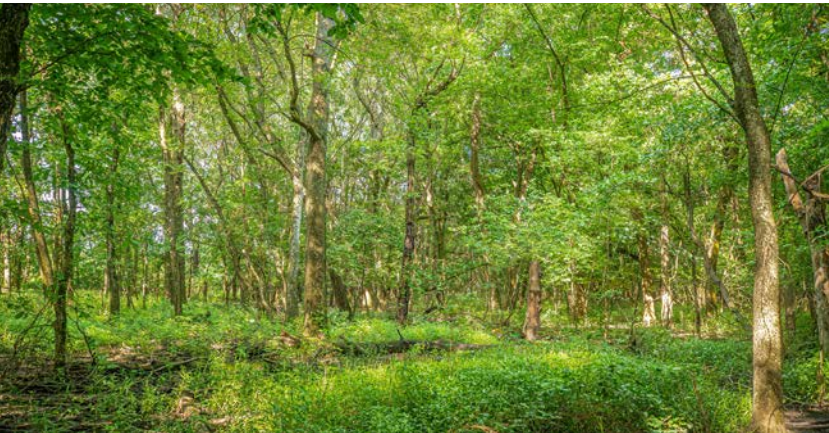


MIDWEST LAND GROUP PRESENTS



CRAIG COUNTY, OK

170 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

170 +/- ACRE FARM & HUNTING ON BIG CABIN CREEK

Located just 4 miles southwest of Welch, Oklahoma, this exceptional 170 +/- acre tract in Craig County offers the ideal blend of income-producing farmland, recreational hunting, and homesite potential. A rare find in today's market. The property features 78.64 acres of mature timber, complete with a wet-weather creek that winds through the center and merges with Big Cabin Creek at the southeast corner. This scenic waterway provides over 420 feet of creek frontage and access to both sides, creating a picturesque setting for wildlife and outdoor enjoyment.

Flanking the timber are two large tillable fields totaling 80.61 acres, made up of high-quality Class 3w or better silt loam soils, with gentle 1–3% slopes. These fields are currently used for rotational crops like winter wheat and soybeans, offering dependable income and strong

yield potential. The NCCPI score of 77.6/100 highlights the land's excellent agricultural viability.

This property is a hunter's dream with prime habitat for whitetail deer, wild turkey, and feral hogs. The timbered corridors and creek system provide natural travel routes and bedding areas, making for productive, low-pressure hunting.

Perfectly positioned 16 miles from Miami, just 18 minutes from Vinita, and 11 miles south of the Kansas state line, this property delivers seclusion without sacrificing accessibility. Whether you're a farmer, investor, hunter, or dream-home builder - this land checks every box. Showings are by appointment only.

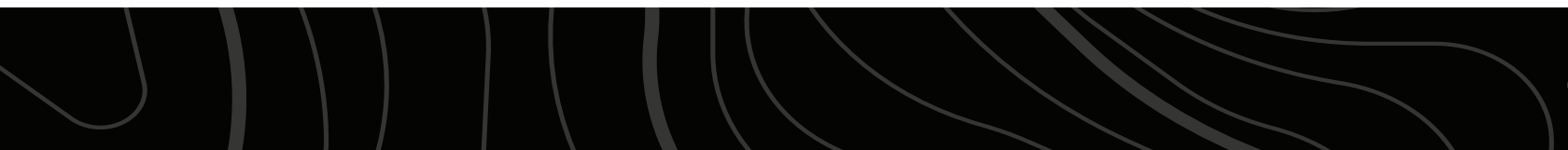
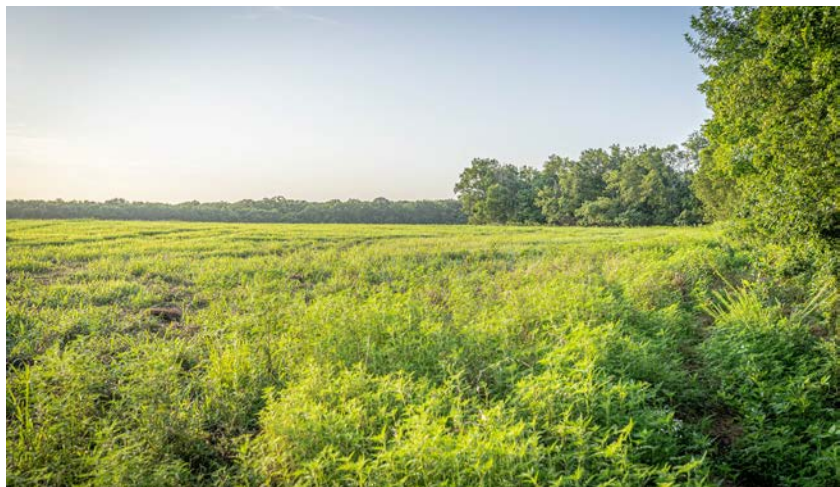
PROPERTY FEATURES

PRICE: **\$586,500** | COUNTY: **CRAIG** | STATE: **OKLAHOMA** | ACRES: **170**

- 4 miles SW of Welch
- 78.64 acres of timber with wet-weather creek
- 420 ft of frontage on Big Cabin Creek - dual access
- 80.61 acres tillable - Class 2 & 3 soils
- Strong crop production potential
- Excellent habitat for deer, turkey, & hogs
- Rural water available
- Previous electric service at old homesite
- 2 gated entrances on County Road E 120
- Suitable for custom home or double-wide
- Seller willing to divide to accommodate buyer needs (within reason)
- Close to amenities - 16 miles from Miami, 18 minutes to Vinita, 11 miles to KS
- Shown by appointment only

80.61 ACRES TILLABLE

Flanking the timber are two large tillable fields totaling 80.61 acres, made up of high-quality Class 3w or better silt loam soils, with gentle 1–3% slopes.



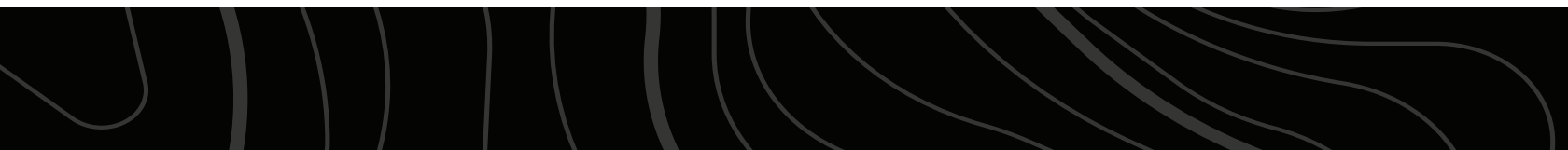
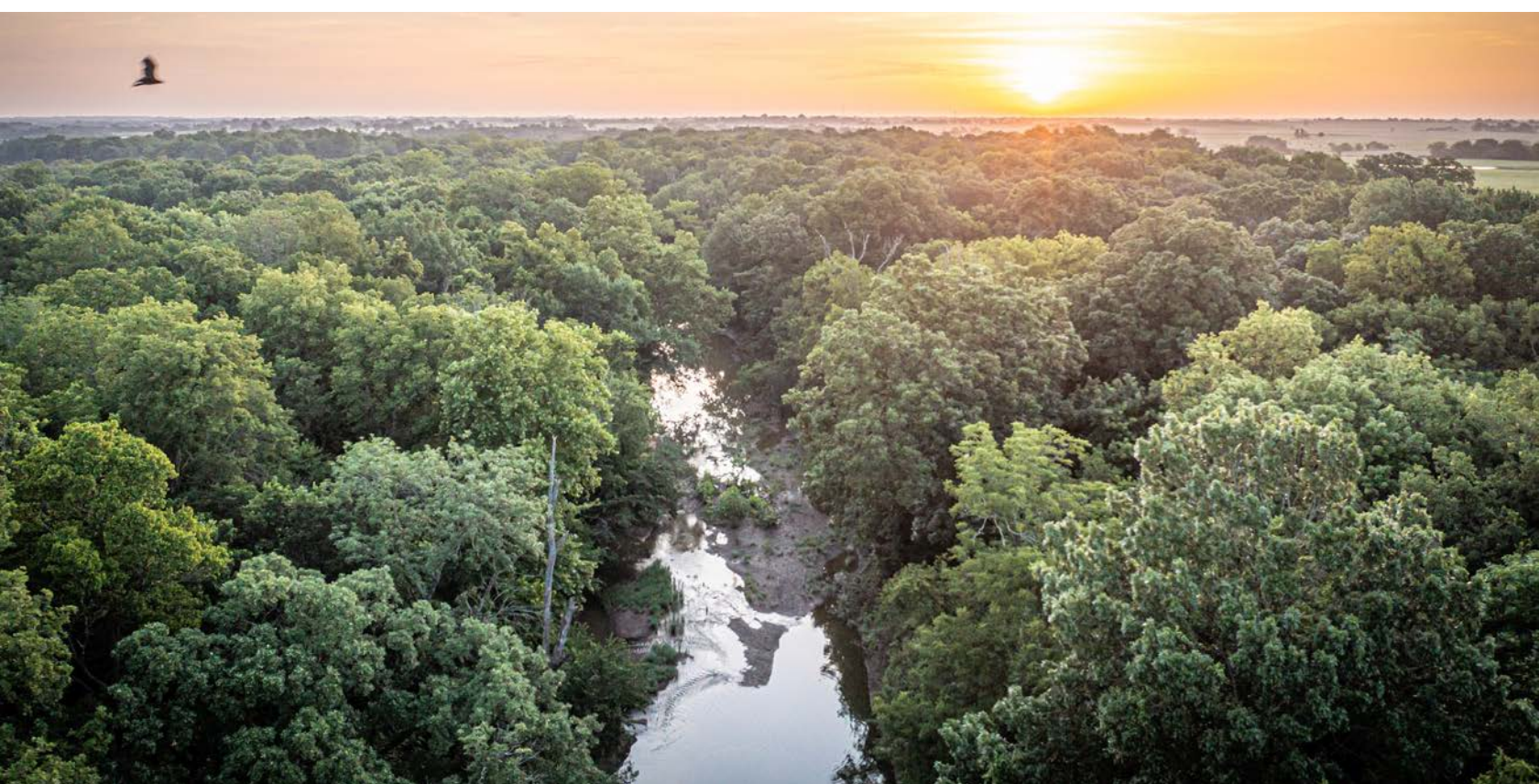
HABITAT FOR DEER, TURKEY, & HOGS



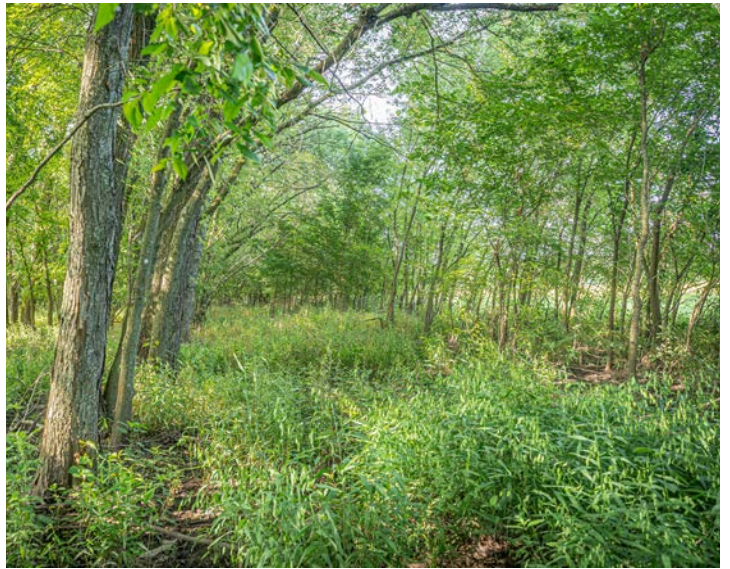
78.64 ACRES OF TIMBER



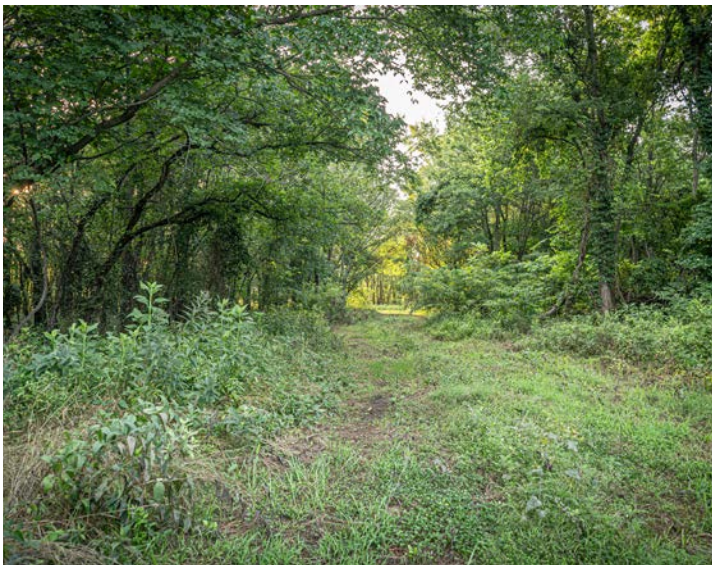
420 FT OF FRONTAGE ON BIG CABIN CREEK



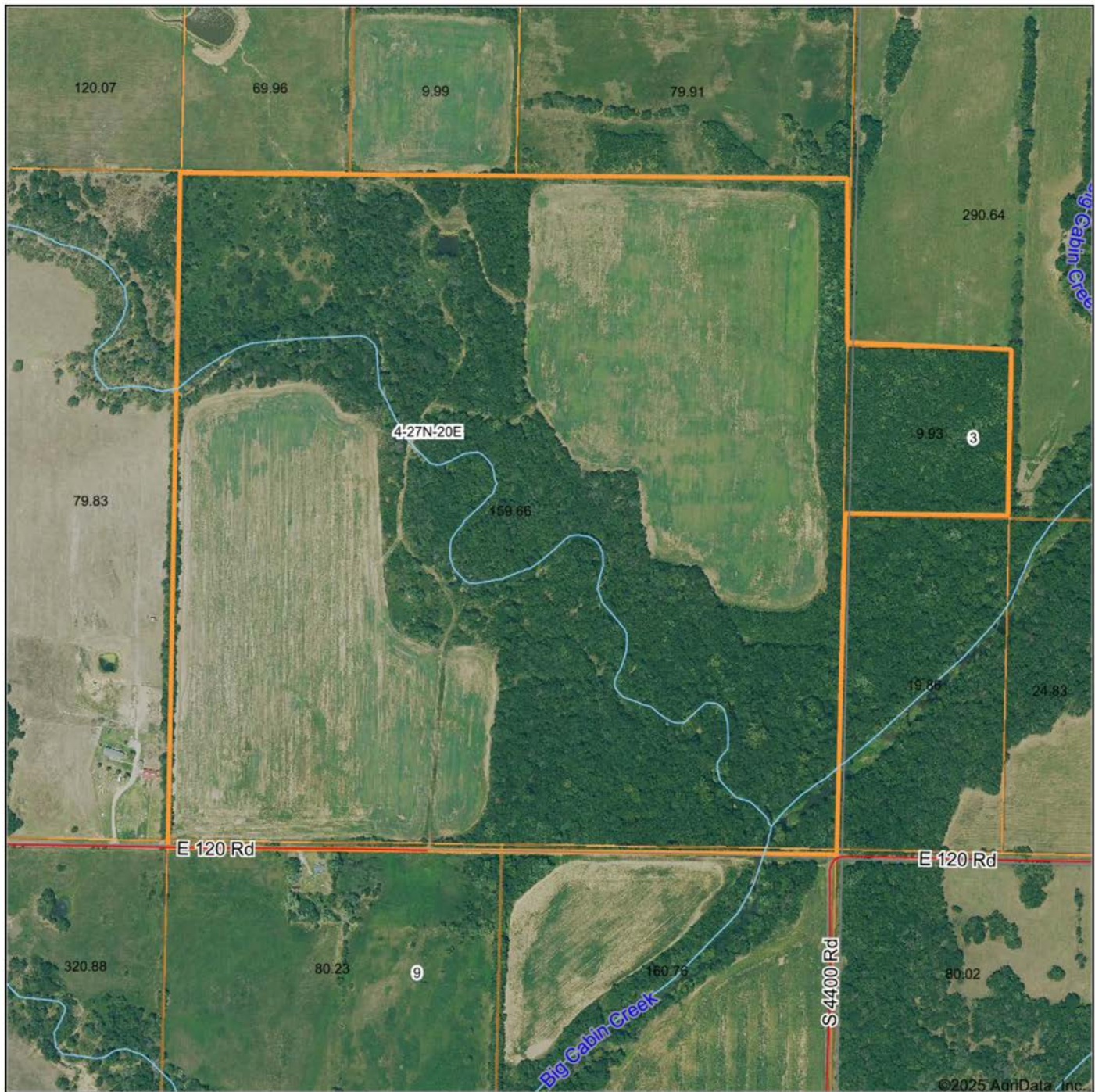
TIMBERED CORRIDORS & CREEK SYSTEM



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



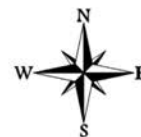
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Boundary Center: 36° 50' 53.59, -95° 9' 54.23

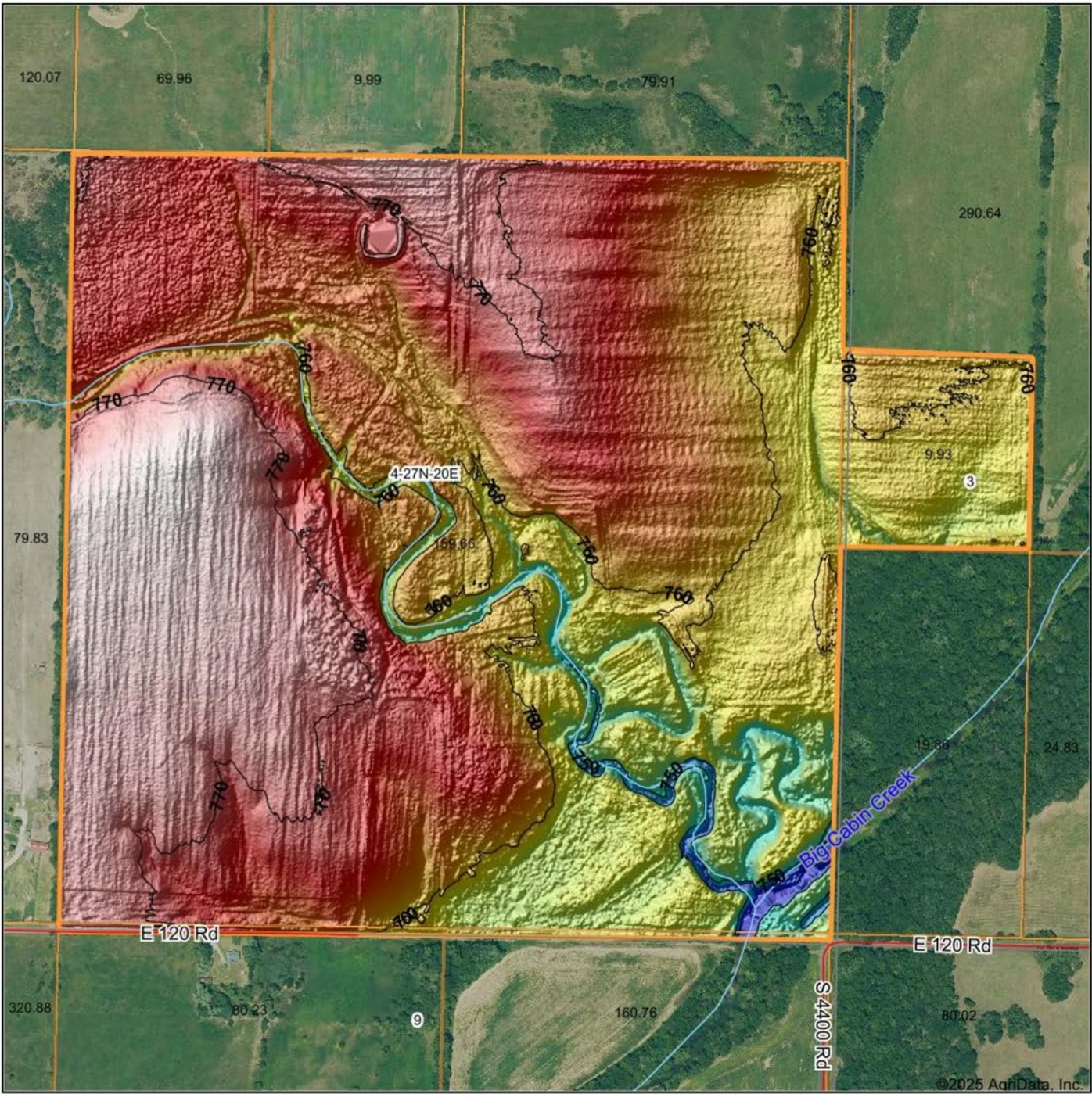
4-27N-20E
Craig County
Oklahoma

0ft 611ft 1222ft



7/15/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 10
Min: 741.8
Max: 775.4
Range: 33.6
Average: 764.3
Standard Deviation: 6.04 ft

0ft 530ft 1060ft

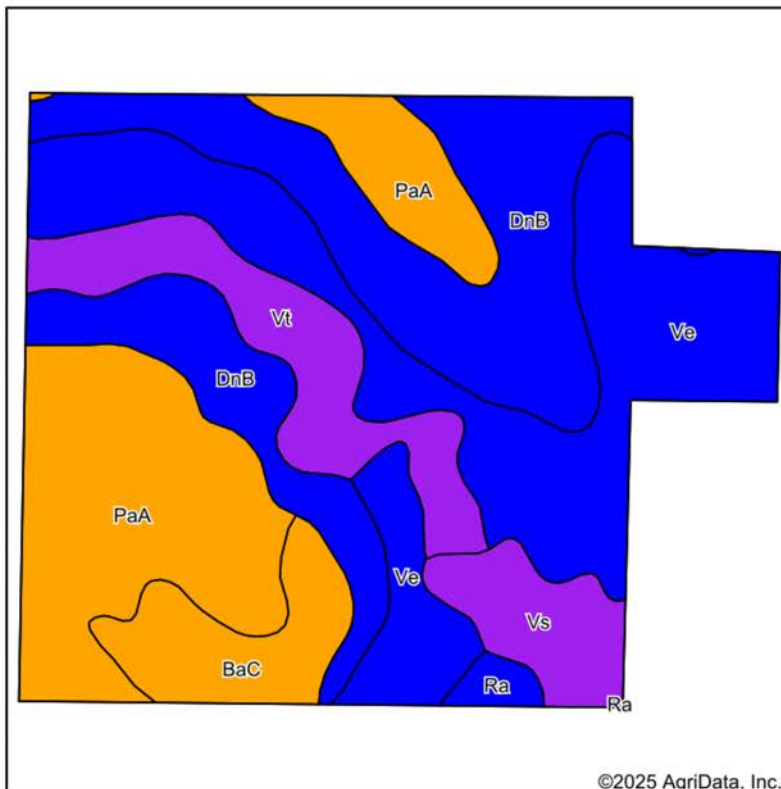


7/15/2025

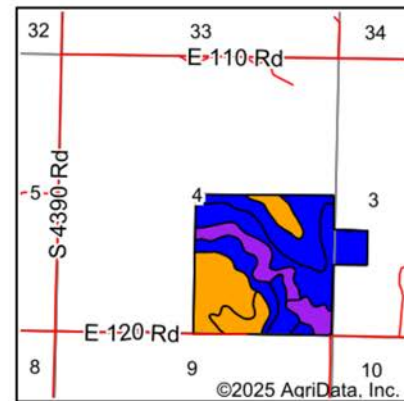
4-27N-20E
Craig County
Oklahoma

Boundary Center: 36° 50' 53.59, -95° 9' 54.23

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Craig**
 Location: **4-27N-20E**
 Township: **North Craig**
 Acres: **170.74**
 Date: **7/15/2025**



Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: OK035, Soil Area Version: 21

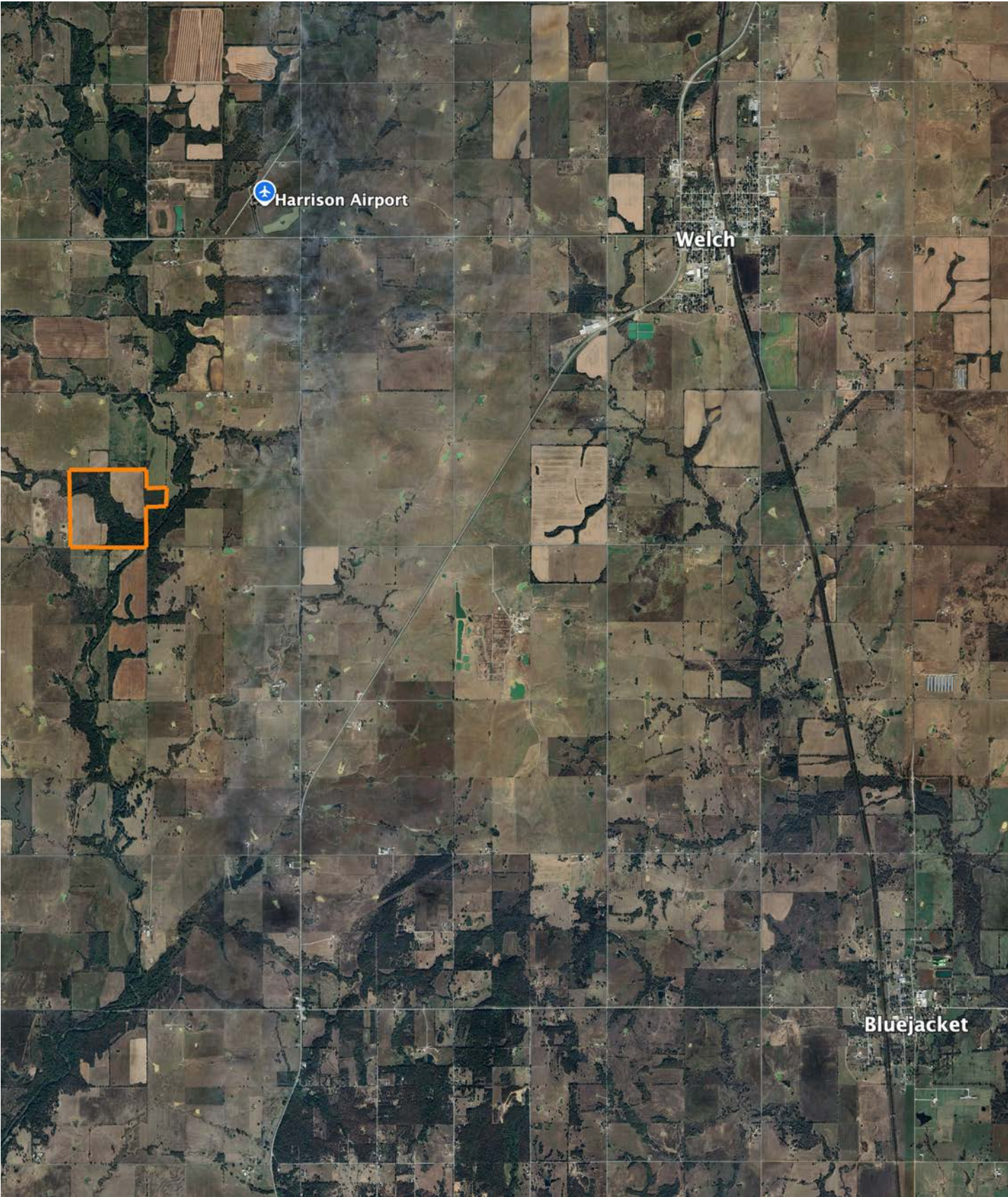
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
Ve	Verdigris silty clay loam, 0 to 1 percent slopes, occasionally flooded	48.64	28.5%		> 6.5ft.	IIw	7825	75	75	61	67	63
DnB	Dennis silt loam, 1 to 3 percent slopes	45.78	26.8%		> 6.5ft.	IIe	4838	79	78	59	64	69
PaA	Parsons silt loam, 0 to 1 percent slopes	38.07	22.3%		1.1ft. (Abrupt textural change)	IIIw	3761	83	82	66	69	62
Vt	Verdigris-Eram complex, 0 to 20 percent slopes	16.96	9.9%		2.3ft. (Paralithic bedrock)	Vw	7038	69	69	56	58	27
BaC	Bates loam, 3 to 5 percent slopes	10.87	6.4%		2.6ft. (Paralithic bedrock)	IIle	4531	55	47	52	50	55
Vs	Verdigris silt loam, 0 to 1 percent slopes, frequently flooded	8.74	5.1%		> 6.5ft.	Vw	8048	63	63	50	52	20
Ra	Radley silt loam, 0 to 1 percent slopes, occasionally flooded	1.68	1.0%		> 6.5ft.	IIw	7895	73	67	64	73	68
Weighted Average						2.74	5842.2	*n 75.4	*n 74.3	*n 60	*n 64	*n 58.1

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

A seventh generation native to the Southeast Kansas and Northeast Oklahoma region, Zed's roots are strong and deep. Growing up in KS/OK has led him to develop a love for hunting, the outdoors and all that it offers; it has also given Zed a perspective that cannot be taught in schools. Blessed with a wife and four wonderful children, Zed is keeping the tradition of raising his family here. Zed can relate to local landowners and understands the sentimental value land can hold. He can help make the decision to buy or sell land smooth and comfortable, plus find value in land others might not see. Zed doesn't see his job as work, but more as his true passion for God's creation and the opportunity to call it his "office."

Zed is extremely active in his community, supporting various activities throughout the area. Zed has over ten years of experience bringing buyers and sellers together with many as returning clientele. Have a talk with him, and put his experience and knowledge to use to help you buy or sell your farm, ranch, or hunting land.



ZED GOODWIN, LAND AGENT
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ZedGoodwin@MidwestLandGroup.com



MidwestLandGroup.com

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