

MIDWEST LAND GROUP PRESENTS

32 ACRES IN

CHEROKEE COUNTY OKLAHOMA

30134 SOUTH 595 ROAD, BUNCH, OK 74931



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

UPDATED CHEROKEE COUNTY, OKLAHOMA CABIN ON 32 TIMBERED ACRES

Escape to your private oasis with this 2-bedroom, 1-bathroom, newly renovated Cherokee County cabin nestled on 32 +/- acres. The current owners have meticulously taken the existing cabin and have truly transformed it into a stunning home. Unwind amid nature's beauty, surrounded by mature hardwoods, pines, and a landscape offering 130 feet of elevation change. The property is not only a haven for wildlife but also presents an excellent opportunity for whitetail deer and turkey hunting. This hidden gem also boasts a 20x30 detached garage, providing ample space for storage or

a workshop, barbed wire fencing, rural water, and a water well, ensuring a perfect blend of comfort and adventure. Secluded yet accessible, the farm is located 1.5 hours from Tulsa, 20 minutes from Tahlequah, and a mere 10 minutes from the shores of Tenkiller Lake. Whether you're seeking a peaceful retreat or an outdoor enthusiast's haven, this secluded cabin offers the perfect blend of tranquility and adventure. Don't miss the opportunity to make this slice of Cherokee County paradise your own. Give Kevin Williams a call at (918) 514-3165 for additional information or to schedule a showing.



PROPERTY FEATURES

PRICE: **\$380,000** | COUNTY: **CHEROKEE** | STATE: **OKLAHOMA** | ACRES: **32**

- 32 +/- acres
- 2 bedroom, 1 bathroom
- Multiple mini-split A/C units
- 1,100 square feet
- Barbed wire fencing
- Whitetail deer and turkey hunting
- 130 feet of elevation change
- Mature hardwoods and Pines
- Secluded
- 20'x30' detached garage
- Rural water
- Water well
- 1.5 hours to Tulsa
- 20 minutes to Tahlequah
- 10 minutes to Tenkiller Lake



2 BED, 1 BATH HOME

The current owners have meticulously taken the existing cabin and have truly transformed it into a stunning home. Whether you're seeking a peaceful retreat or an outdoor enthusiast's haven, this secluded cabin offers the perfect blend of tranquility and adventure.



INTERIOR PHOTOS



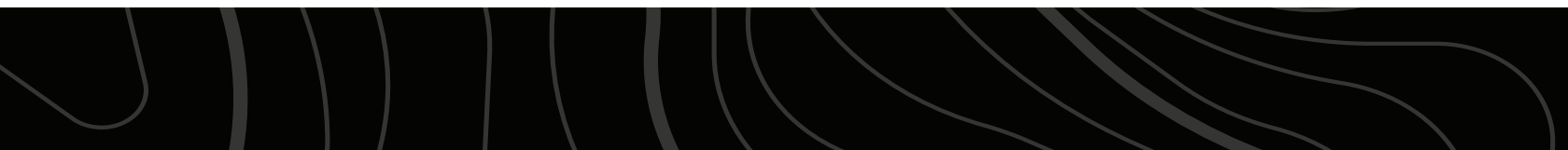
MATURE HARDWOODS AND PINES



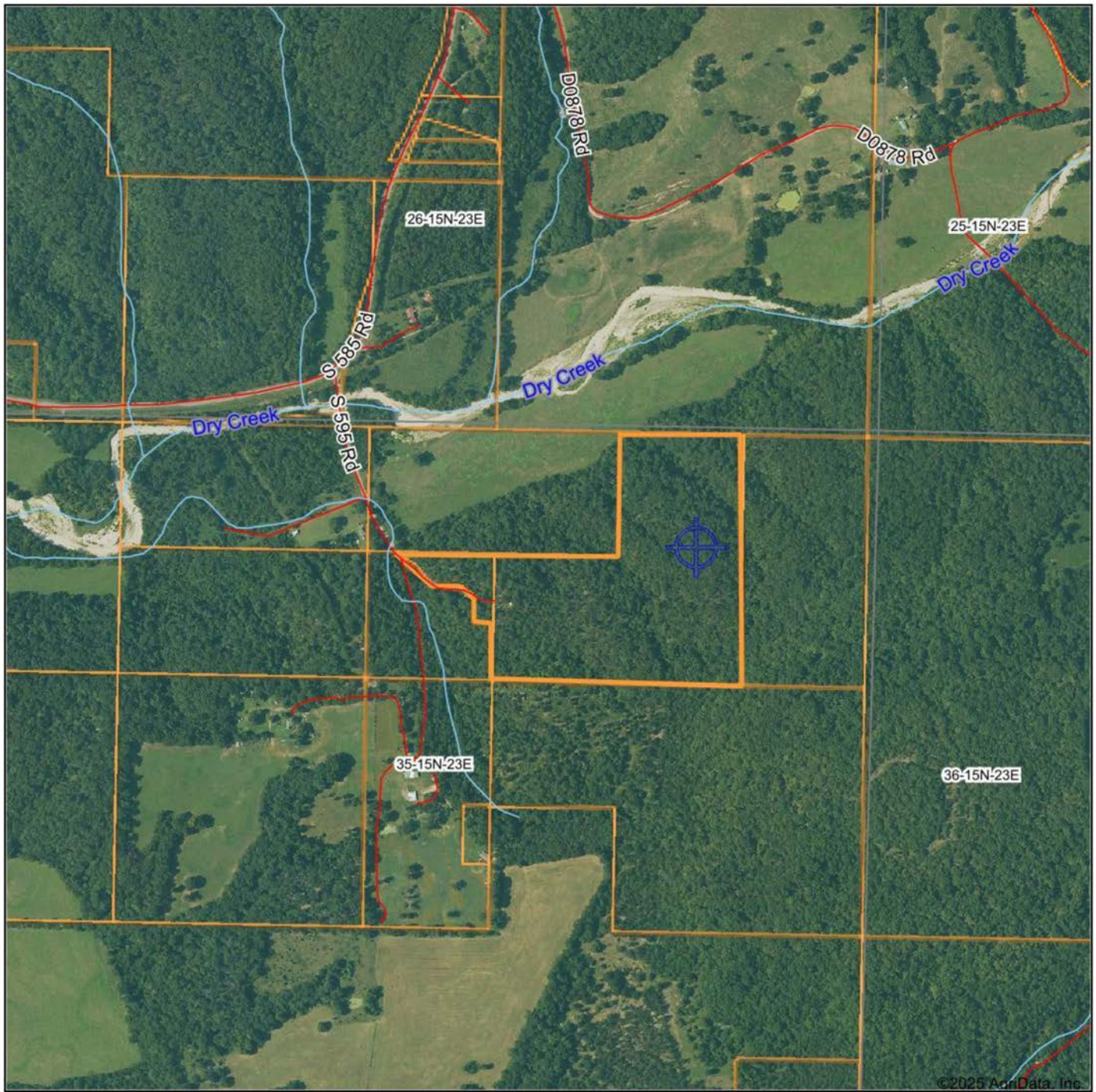
20'X30' DETACHED GARAGE



130 FEET OF ELEVATION CHANGE



AERIAL MAP



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

Boundary Center: 35° 44' 18.33, -94° 49' 50.8

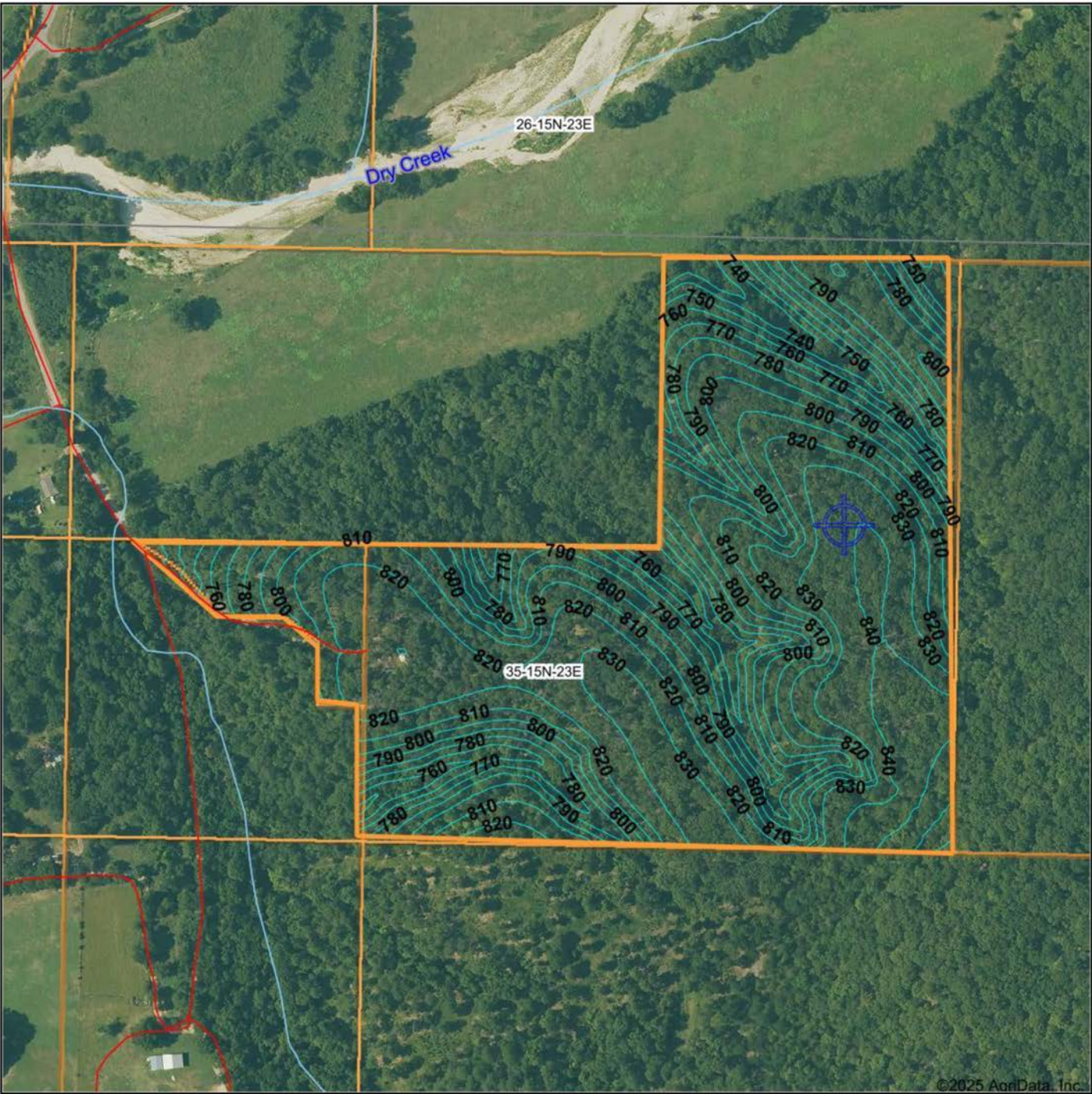
0ft 823ft 1645ft

35-15N-23E
Cherokee County
Oklahoma



7/11/2025

TOPOGRAPHY MAP



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 720.0

Max: 876.0

Range: 156.0

Average: 804.0

Standard Deviation: 27.53 ft

0ft 348ft 696ft

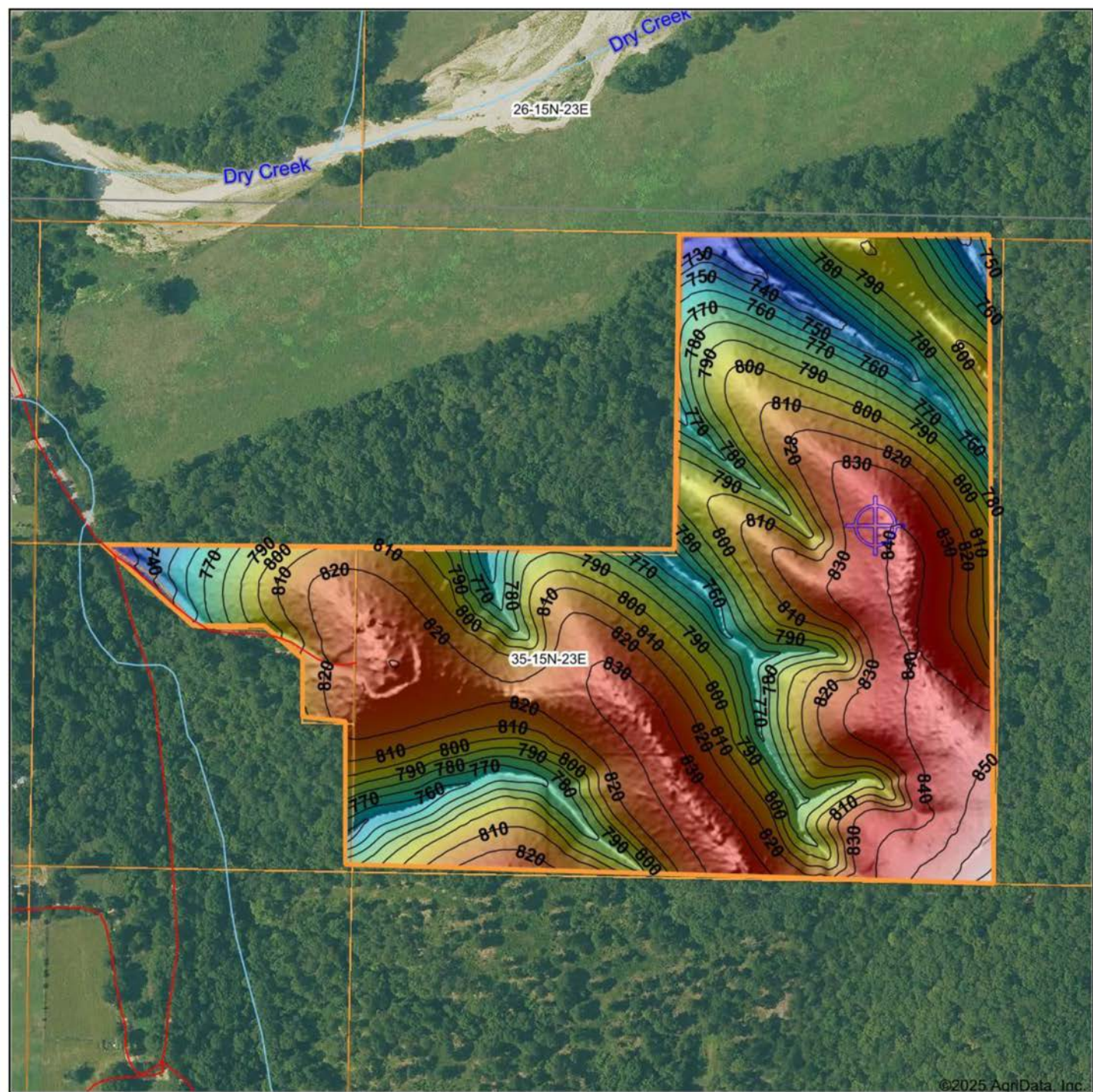


7/11/2025

35-15N-23E
Cherokee County
Oklahoma

Boundary Center: 35° 44' 18.33, -94° 49' 50.8

HILLSHADE MAP



©2025 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

Source: USGS 1 meter dem

Interval(ft): 10

Min: 720.0

Max: 876.0

Range: 156.0

Average: 804.0

Standard Deviation: 27.53 ft



7/11/2025

35-15N-23E
Cherokee County
Oklahoma

Boundary Center: 35° 44' 18.33, -94° 49' 50.8

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

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.