

MIDWEST LAND GROUP PRESENTS

60 ACRES IN

DELAWARE COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

60 +/- ACRE TIMBER TRACT WITH MULTIPLE IMPROVEMENTS AND BUILD SITES WITH 150 FEET OF ELEVATION CHANGES

Midwest Land Group is honored to offer this 60 +/- acre timber tract located in Delaware County, south of Grand Lake, west of the community of Zena. Mature hardwoods and draws are abundant throughout the property, providing a spectacular backdrop for incredible hunting whitetail and turkey in the fall, winter, and spring months. After walking a majority of the property, it will not take long to realize the recreational opportunities that this tract of land has to offer. The draws that are located throughout the property will provide the new owners tremendous hiking opportunities as well. The property is fronted on the south by East 355 Road with electric and fiber optics available at the property for the new owners to build their next homesite. A newly drilled well producing 20

gallons per minute and 2 septic systems are located on the property as well. The current owner has spent countless hours and an enormous amount of sweat equity clearing multiple locations in the center portion of the property for future build sites. Grand Lake and the community of Grove are just a short drive north up Highway 59 for a weekend of fishing and recreation on one of Oklahoma's incredible lakes. If you are looking for a tremendous hunting and recreational property with multiple build sites, I highly recommend checking this parcel out! Give Kevin Williams a call at (918) 514-3165 for your opportunity to view this Delaware County timber tract.

PROPERTY FEATURES

PRICE: **\$250,000** | COUNTY: **DELAWARE** | STATE: **OKLAHOMA** | ACRES: **60**

- 150 feet of elevation changes
- County maintained gravel road frontage
- Deeded access
- Multiple cleared build sites
- Electric available
- Fiber optics
- 2 septic systems
- 20 GPM water well
- Incredible hunting opportunities
- 15 minutes to Honey Creek on Grand Lake
- 20 minutes to Grove
- 1.5 hours to Tulsa
- 1 hour to Joplin, MO
- Jay schools
- 2024 taxes: \$28.00

MULTIPLE CLEARED BUILD SITES

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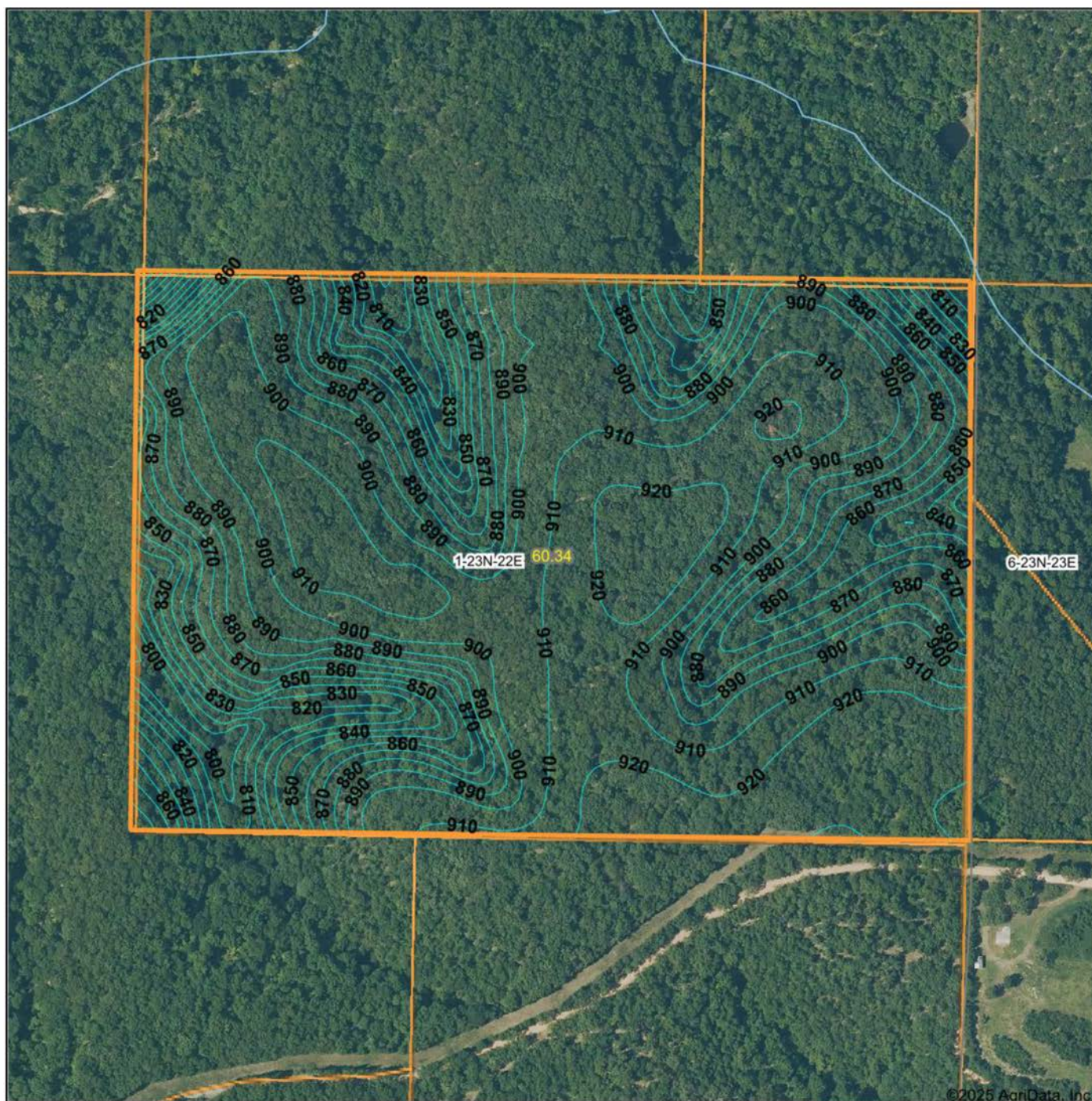
2 SEPTIC SYSTEMS



TIMBER



TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 778.8

Max: 929.7

Range: 150.9

Average: 887.2

Standard Deviation: 31.43 ft

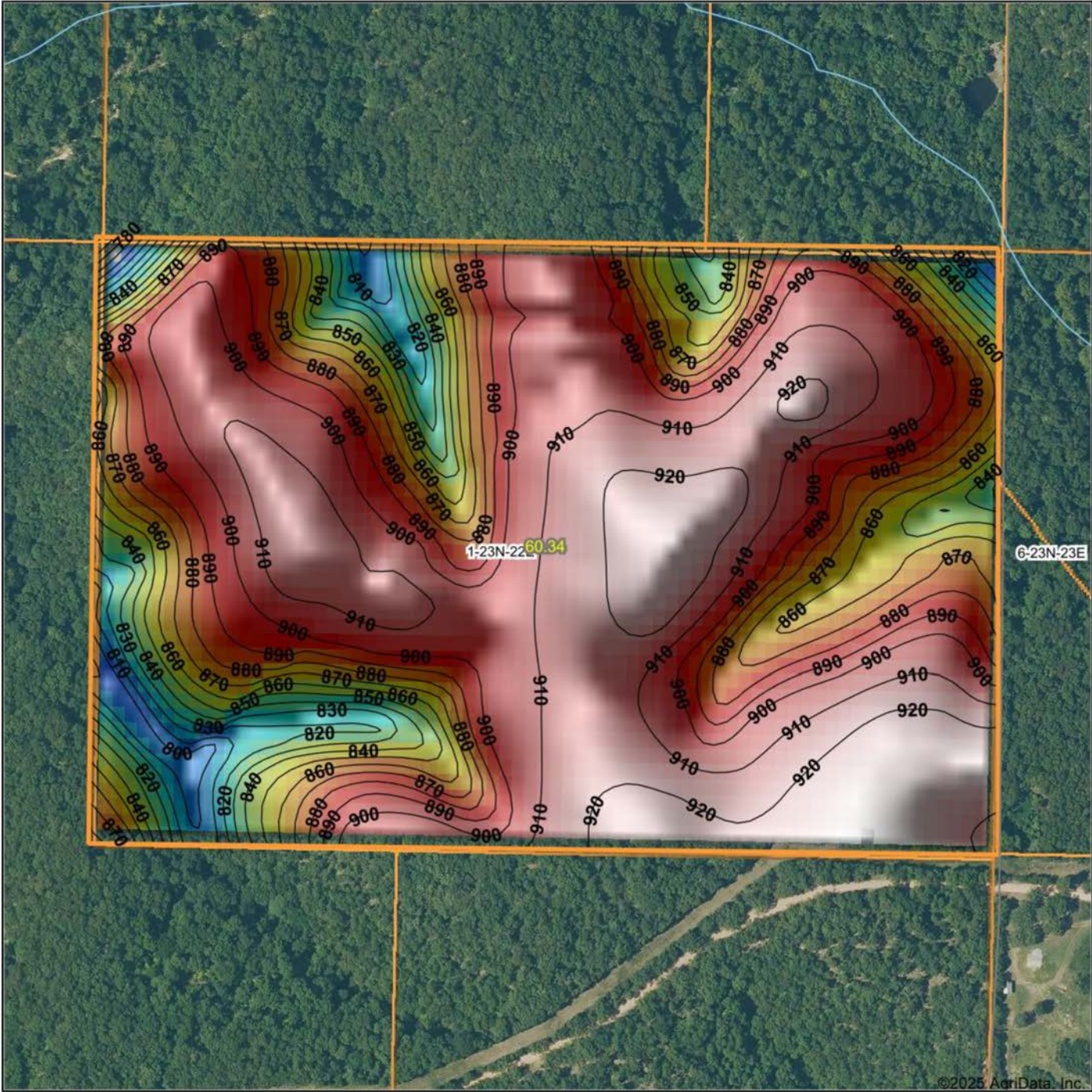


7/17/2025

1-23N-22E
Delaware County
Oklahoma

Boundary Center: 36° 30' 18.24, -94° 54' 7.74

HILLSHADE MAP

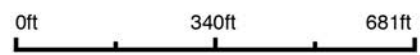


Low Elevation High



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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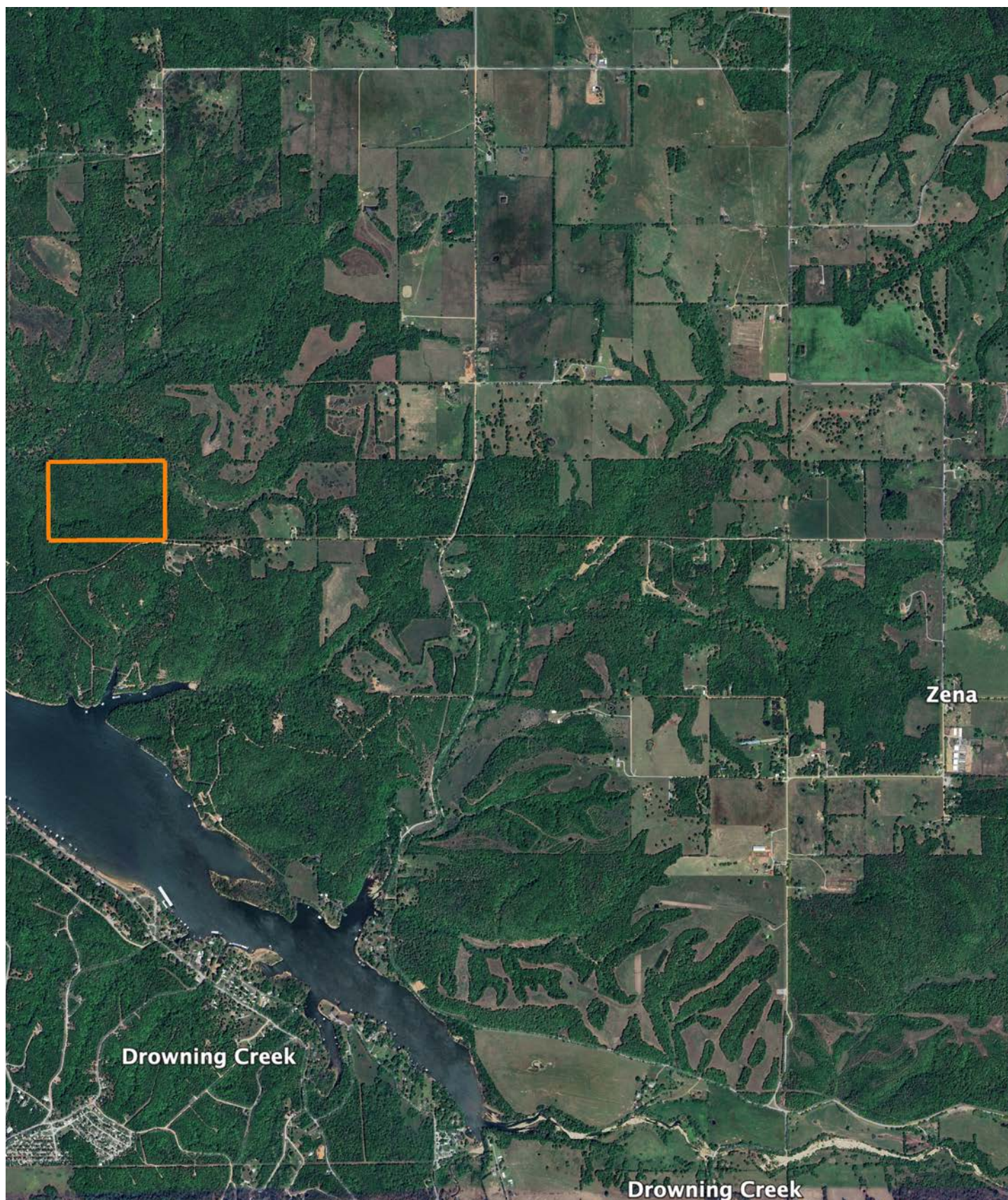
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Delaware County
Oklahoma

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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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