

MIDWEST LAND GROUP PRESENTS

27 ACRES IN

DELAWARE COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

27 +/- ACRE DELAWARE COUNTY HUNTING, BUILDING AND RECREATION TRACT

This secluded Delaware County tract consists of 27 +/- acres and will provide the new owners with several possibilities and opportunities in a smaller parcel. Electric is available within close proximity to the south along County Road 49.5 for someone looking to build. The seclusion and privacy will provide incredible hunting, because there is a 500-acre Salt Fork Hunting Club adjacent to the property to the north. The amount of wildlife that calls this small tract of land home is impressive.

There is approximately 140 feet of elevation change from

County Road 49.5 on the southern flank to the north property line. The mature hardwoods and impressive pines that encapsulate the property provide a gorgeous future build site, as well as tremendous hunting and recreation opportunities. The property is located in proximity to Lake Eucha, Grand Lake, and Spavinaw Lake. Jay, Grove, and Siloam Springs, Arkansas, are all a short drive from the property. If you are looking for a secluded and private build site, and hunting and recreation opportunities, call Kevin Williams at (918) 514-3165 to schedule your tour of this Delaware County property.



PROPERTY FEATURES

PRICE: **\$450,000** | COUNTY: **DELAWARE** | STATE: **OKLAHOMA** | ACRES: **27**

- 27 +/- acres
- Delaware County
- Massive pines and hardwoods
- County road frontage
- 140 feet of elevation changes
- Electric available
- Fabulous build sites
- Tremendous hunting
- Investment opportunity
- Close proximity to Lake Eucha, Grand Lake, and Spavinaw Lake
- Colcord Public Schools
- 30 minutes to Siloam Springs, Arkansas
- 1.5 hours to Joplin, Missouri
- 1.5 hours to Tulsa



27 +/- ACRES



MASSIVE PINES AND HARDWOODS



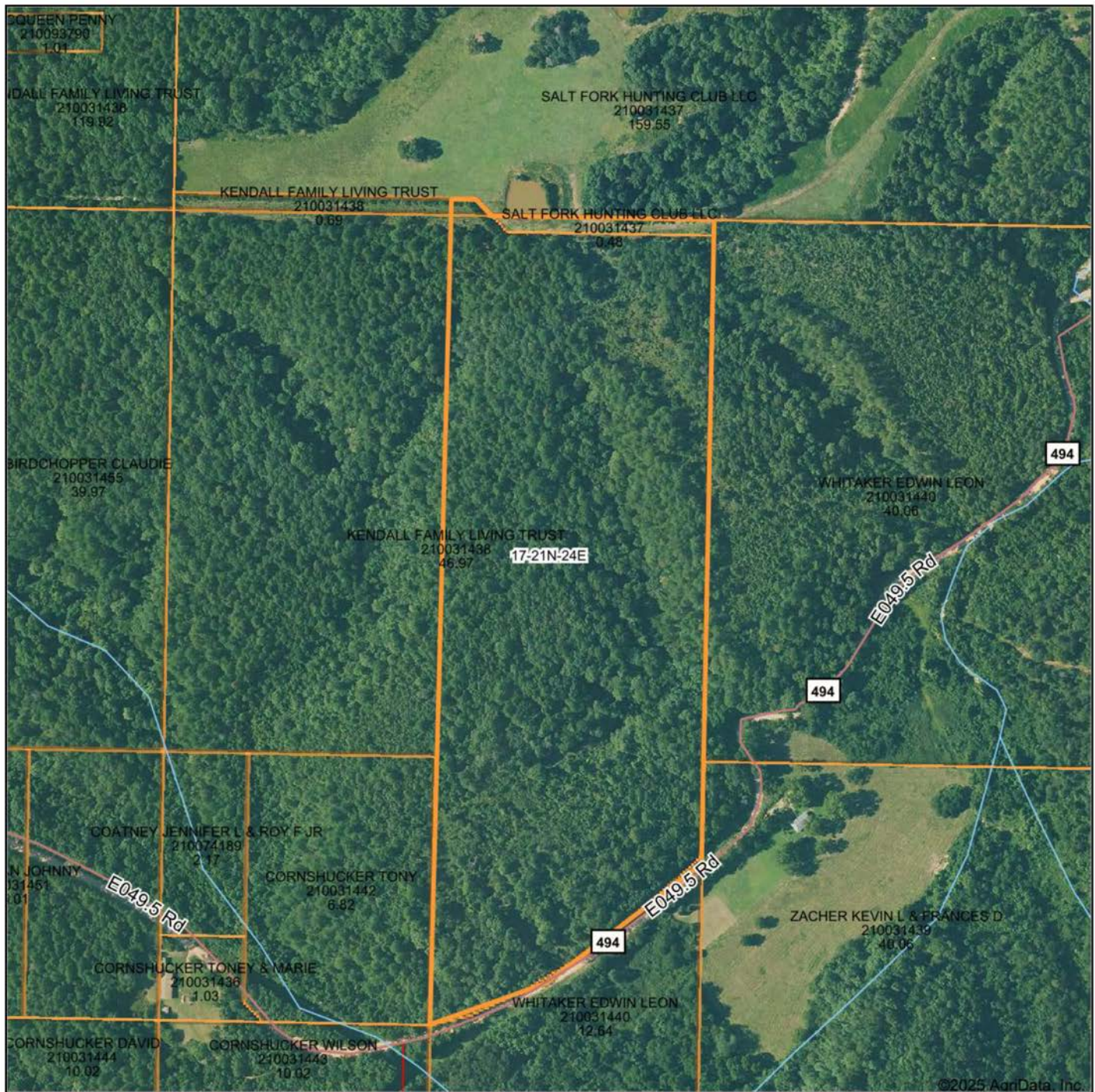
FABULOUS BUILD SITES



ELECTRIC AVAILABLE



AERIAL MAP



Maps Provided By:



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Boundary Center: 36° 17' 51.46, -94° 45' 39.78

17-21N-24E
Delaware County
Oklahoma

0ft 379ft 758ft



7/8/2025

TOPOGRAPHY MAP



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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 10.0
Min: 957.8
Max: 1,098.0
Range: 140.2
Average: 1,044.2
Standard Deviation: 36.09 ft

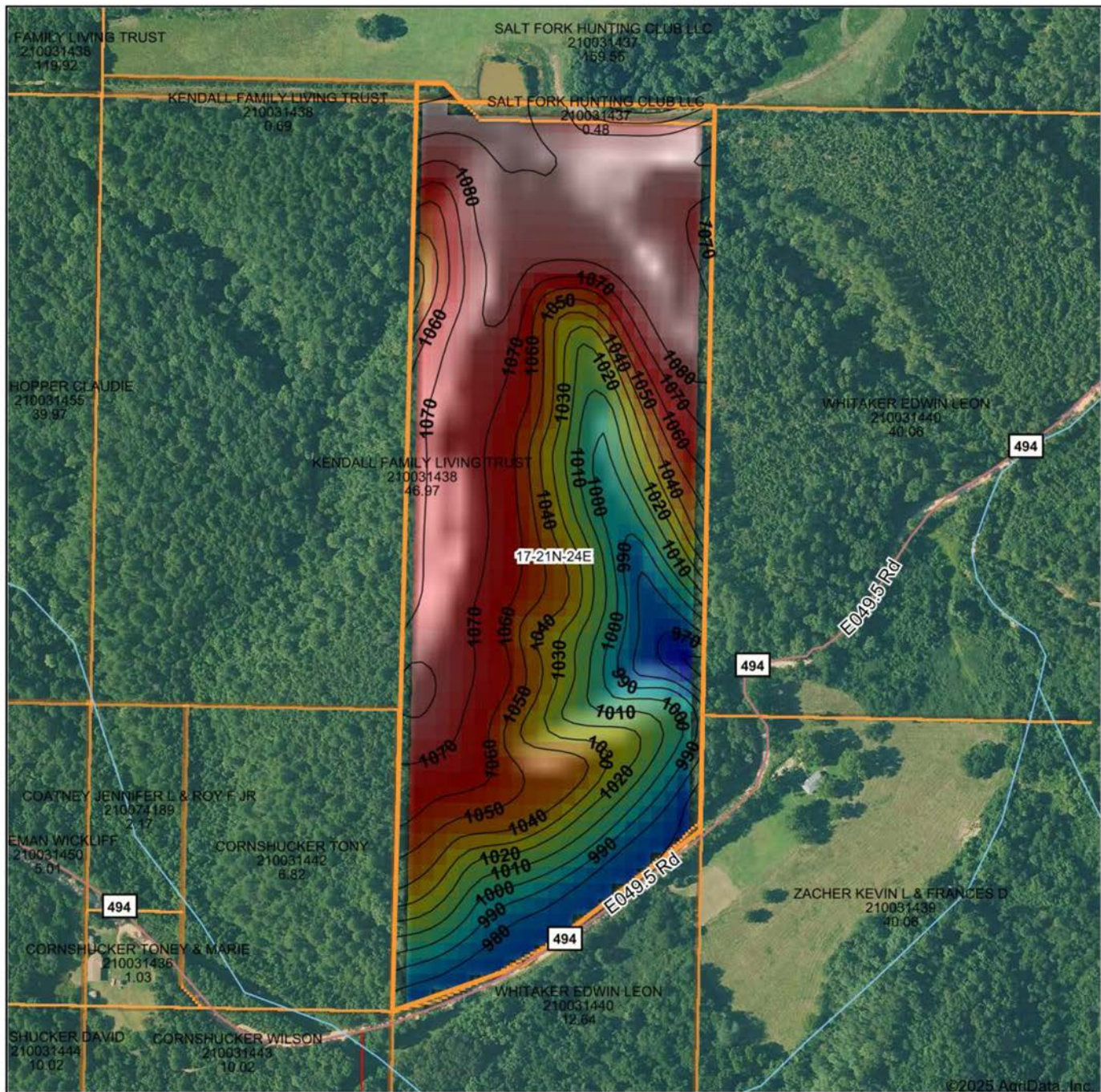
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17-21N-24E
Delaware County
Oklahoma

Boundary Center: 36° 17' 51.46, -94° 45' 39.78

HILLSHADE MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 10 meter dem
Interval(ft): 10
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Max: 1,098.0
Range: 140.2
Average: 1,044.2
Standard Deviation: 36.09 ft

0ft 337ft 674ft

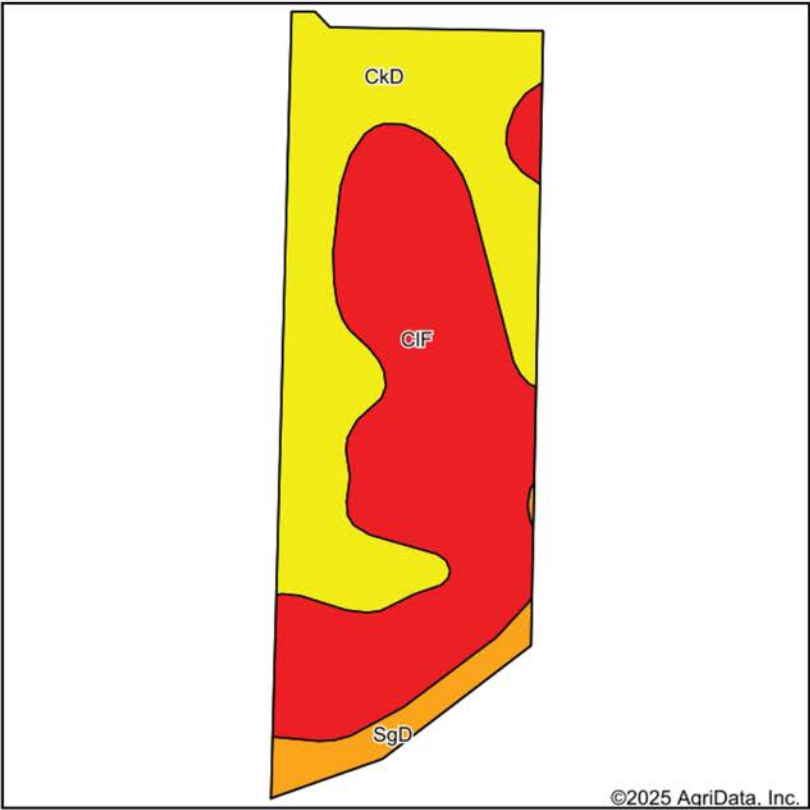


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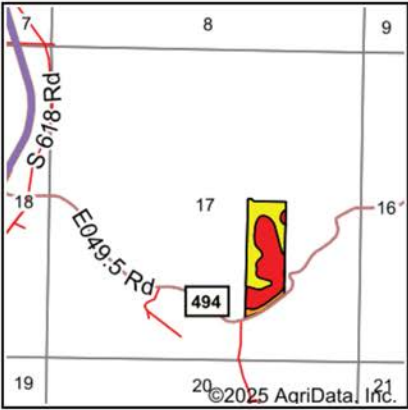
17-21N-24E
Delaware County
Oklahoma

Boundary Center: 36° 17' 51.46, -94° 45' 39.78

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
County: **Delaware**
Location: **17-21N-24E**
Township: **Colcord**
Acres: **27.02**
Date: **7/8/2025**



Maps Provided By:



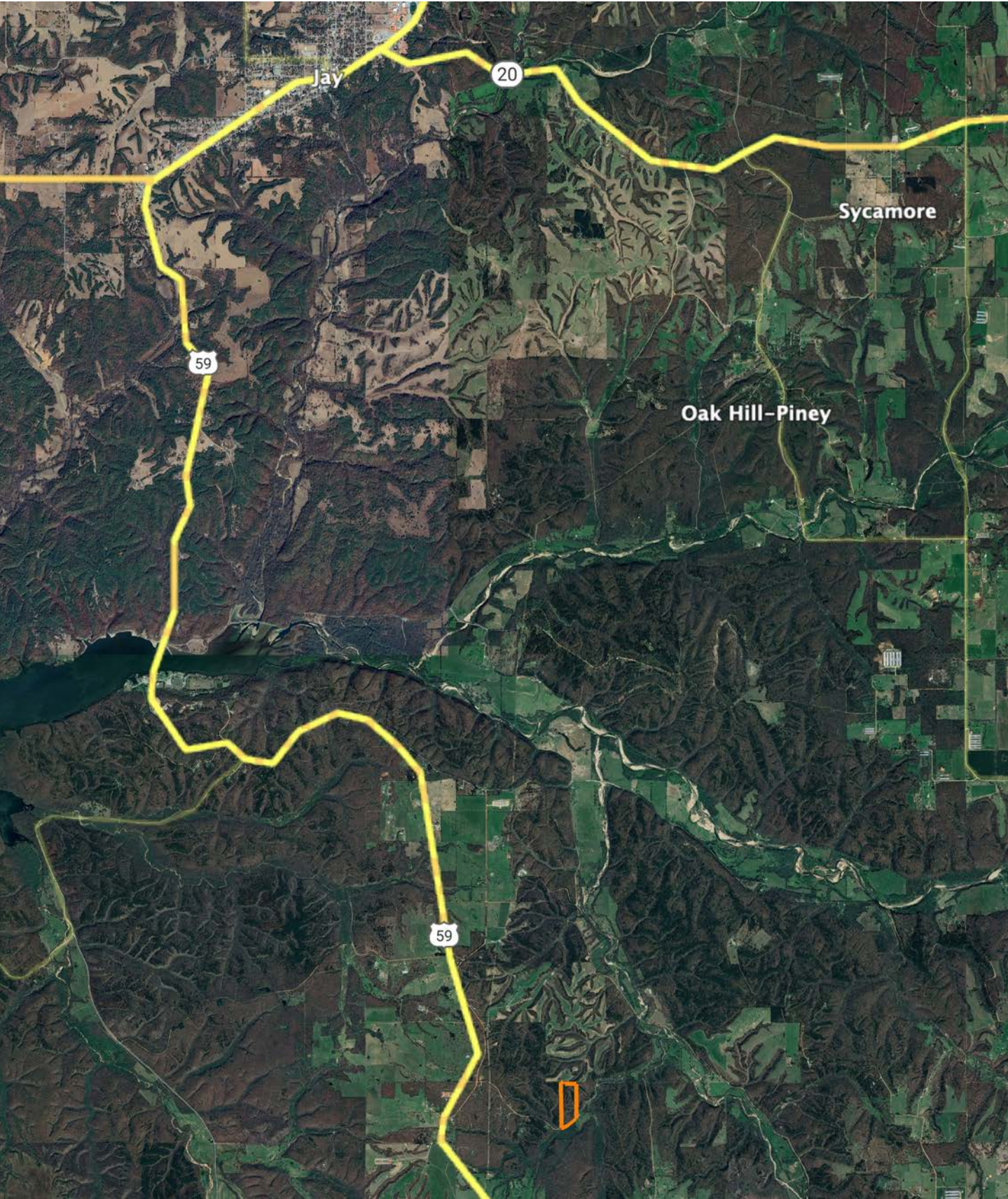
Area Symbol: OK041, Soil Area Version: 21

| 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 |
|------------------|---|-------|------------------|----------------------|-------------------|------------------|------------------|---------------|-----------------------|-------------------|-----------------|
| ClF | Clarksville very gravelly silt loam, 20 to 50 percent slopes, stony | 14.19 | 52.5% | | > 6.5ft. | VIIIc | 10 | 9 | 8 | 4 | 10 |
| CkD | Clarksville very gravelly silt loam, 1 to 8 percent slopes | 11.26 | 41.7% | | > 6.5ft. | IVe | 40 | 40 | 35 | 28 | 34 |
| SgD | Britwater gravelly silt loam, 3 to 8 percent slopes | 1.57 | 5.8% | | > 6.5ft. | IIIe | 67 | 61 | 53 | 48 | 67 |
| Weighted Average | | | | | | 6.04 | *n 25.8 | *n 24.9 | *n 21.9 | *n 16.6 | *n 23.3 |

*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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