE COUNTY OKLAHOMA



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

# 45 +/- HAY PRODUCING COMBINATION FARM WITH UTILITIES AND INCREDIBLE VISTAS

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Take in the stunning vistas and natural beauty of this 45 +/- acre combination farm west of Jay, Oklahoma, in Delaware County. With 175 feet of elevation change, you'll find panoramic views and fantastic build sites ideal for a forever home or weekend retreat. With blacktop frontage, utilities available, and full fencing already in place, it's ready for your vision. The farm features a mix of 9 +/- acres of productive hay meadows and 36 +/- acres of mature timber. A wet-weather creek meanders through the mature timber and draws, and a small pond adds a functional water source for livestock and wildlife. The combination

of wooded draws, open meadows, a wet-weather creek, and a small pond creates incredible hunting opportunities right out your back door. The farm is conveniently located just 1.5 miles south of Highway 20, 10 minutes from Jay, 30 minutes from Grove, and is 3 miles north of Lake Eucha. The farm is located within the Jay Public School District. Whether you're looking for a private getaway, recreational retreat, or a place to build your dream home and run a few head of livestock, this farm checks all of the boxes. Give Kevin Williams a call at (918) 514-3165 for more information or to schedule a showing.





# PROPERTY FEATURES

PRICE: **\$315,000** | COUNTY: **DELAWARE** | STATE: **OKLAHOMA** | ACRES: **45**

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- 175' of elevation changes
- Incredible vistas
- Fantastic build sites
- Fully fenced
- Blacktop frontage
- Utilities available
- Wet-weather creek
- Small pond
- 9 +/- acres of productive hay meadows
- 36 +/- acres of mature timber stands
- 1.5 miles to Highway 20
- 10 minutes to Jay, OK
- 30 minutes to Grove, OK
- 3 miles north of Lake Eucha
- Jay Public Schools
- 2024 taxes: \$27.00





# 9 +/- ACRES PRODUCTIVE HAY MEADOWS

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## SMALL POND

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## WET-WEATHER CREEK

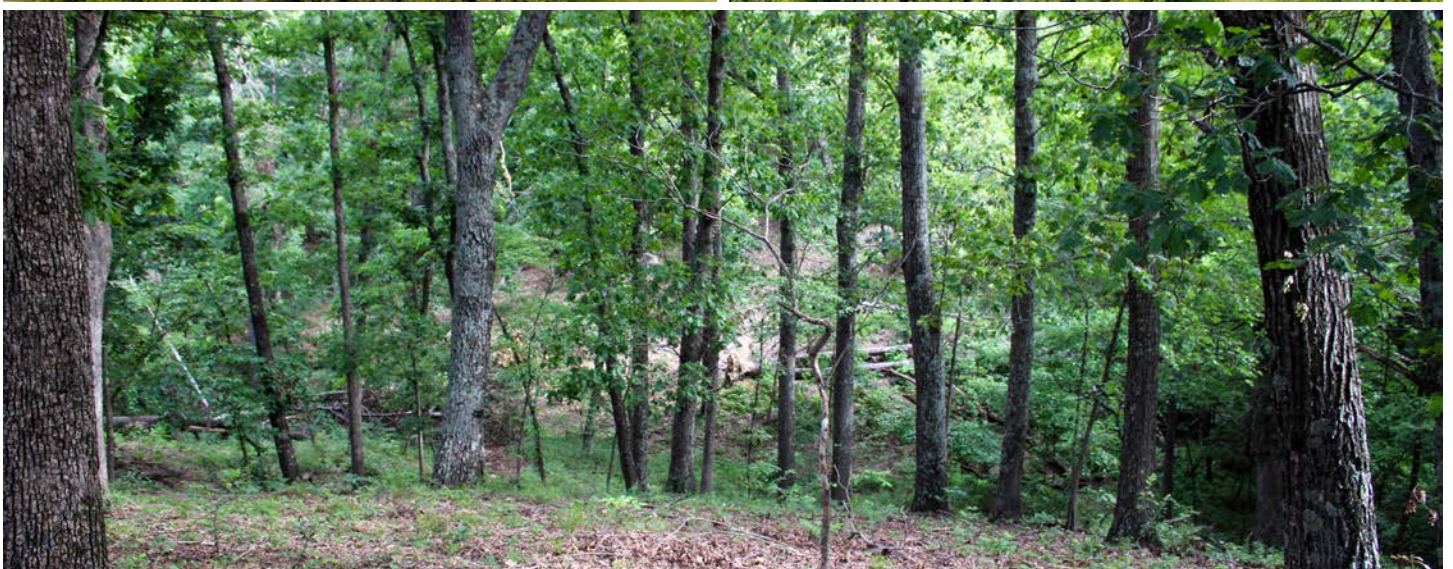
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# 36 +/- ACRES OF MATURE TIMBER STANDS

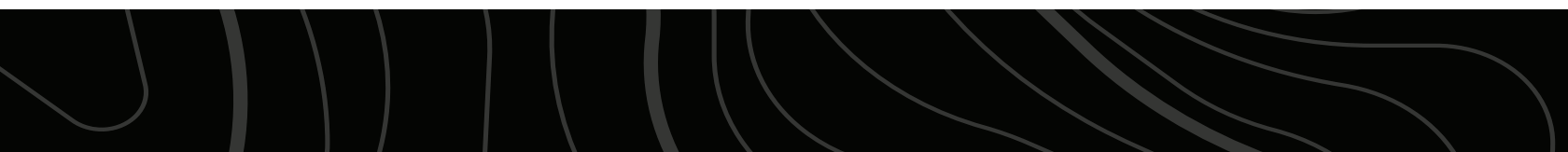
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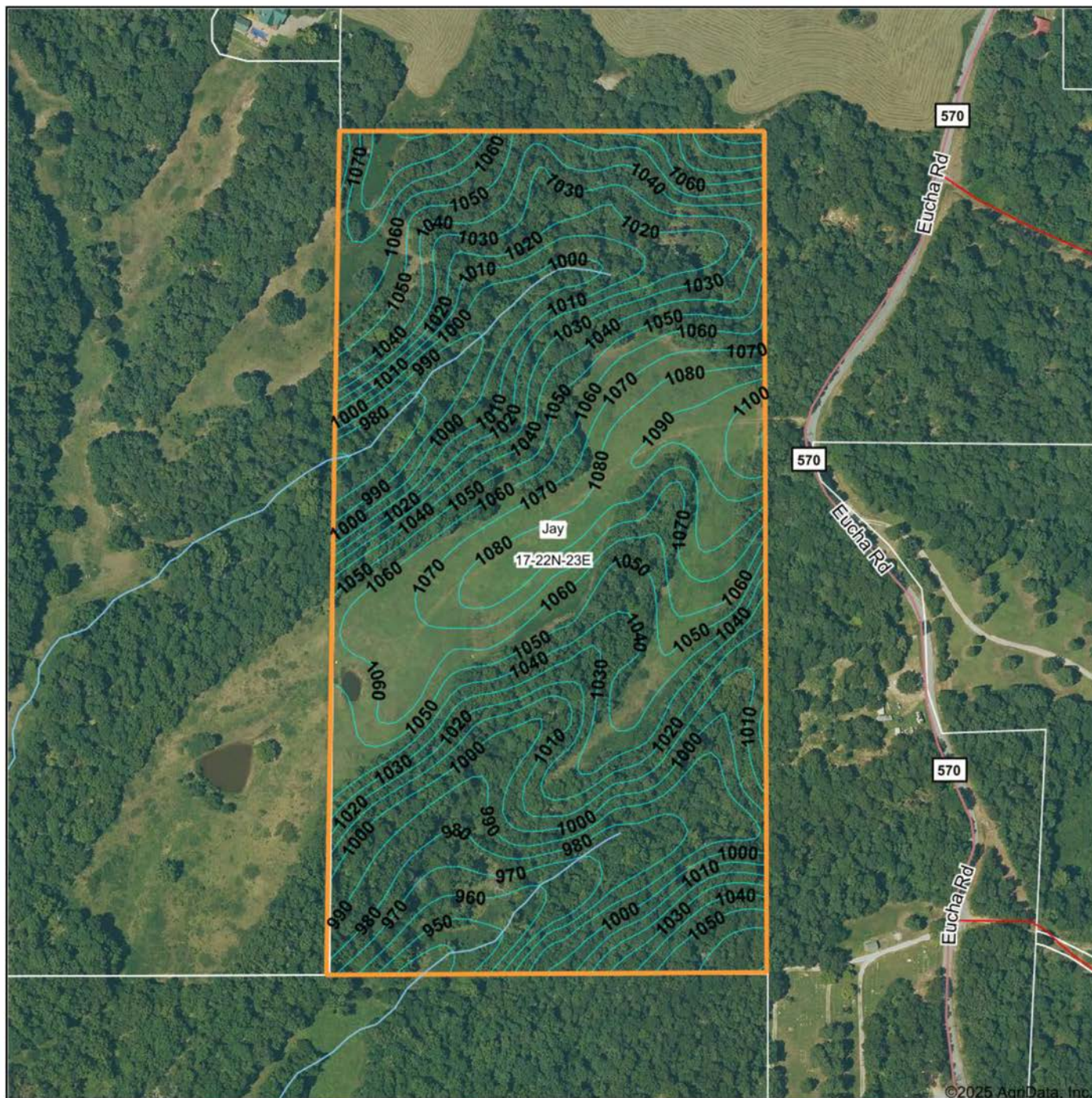
# ADDITIONAL PHOTOS

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# TOPOGRAPHY MAP



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 936.6

Max: 1,111.0

Range: 174.4

Average: 1,031.2

Standard Deviation: 36.68 ft

0ft 356ft 712ft



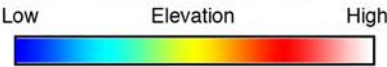
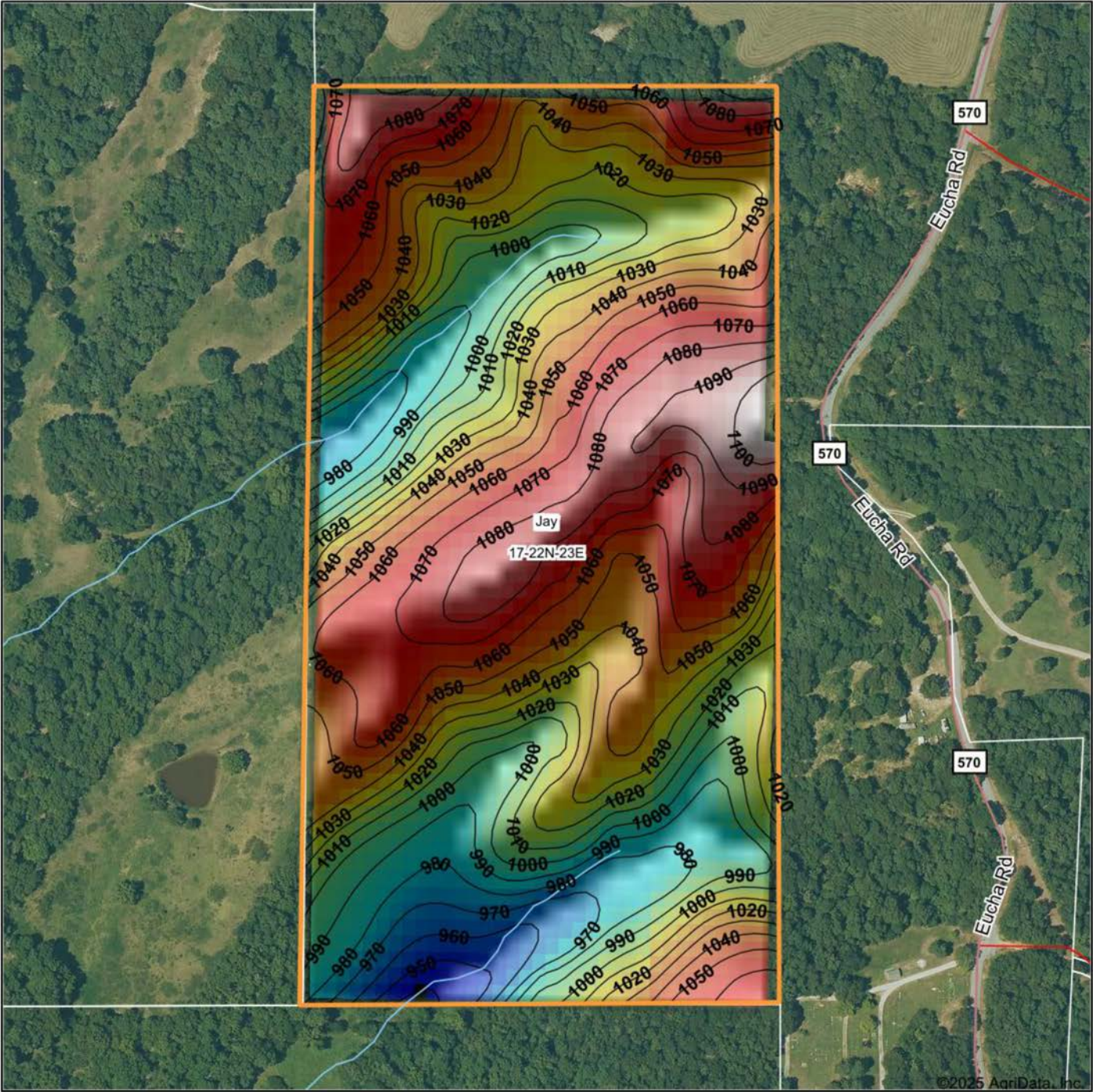
6/27/2025

**17-22N-23E**  
**Delaware County**  
**Oklahoma**

Boundary Center: 36° 23' 10.73, -94° 52' 32.67



# HILLSHADE MAP



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem  
Interval(ft): 10  
Min: 936.6  
Max: 1,111.0  
Range: 174.4  
Average: 1,031.2  
Standard Deviation: 36.68 ft

0ft 326ft 651ft



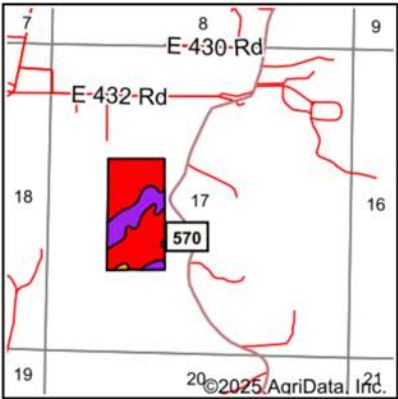
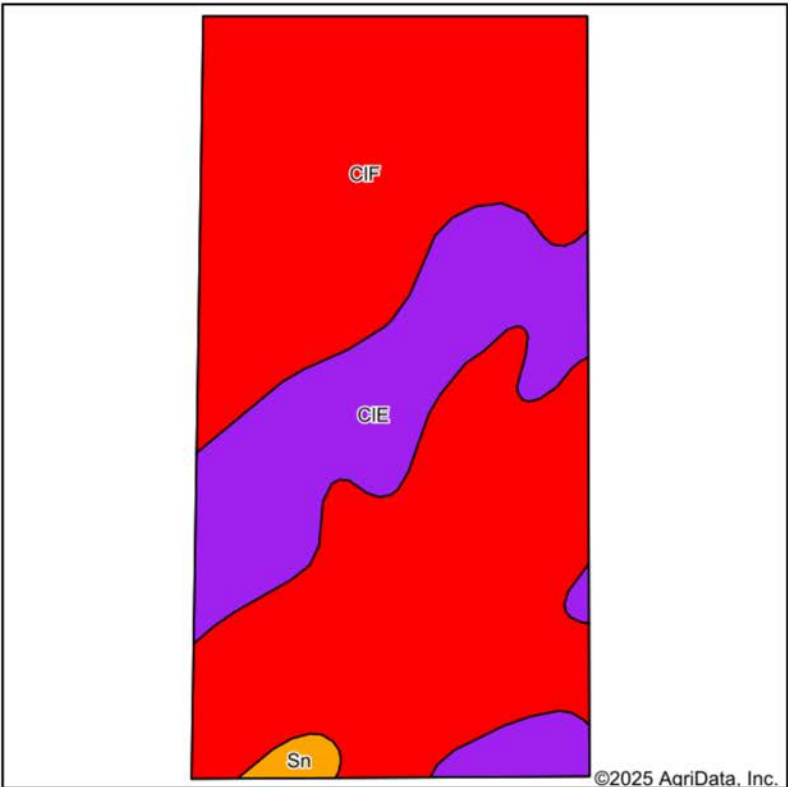
6/27/2025

17-22N-23E  
Delaware County  
Oklahoma

Boundary Center: 36° 23' 10.73, -94° 52' 32.67



# SOILS MAP



State: **Oklahoma**  
County: **Delaware**  
Location: **17-22N-23E**  
Township: **Jay**  
Acres: **43.5**  
Date: **6/27/2025**



Maps Provided By:



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 | 32.34 | 74.3%            |                      | > 6.5ft.          | VIIIIs           | 10               | 9             | 8                     | 4                 | 10              |
| CIE              | Clarksville very gravelly silt loam, 5 to 20 percent slopes, stony  | 10.70 | 24.6%            |                      | > 6.5ft.          | VIe              | 43               | 37            | 34                    | 31                | 43              |
| Sn               | Razort gravelly loam, 0 to 3 percent slopes, occasionally flooded   | 0.46  | 1.1%             |                      | > 6.5ft.          | IIIe             | 71               | 71            | 55                    | 51                | 66              |
| Weighted Average |   |       |                  |                      |                   | 7.46             | *n 18.8          | *n 16.5       | *n 14.9               | *n 11.1           | *n 18.7         |

\*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](mailto:KWilliams@MidwestLandGroup.com)



## MidwestLandGroup.com

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