

MIDWEST LAND GROUP PRESENTS

240 ACRES

NOWATA COUNTY, OK

20750 NS 410 ROAD, NOWATA, OKLAHOMA, 74048



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

LIVE THE DREAM: 240 +/- ACRES, CUSTOM HOME, IMPROVED PASTURES, BIG WATER AND PANORAMIC VIEWS

Welcome to one of Nowata County's finest working ranches - a stunning 240 +/- acre property that blends productive pastureland, luxury amenities, and a peaceful dead-end county road setting west of the community of Nowata. At the heart of the ranch sits a 2,367 square foot custom-built metal ranch-style home featuring 3 bedrooms, 2.5 bathrooms, open concept living, granite countertops in the bathrooms, and brand-new windows and doors throughout. Enjoy gorgeous Oklahoma sunset-filled evenings on the covered front porch or retreat to the mudroom with full bath after a day in the field. A dedicated mancave offers a great space to relax or entertain.

This turn-key cattle operation features approximately 210 +/- acres of improved Bermuda, fescue, and Dutch clover pastures, currently supporting 42 head of cattle. The east 60 acre pasture has produced an impressive 3,500 square bales. With 5 ponds (two of which span approximately 2.5 and 1.5 acres), a creek, and 30 +/- acres of timber, this property also provides great habitat

for wildlife and scenic views across gently rolling terrain with 80 feet of elevation change.

Ranch infrastructure includes perimeter and cross-fencing dividing the land into 4 pastures, a pipe corral and working pens, a 50'x42' concrete-floored shop/barn with 220 electric, bathroom, tack room, and storage, plus a 30'x30' additional shop and two more outbuildings. The property also includes a greenhouse, a 4-stall heated and cooled dog kennel with outdoor runs, and a custom-built dirt race track with a small cabin and an outdoor movie screen for unique family fun.

This property offers 3-phase electric and had 2024 taxes of only \$2,101.00. It's a rare chance to own a highly functional ranch with incredible lifestyle features already in place. If you are looking for that exceptional ranch that is both productive and breathtaking, with easy access, this showstopper is one you should take a look at. Give Kevin Williams a call at (918) 514-3165 to schedule your personal tour of this stunning Nowata County ranch.



PROPERTY FEATURES

PRICE: **\$2,450,000** | COUNTY: **NOWATA** | STATE: **OKLAHOMA** | ACRES: **240**

- 2,367 sq. ft. custom-built, ranch-style metal home with covered front porch
- 3 bed, 2.5 bath
- Open concept
- New windows and doors throughout
- Granite countertops in bathrooms
- Mudroom/utility room with full shower and toilet
- Mancave
- 5 ponds (2 largest are approximately 2.5 acres and 1.5 acres)
- Creek
- Approximately 210 +/- acres of improved Bermuda, fescue, and Dutch clover pastures
- East 60 acre pasture has yielded 3,500 square bales
- Currently running 42 cows
- Approximately 30 +/- acres of timber
- 80 feet of elevation
- Gently rolling terrain
- Fenced and cross-fenced (4 pastures)
- Pipe corral and working pens
- 50'x42' concrete floored shop/barn with 220 electric, water bathroom, tack room, and storage closets
- 30'x30' concrete floored shop
- 2 additional shops
- Greenhouse
- 4 stall heated and cooled dog kennel with outside runs
- Custom-built dirt race track with small cabin and outdoor movie screen
- Dead-end county road frontage
- 3-phase electric
- Wind lease and minerals to convey
- 4 miles west of Nowata, OK
- 17 miles east of Bartlesville, OK
- 40 miles north of Owasso, OK
- 55 miles north of Tulsa, OK
- 2024 taxes: \$2,101.00



CUSTOM-BUILT, RANCH-STYLE METAL HOME

At the heart of the ranch sits a 2,367 square foot custom-built metal ranch-style home featuring 3 bedrooms, 2.5 bathrooms, open concept living, and brand-new windows and doors throughout.



5 PONDS



PIPE CORRAL AND WORKING PENS



210 +/- ACRES OF IMPROVED PASTURES

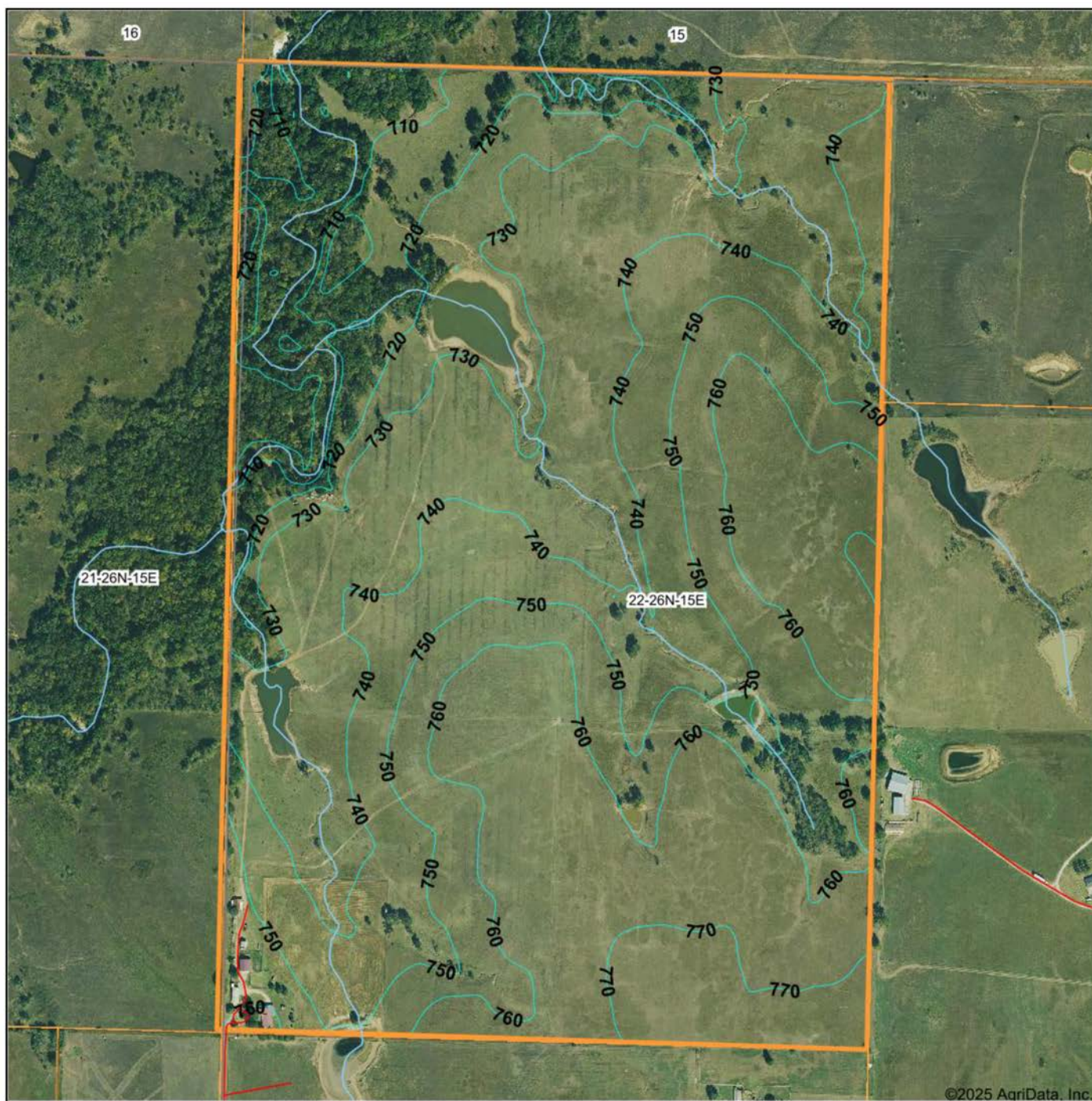
This turn-key cattle operation features approximately 210 +/- acres of improved Bermuda, fescue, and Dutch clover pastures. The east 60 acre pasture has produced an impressive 3,500 square bales.



OUTBUILDINGS



TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 698.3

Max: 776.1

Range: 77.8

Average: 743.8

Standard Deviation: 18.21 ft

0ft 636ft 1272ft

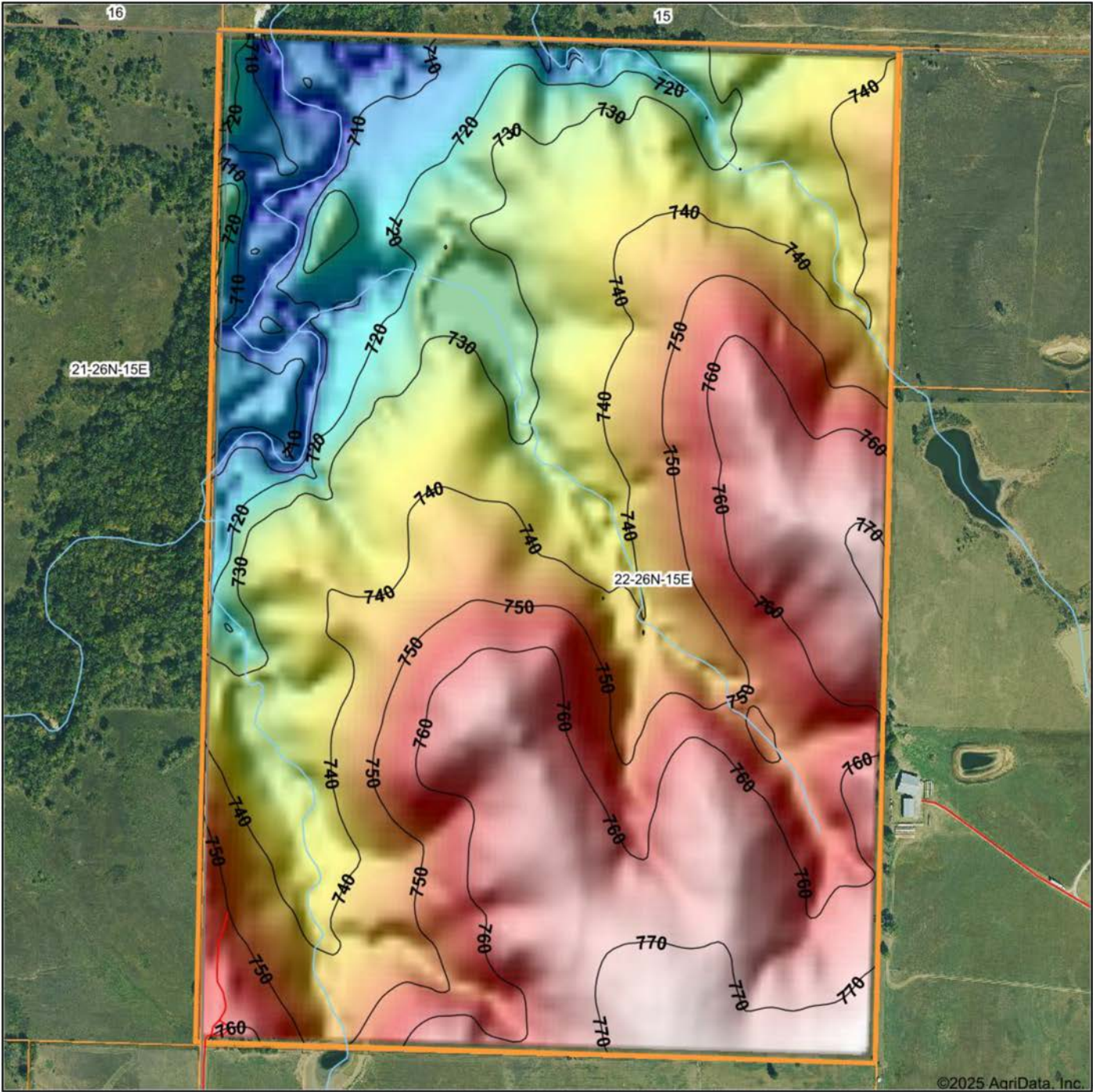


7/11/2025

22-26N-15E
Nowata County
Oklahoma

Boundary Center: 36° 43' 21.42, -95° 41' 50.23

HILLSHADE MAP



Low Elevation High

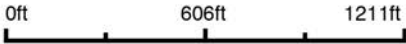


Maps Provided By:



CUSTOMIZED ONLINE MAPPING
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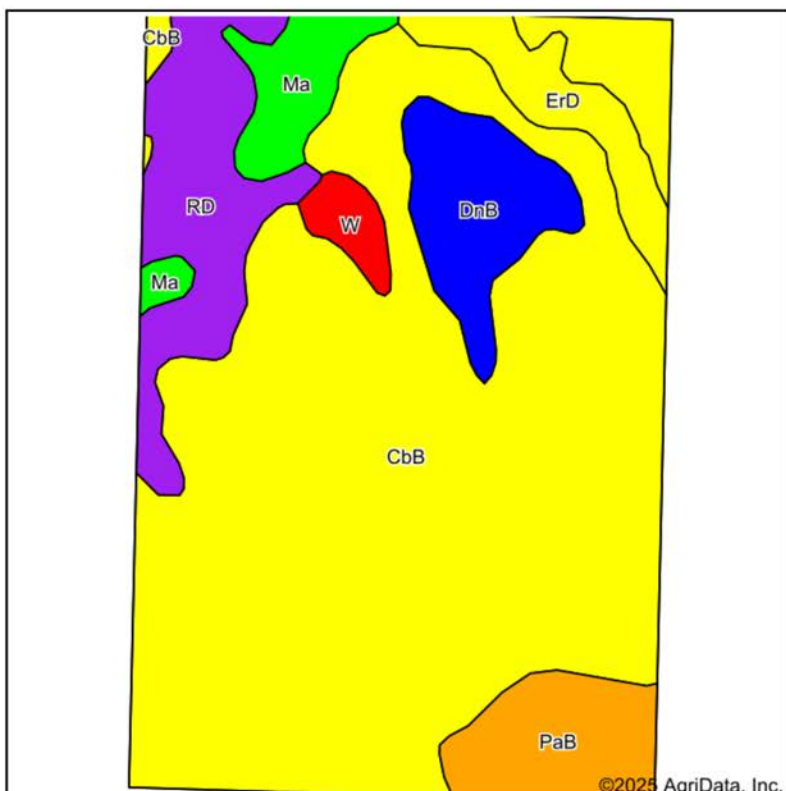


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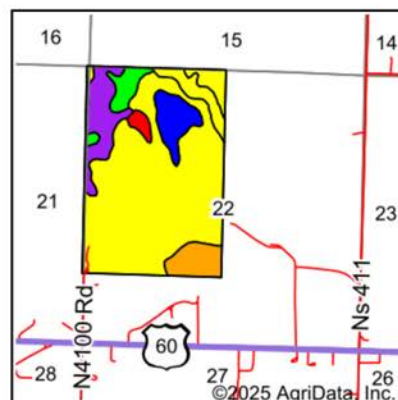
22-26N-15E
Nowata County
Oklahoma

Boundary Center: 36° 43' 21.42, -95° 41' 50.23

SOILS MAP



Soils data provided by USDA and NRCS.



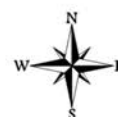
State: **Oklahoma**
 County: **Nowata**
 Location: **22-26N-15E**
 Township: **Nowata**
 Acres: **240.18**
 Date: **7/11/2025**



Maps Provided By:



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Area Symbol: OK105, Soil Area Version: 22

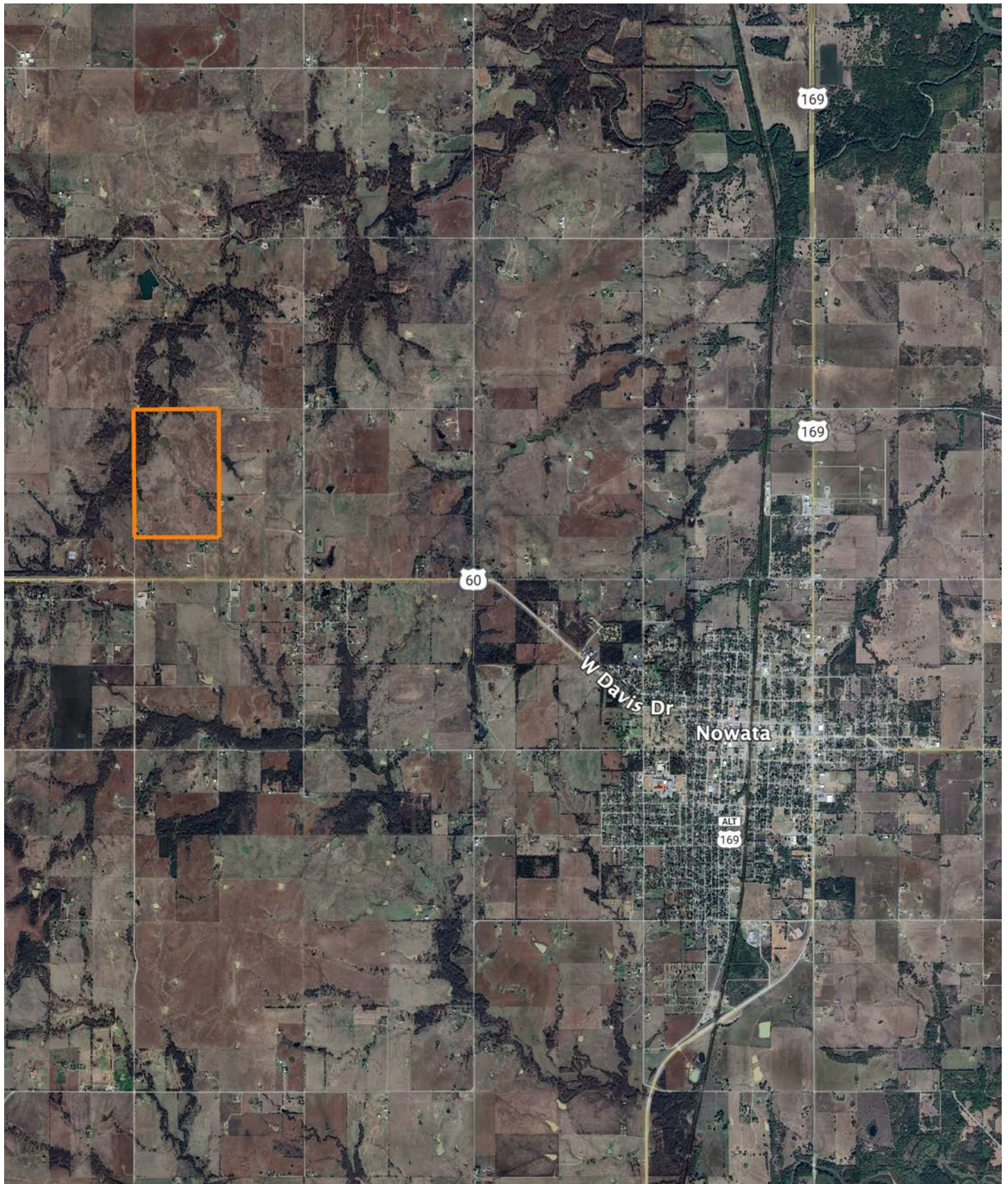
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
CbB	Coweta-Bates complex, 1 to 5 percent slopes	165.22	68.9%		1.2ft. (Paralithic bedrock)	IVs	4005	43	41	40	34	39
RD	Radley silt loam, 0 to 1 percent slopes, frequently flooded	22.85	9.5%		> 6.5ft.	Vw	8000	61	57	57	59	23
DnB	Dennis silt loam, 1 to 3 percent slopes	14.96	6.2%		> 6.5ft.	Ile	4838	79	78	59	64	69
PaB	Parsons silt loam, 1 to 3 percent slopes	13.73	5.7%		1.1ft. (Abrupt textural change)	Ills	3483	60	57	59	58	58
ErD	Eram-Radley complex, 0 to 8 percent slopes	10.15	4.2%		2.3ft. (Paralithic bedrock)	IVe	6088	53	53	49	48	33
Ma	Mason silt loam, 0 to 1 percent slopes, rarely flooded	9.67	4.0%		> 6.5ft.	Iw	8250	78	77	68	71	62
W	Water	3.60	1.5%		> 6.5ft.	VIII	0					
Weighted Average						3.85	4606	*n 49.1	*n 47.1	*n 44.8	*n 41.2	*n 40.5

*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

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

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