

MIDWEST LAND GROUP PRESENTS

3 ACRES IN

OTTAWA COUNTY OKLAHOMA

0000 SOUTH 637 ROAD, QUAPAW, OK 74363



MidwestLandGroup.com

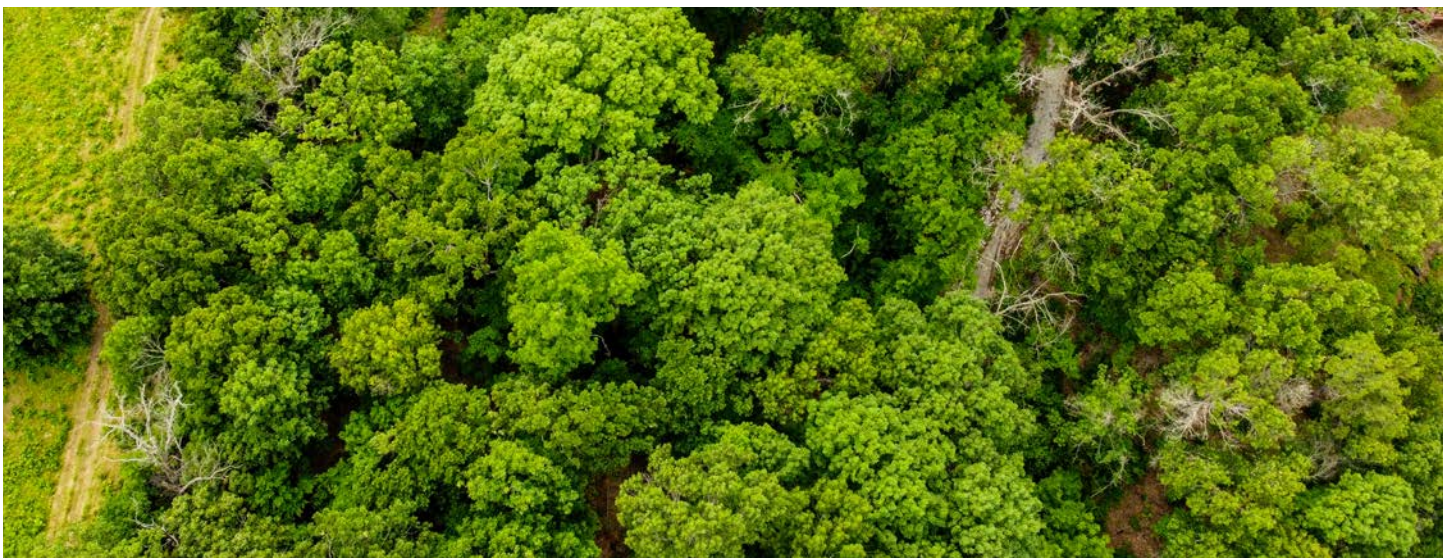
MIDWEST LAND GROUP IS HONORED TO PRESENT

AFFORDABLE OTTAWA COUNTY, OKLAHOMA RECREATIONAL HOMESITE WITH SPRING RIVER FRONTAGE

Northeast Ottawa County, Oklahoma, is where you will find this 2.82 +/- acre recreational homesite along the west bank of the Spring River. This small tract is located east of the community of Quapaw, Oklahoma, on a dead-end county road and offers incredible views of the Spring River. Electric is available along the west boundary on South 637 Road. The property is partially fenced on the southern boundary and bordered on the west by South 637 Road. After a minimal amount of clearing and dirt work, this gradually sloping timber tract will provide a gorgeous build site for the new owners. The property is to be surveyed prior to the close of escrow. Quapaw, Miami, Baxter Springs, and Joplin are conveniently located within 30 minutes of the property. If you are in search of an affordable recreational homesite with Spring River frontage.

Deed Restrictions to govern are as follows:

1. On-site built home only (design shall be typical for the area).
2. Home must be a minimum of 2,000 square feet.
3. Home must include attached 2 car garage.
4. Home must be either 1 or 1 1/2 story.
5. Home construction must be brick, rock, cedar or log exterior.
6. No modular and/or mobile homes shall ever be located on said real property.
7. No RV's and/or travel trailers to be allowed on said real property as a permanent place to live
8. Maximum of 1 barn or shop. Must be wood or metal frame.



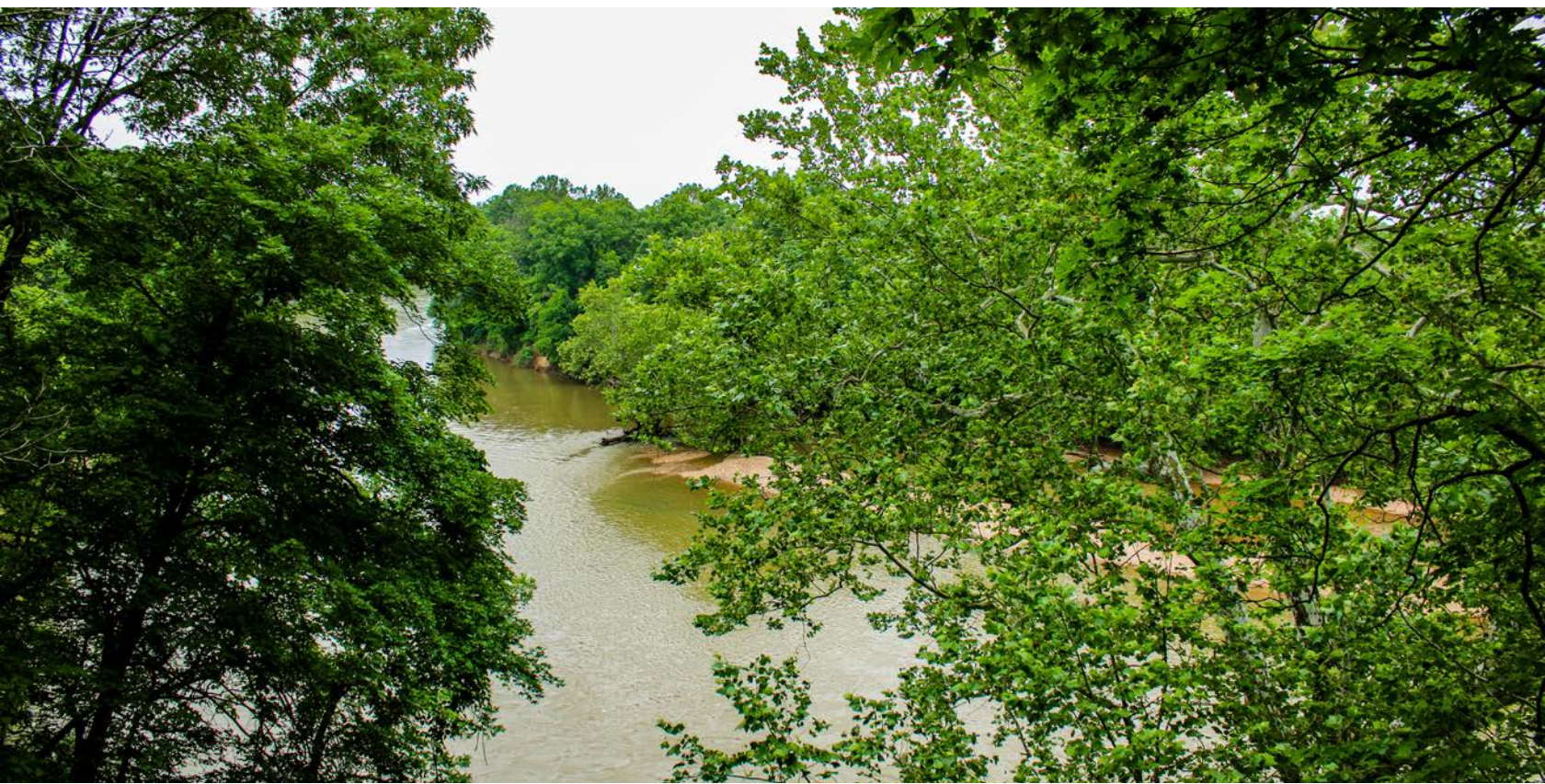
PROPERTY FEATURES

PRICE: **\$30,000** | COUNTY: **OTTAWA** | STATE: **OKLAHOMA** | ACRES: **3**

- 2.82 +/- acres
- Pin stake survey to be completed prior to close of escrow
- Ottawa County, Oklahoma
- Spring River frontage
- Electric available
- Partially fenced
- Dead-end county road
- 5 minutes to Quapaw, Oklahoma
- 10 minutes to Miami, Oklahoma
- 10 minutes to Baxter Springs, Kansas
- 20 minutes to Joplin, Missouri
- Quapaw Public Schools



SPRING RIVER FRONTAGE



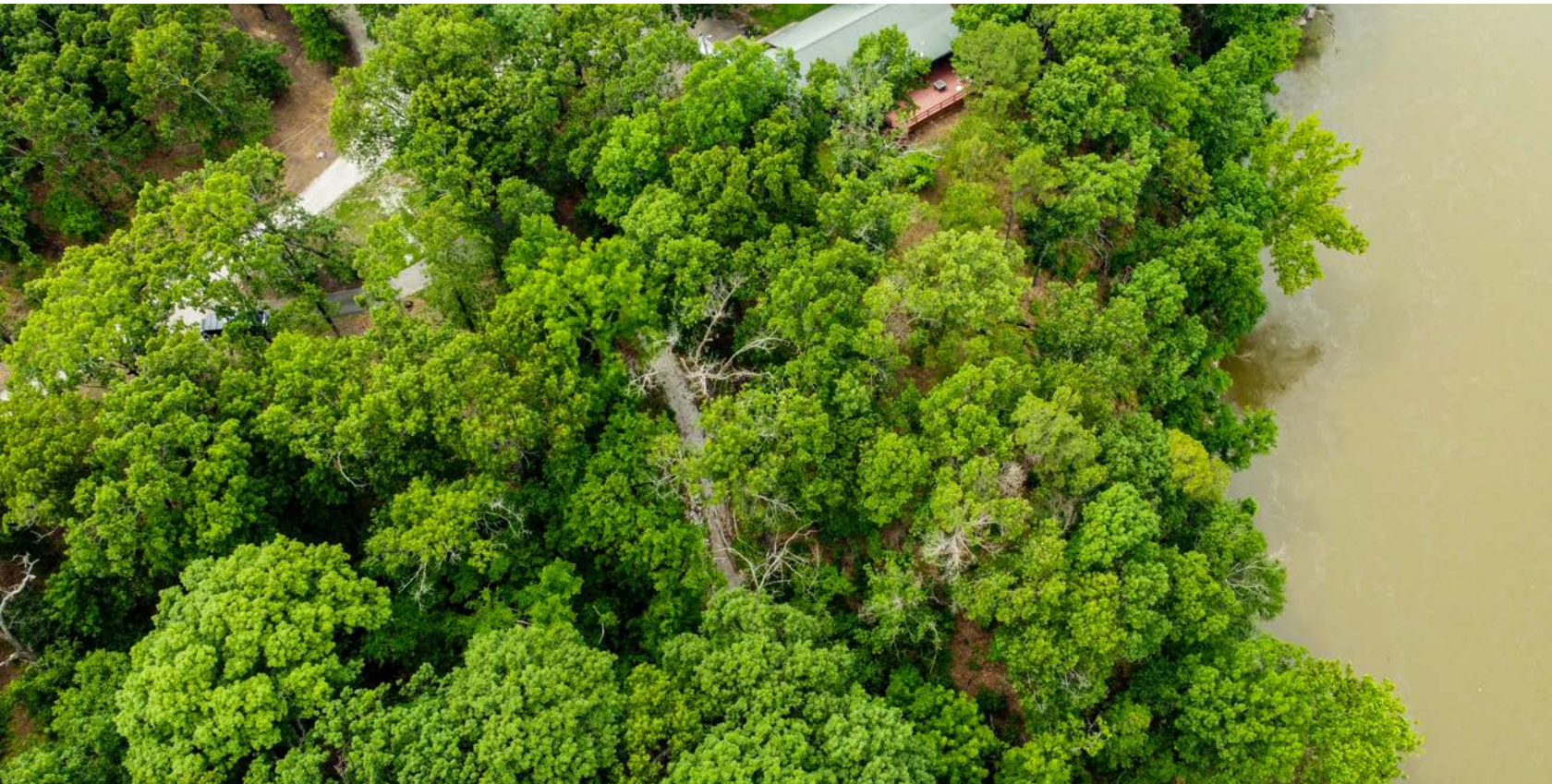
ELECTRIC AVAILABLE



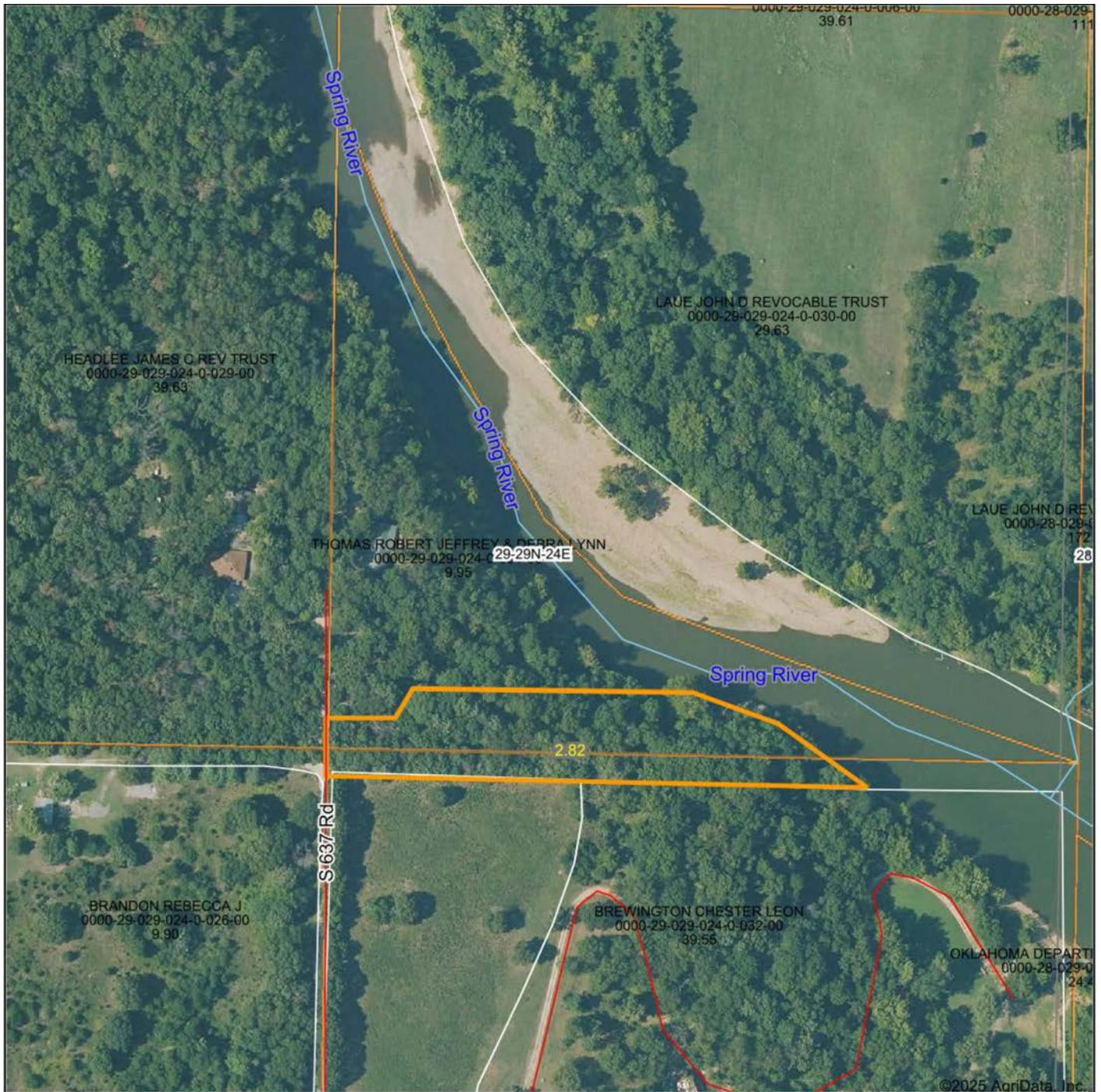
PARTIALLY FENCED



DEAD-END COUNTY ROAD



AERIAL MAP



Maps Provided By:



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

Boundary Center: 36° 57' 42.99, -94° 43' 31.26

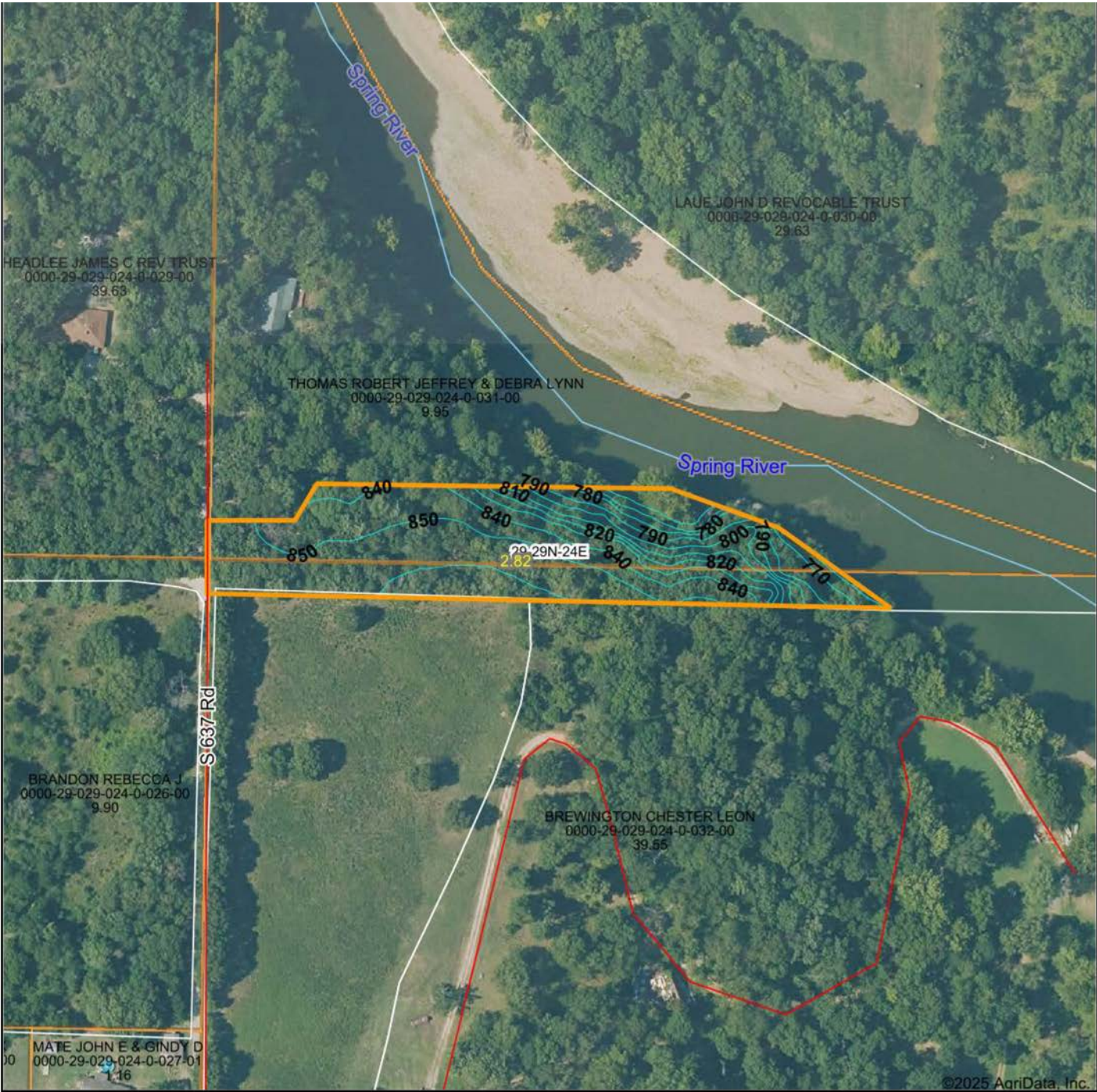
29-29N-24E
Ottawa County
Oklahoma

0ft 273ft 545ft



6/12/2025

TOPOGRAPHY MAP



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

Source: USGS 1 meter dem
Interval(ft): 10.0
Min: 759.9
Max: 864.2
Range: 104.3
Average: 830.8
Standard Deviation: 31.04 ft

0ft 217ft 434ft

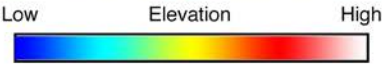
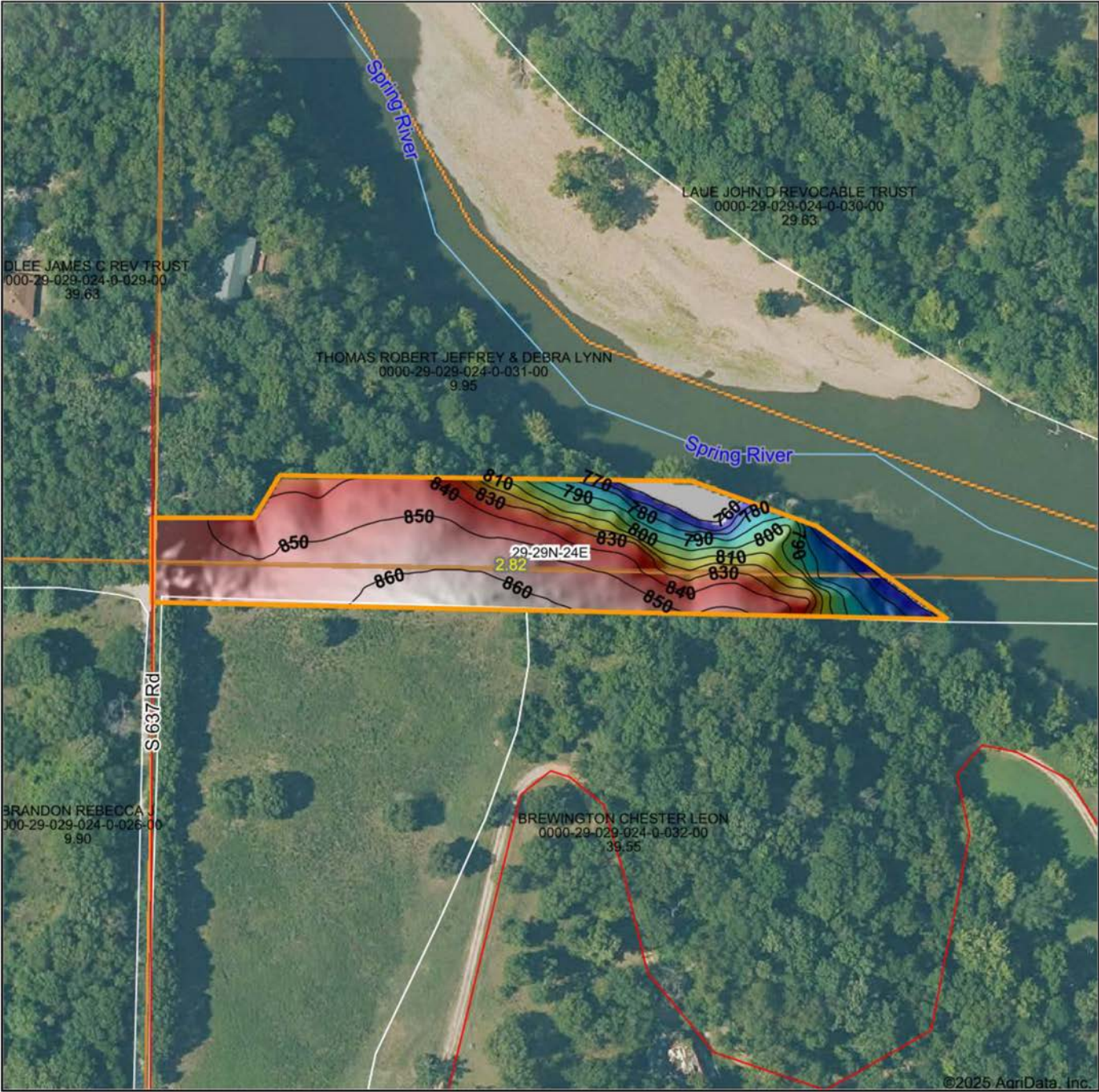


6/12/2025

29-29N-24E
Ottawa County
Oklahoma

Boundary Center: 36° 57' 42.99, -94° 43' 31.26

HILLSHADE MAP



Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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

Source: USGS 1 meter dem
Interval(ft): 10
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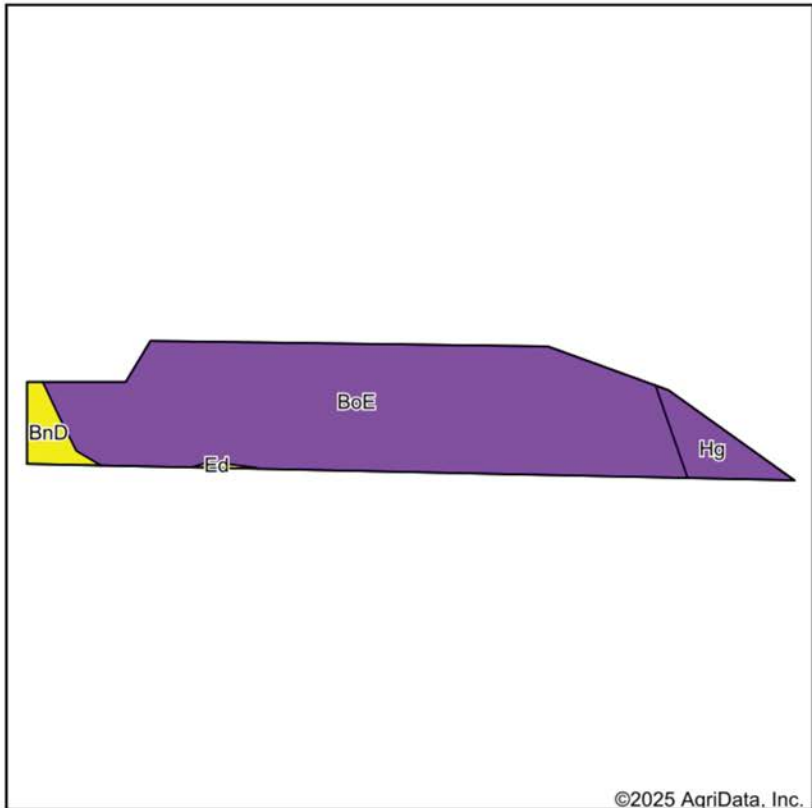


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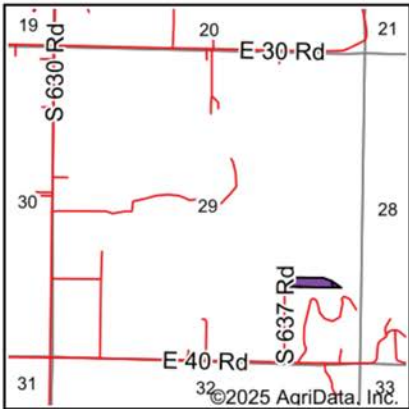
29-29N-24E
Ottawa County
Oklahoma

Boundary Center: 36° 57' 42.99, -94° 43' 31.26

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
County: **Ottawa**
Location: **29-29N-24E**
Township: **Picher-Peoria**
Acres: **2.82**
Date: **6/12/2025**



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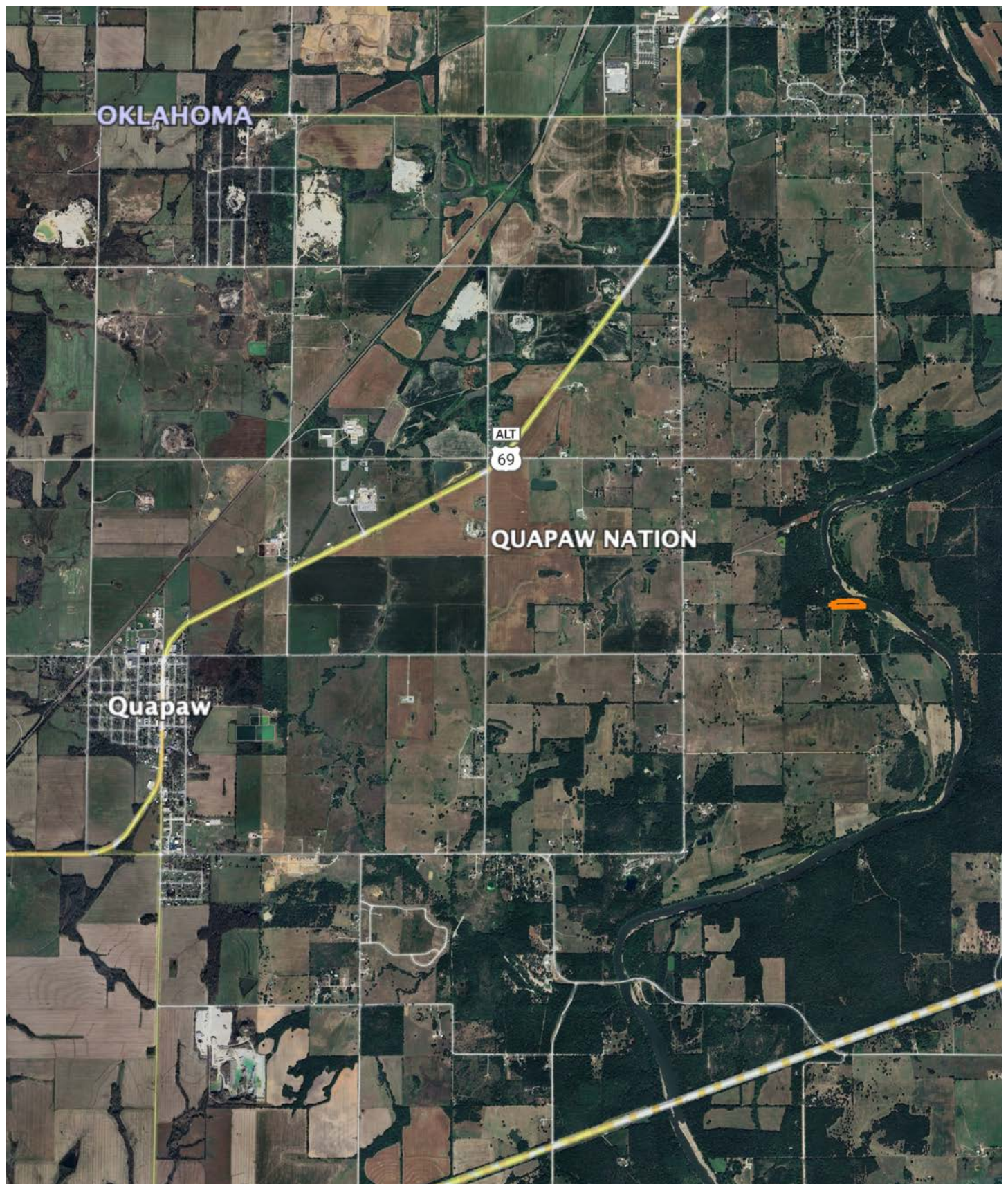
Area Symbol: OK115, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
BoE	Clarksville stony silt loam, 12 to 50 percent slopes	2.53	89.7%		> 6.5ft.	Vllc	0	10	10	8	4	8
Hg	Razort gravelly silt loam, 0 to 1 percent slopes, frequently flooded	0.18	6.4%		> 6.5ft.	Vlw	0	75	75	54	56	52
BnD	Clarksville very gravelly silt loam, 1 to 8 percent slopes	0.11	3.9%		> 6.5ft.	IVc	0	40	40	35	28	34
Weighted Average						6.76	*-	*n 15.3	*n 15.3	*n 12	*n 8.3	*n 11.8

*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

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MidwestLandGroup.com

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