

MIDWEST LAND GROUP PRESENTS

10 ACRES IN

MUSKOGEE COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

10 +/- ACRE ADVANCED AGRICULTURAL FACILITY WITH GREENHOUSES, AQUAPONICS, & INFRASTRUCTURE

Located southeast of Warner, Oklahoma, is where you will find this turn-key 10 +/- acre agricultural property offering a rare opportunity to own a highly developed, professionally equipped farming operation. Strategically designed for high-efficiency growing, the farm features two advanced greenhouse complexes, multiple indoor grow environments, robust utility infrastructure, and extensive water management systems, all positioned on 10 +/- acres with a pond, stream, and room for expansion.

The eastern half of the property houses the greenhouse complex, while the other half remains a fallow hay field, offering significant room for future development. A half-acre pond, a dividing stream, and a drainage culvert support comprehensive water management across the site. The farm includes a total of 7,500 gallons in rain catchment tanks, which are fully plumbed to a central

pump system with controlled overflow. Two structures, each equipped with 220V power, provide flexibility for staff or onsite management. Infrastructure also includes dual 1" plumbing lines running between greenhouses, allowing for the movement of rainwater or nutrient solutions as needed. Each structure is served by two propane tanks, totaling approximately 1,000 gallons per building.

Aquaponic Greenhouse Complex

The centerpiece of the property is the 12,244 square foot Aquaponic Greenhouse Complex. Constructed using a Conley greenhouse system, this facility features a 92'x80' main grow space with automatic shade cloth, Wadsworth environmental control unit, and an Autogrow monitoring system. The greenhouse is fully backed up



by a 22kW Generac generator to ensure continuous operation of all critical systems. Lighting is supplied by seventy-five Soleil 1000W DE HPS lamps controlled via a TrolMaster system. Exhaust fans, an evaporative cooling wall, and a thrip-exclusion screen room provide comprehensive climate and pest control. Heating is handled by two Modine 120,000 BTU propane heaters, and humidity is regulated with a commercial DryGair DG12 dehumidifier.

At the heart of this greenhouse is a custom 30,000-gallon Aquaponic system based on the Nelson & Pade Clearflow model, modified to support Dual Root Zone planting for both mother plants and autoflowers. The fish system includes six 500-gallon tanks and full sediment and filtration components.

An adjacent 32'x32' indoor grow room features FRP-lined, non-porous walls, a sealed concrete floor, and a full trellis frame. It is equipped with twenty-four Soleil 1000W DE HPS lamps wired to an Autopilot controller. Climate is managed with four Samsung mini-split AC units, providing 132,000 BTU/hr of cooling (12 tons total), along with six horizontal airflow fans and ten 10" oscillating hurricane fans.

Additional spaces within the Aquaponic Greenhouse Complex include a 24'x24' dry/cure room with central heat and air, carbon-filtered ventilation with UV sterilization, backup mini split AC, and humidity controls. The 45'x32' office suite includes two offices, a kitchen/break room, a cleaning room with a three-basin sink, a bathroom, a storage closet, and a changing area. A dedicated 12'x29' clone room features mini-split AC, humidity control, and two 15' 3-tier propagation racks

with lighting and heat mats. A 12'x38' climate-controlled storage room includes a dehumidifier and central HVAC, while the 31'x32' fish room houses all fish tanks and filtration infrastructure for the aquaponic system.

NextGen Greenhouse

This NextGen Greenhouse provides an additional 10,080 square feet of growing capacity and is divided into two controlled compartments. All systems are monitored and managed via the same Autogrow control system, with critical components and emergency lighting backed up by a dedicated 50kW propane generator. Incoming air is filtered through a full-room screen to exclude thrips and other large insects, and both compartments are outfitted with shade cloth and automated light deprivation systems.

The large compartment, measuring 72'x90', contains ninety Soleil 1000W DE HPS lamps, controlled via TrolMaster dimming systems, and fifteen 5' rolling benches, offering approximately 4,500 square feet of canopy space. Climate control includes two Modine 225,000 BTU propane heaters, a DryGair DG12 dehumidifier, horizontal airflow fans, and evaporative cooling walls.

The smaller 72'x25' compartment features twenty-eight Soleil 1000W DE HPS lamps, six rolling benches totaling 1,200 square feet of canopy, a Modine 225,000 BTU propane heater, and a DryGair DG3 dehumidifier, along with the same cooling and airflow setup.

The NextGen facility also includes a 25'x50' general-use space connected to a roll-up door and loading dock,

accessible by semi-trucks. A 25'x24' tank room houses two 1,000-gallon storage tanks, four 500-gallon mixing tanks, DAB irrigation pumps, and full pH dosing and mixing equipment. Two small storage closets offer safe containment for chemicals and farm tools.

This rare, meticulously designed agricultural property is ideal for high-efficiency cultivation of cannabis, leafy

greens, herbs, or other aquaponically suited crops. With robust infrastructure, backup systems, and integrated automation, it's an unparalleled opportunity for licensed growers, sustainable agri-tech operations, or those looking to scale a controlled environment agriculture (CEA) business. If you are looking for a state-of-the-art facility, give Kevin Williams a call at (918) 514-3165 for more information.



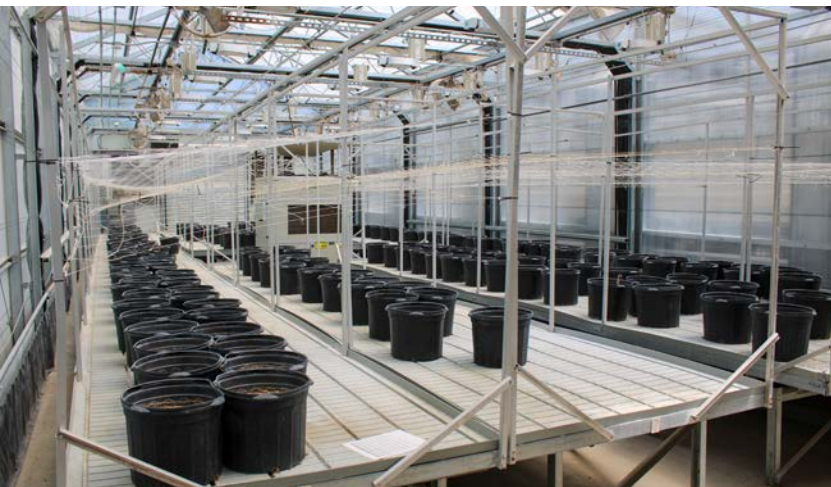
PROPERTY FEATURES

PRICE: **\$1,495,000** | COUNTY: **MUSKOGEE** | STATE: **OKLAHOMA** | ACRES: **10**

- 1/2 acre pond
- 7,500 gallon rain catchment system
- 30,000-gallon Aquaponic system
- 12,244 square foot Aquaponic greenhouse (Conley greenhouse with automatic shade cloth)
- 10,080 square foot NextGen greenhouse
- Autogrow system throughout
- Fish room
- 220 power
- Evaporative cooling walls
- City water and drilled water well
- 2 offices
- Kitchen/break room
- 2 bathrooms
- Fully fenced
- Blacktop county road frontage
- License to convey
- 10 miles to Warner
- 30 miles to Muskogee
- 50 miles to Fort Smith, AR
- 90 miles to Tulsa

12,244 SQ. FT. AQUAPONIC GREENHOUSE

The centerpiece of the property is the 12,244 square-foot Aquaponic Greenhouse Complex. Constructed using a Conley greenhouse system, this facility features a 92' x 80' main grow space with automatic shade cloth, Wadsworth environmental control unit, and an Autogrow monitoring system.



10,080 SQ. FT. NEXTGEN GREENHOUSE



FISH ROOM



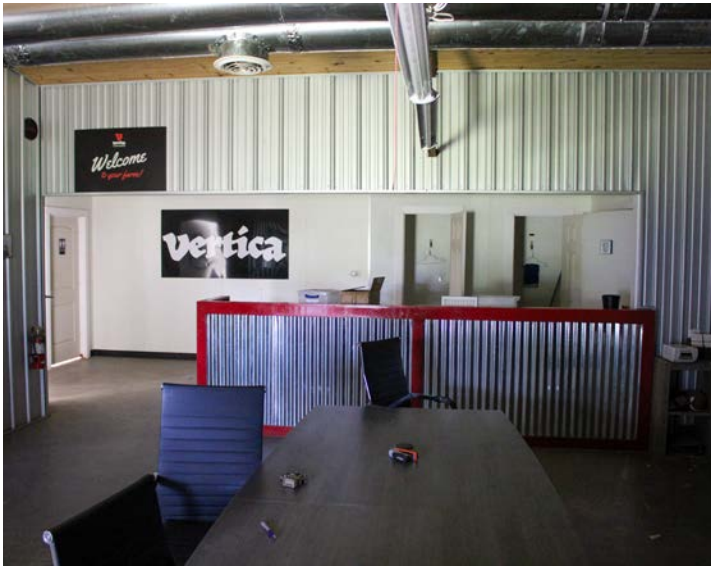
1/2 ACRE POND



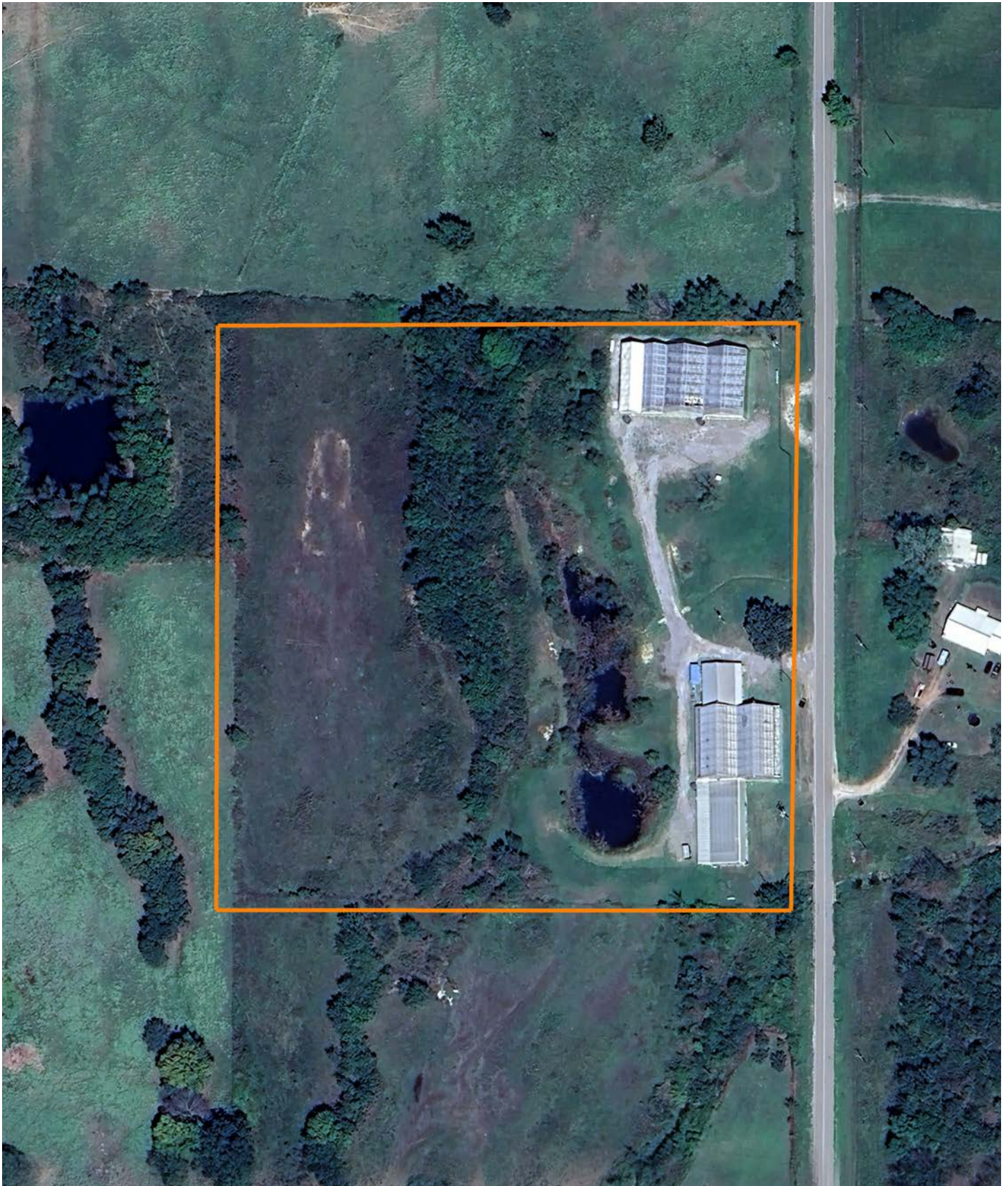
10 +/-ACRES



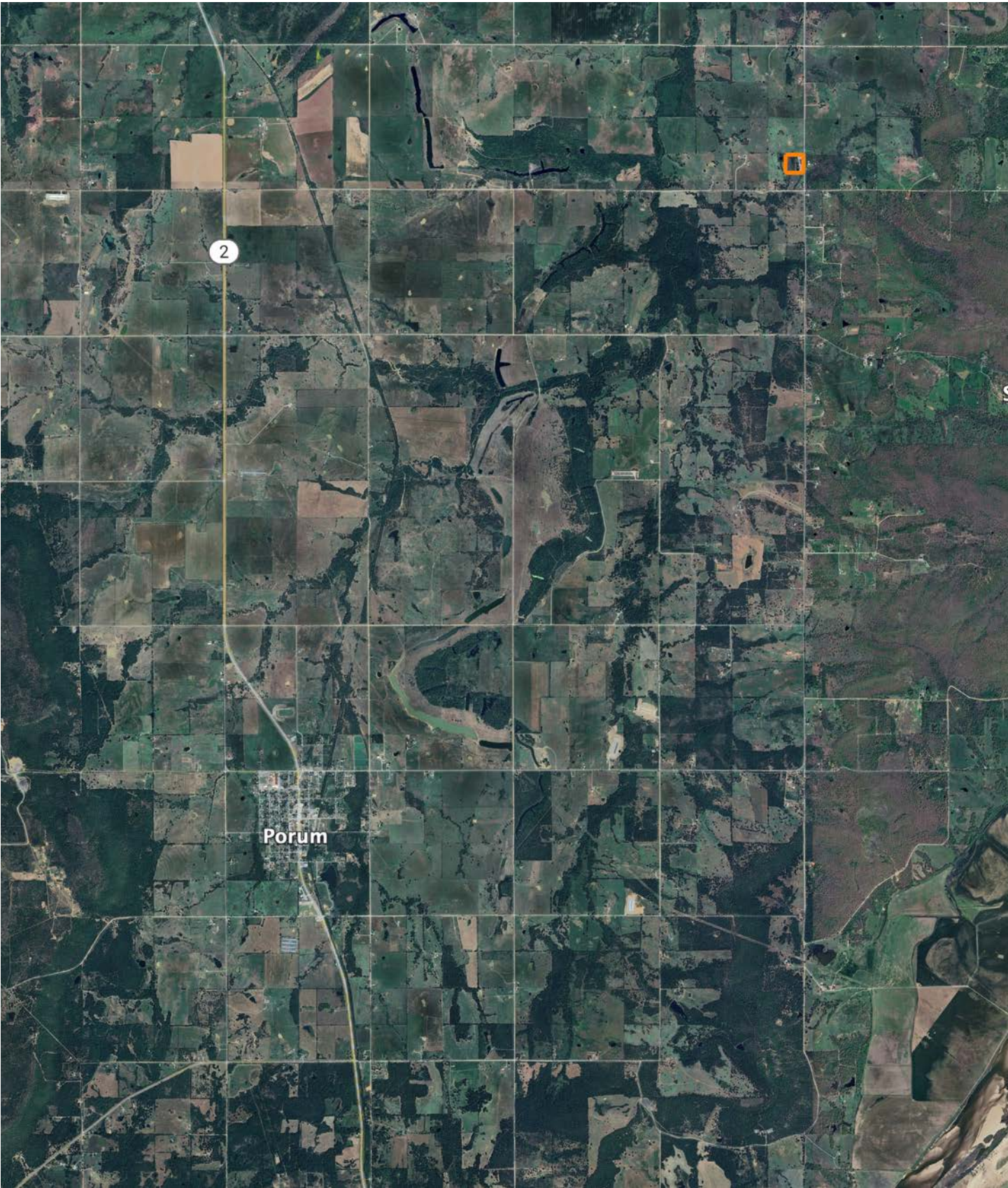
ADDITIONAL PHOTOS



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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