

MIDWEST LAND GROUP PRESENTS

240 ACRES

# NOWATA COUNTY, OK

20750 NS 410 ROAD, NOWATA, OKLAHOMA, 74048



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# STUNNING NOWATA COUNTY, OKLAHOMA RANCH WITH HOME AND HUNTING AND RECREATION OPPORTUNITIES

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

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

---

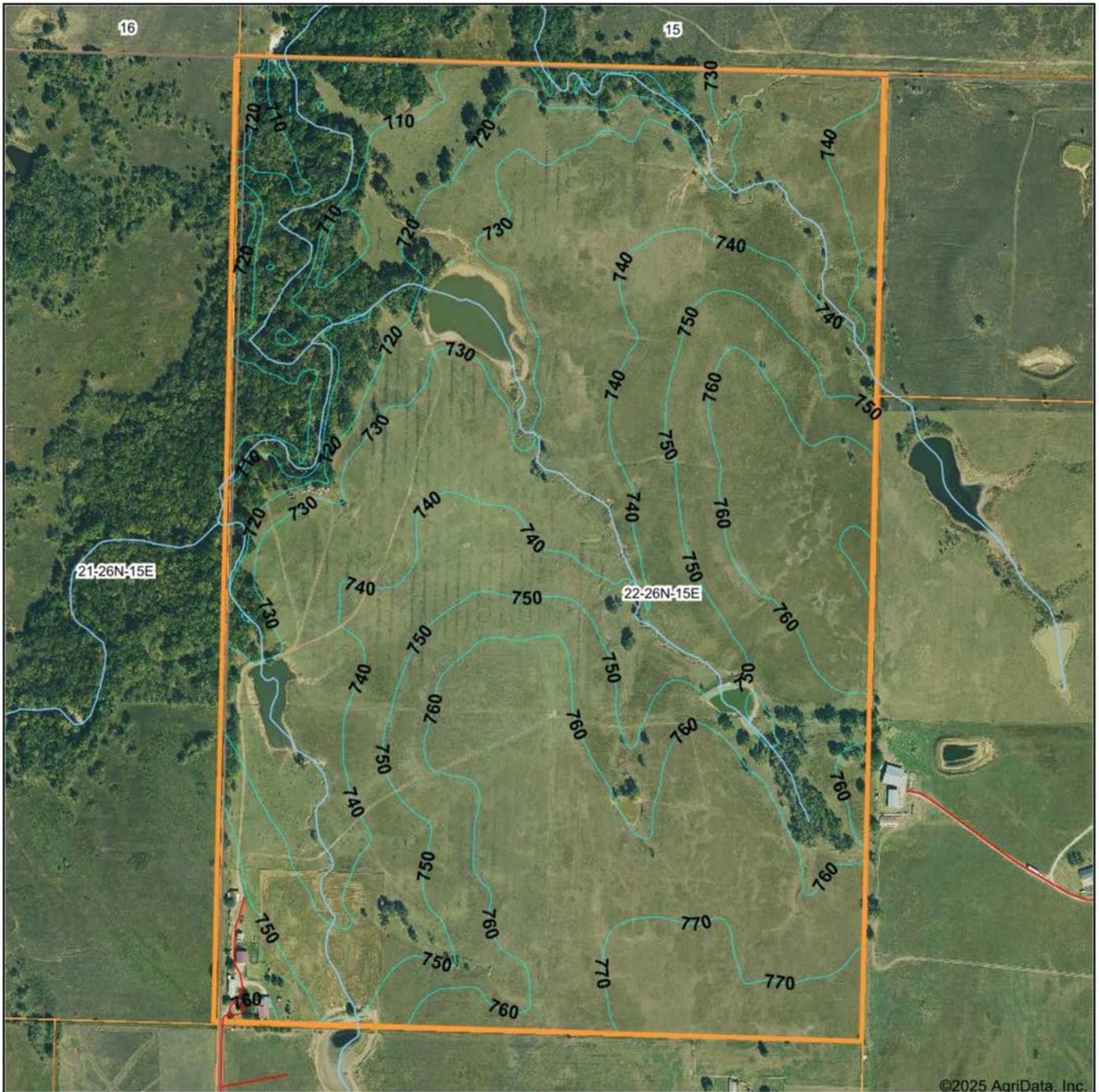
This turn-key cattle operation features approximately 210 +/- acres of improved Bermuda, fescue, and Dutch clover pastures. The east 60 acre pasture has produced an impressive 3,500 square bales.



# OUTBUILDINGS



# TOPOGRAPHY MAP



©2025 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2023 www.AgridataInc.com

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

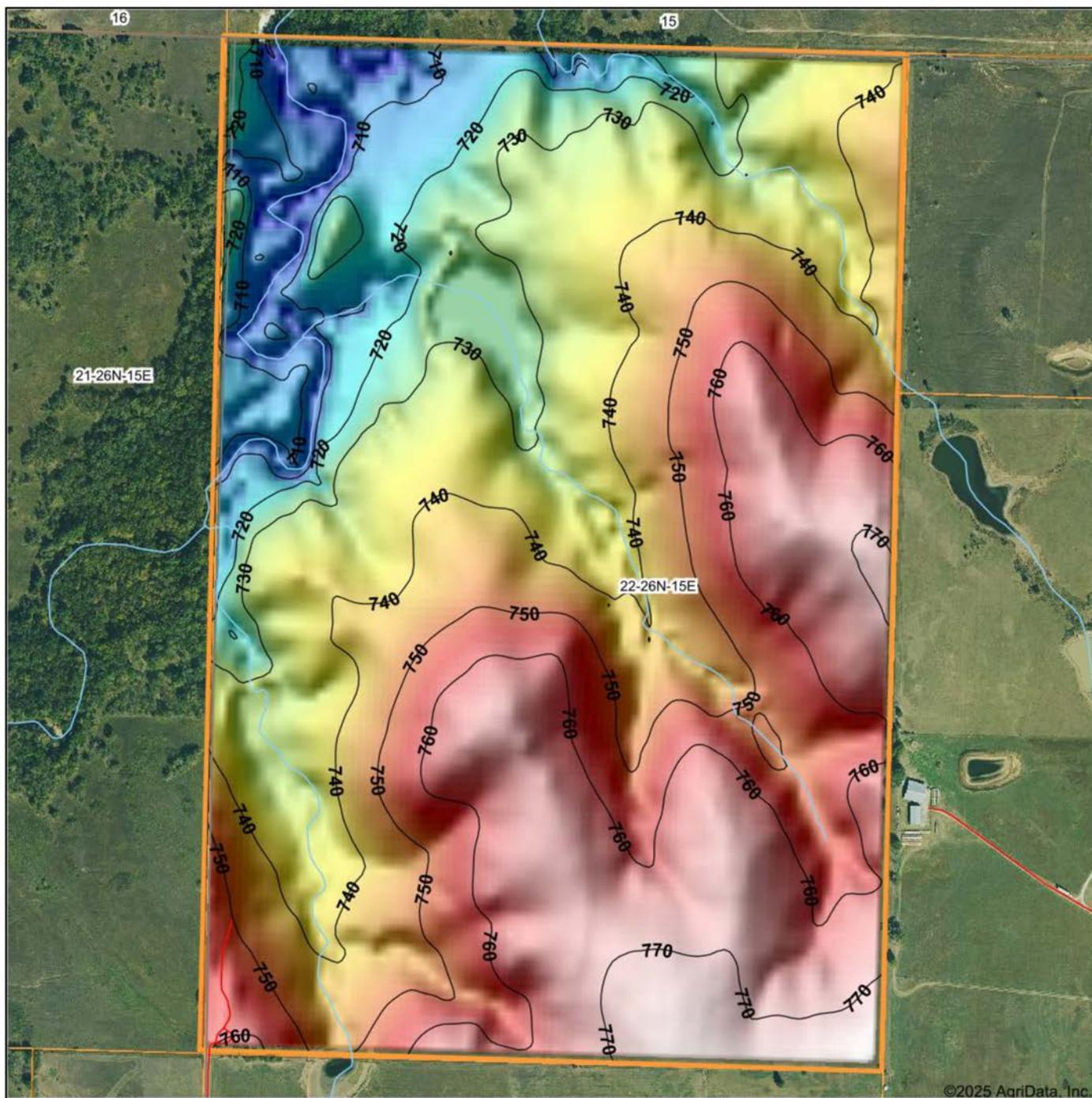


7/11/2025

**22-26N-15E**  
**Nowata County**  
**Oklahoma**

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

# HILLSHADE MAP



©2025 AgriData, Inc.

Low Elevation High



Source: USGS 10 meter dem

Interval(ft): 10

Min: 698.3

Max: 776.1

Range: 77.8

Average: 743.8

Standard Deviation: 18.21 ft



7/11/2025

**22-26N-15E**  
**Nowata County**  
**Oklahoma**

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



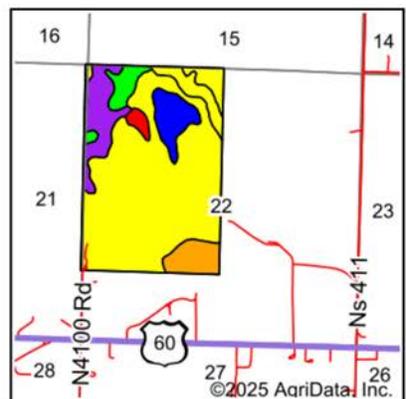
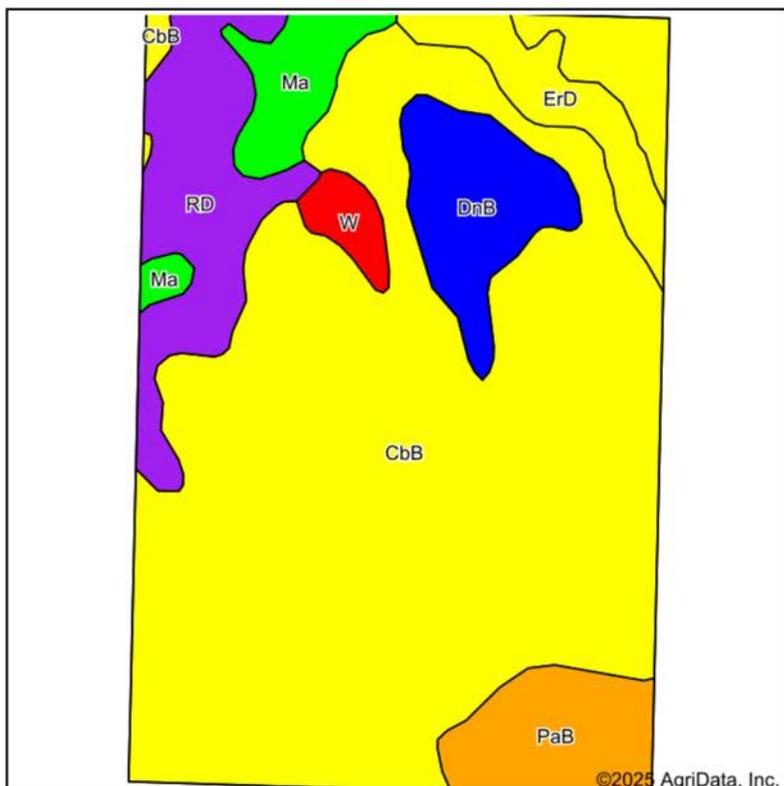
Maps Provided By:

**surety**  
 CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023

www.AgridataInc.com

# SOILS MAP



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



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

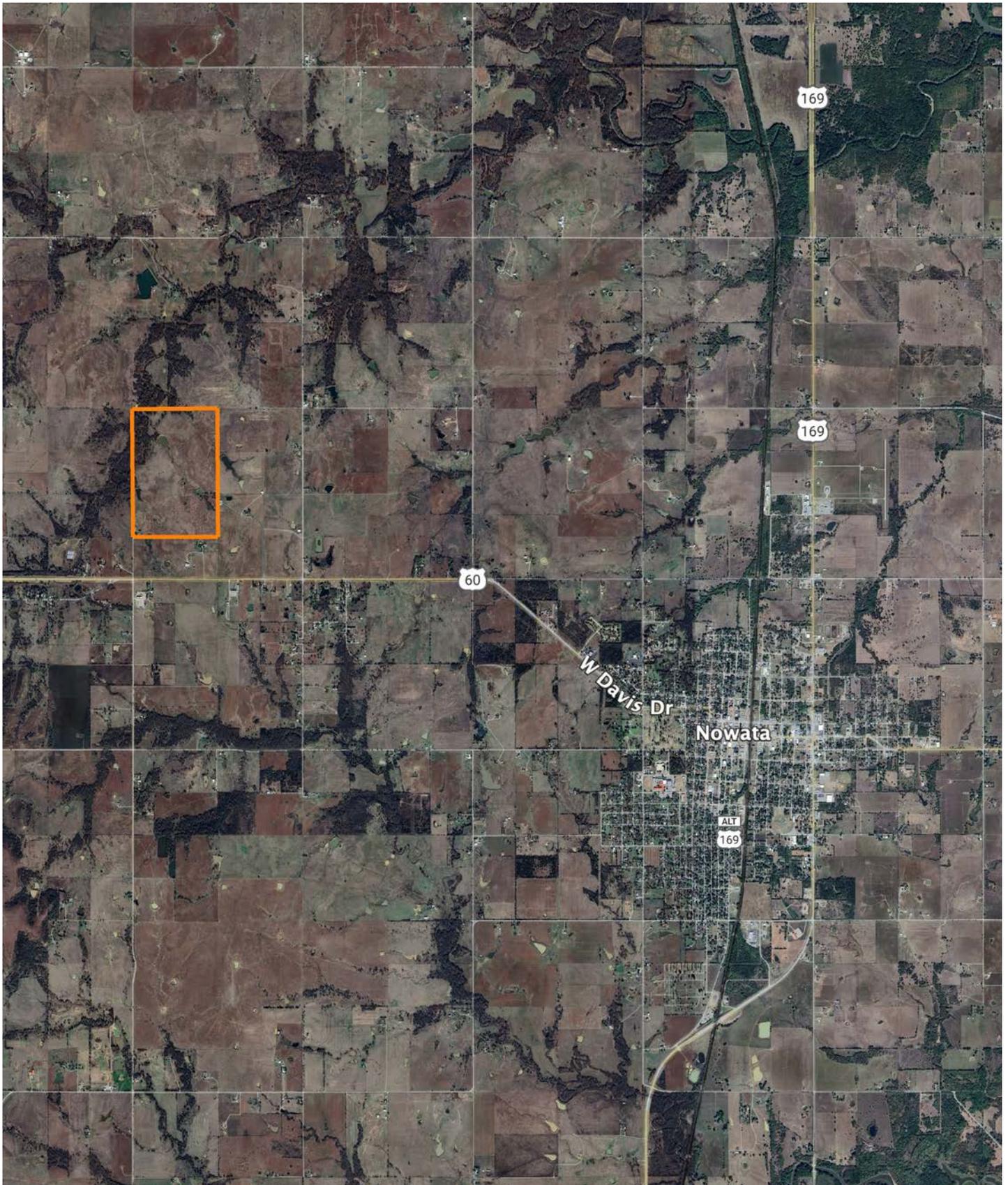
Area Symbol: OK105, Soil Area Version: 22

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)	IIIs	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						
<b>Weighted Average</b>								<b>3.85</b>	<b>*n 49.1</b>	<b>*n 47.1</b>	<b>*n 44.8</b>	<b>*n 41.2</b>	<b>*n 40.5</b>

\*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method

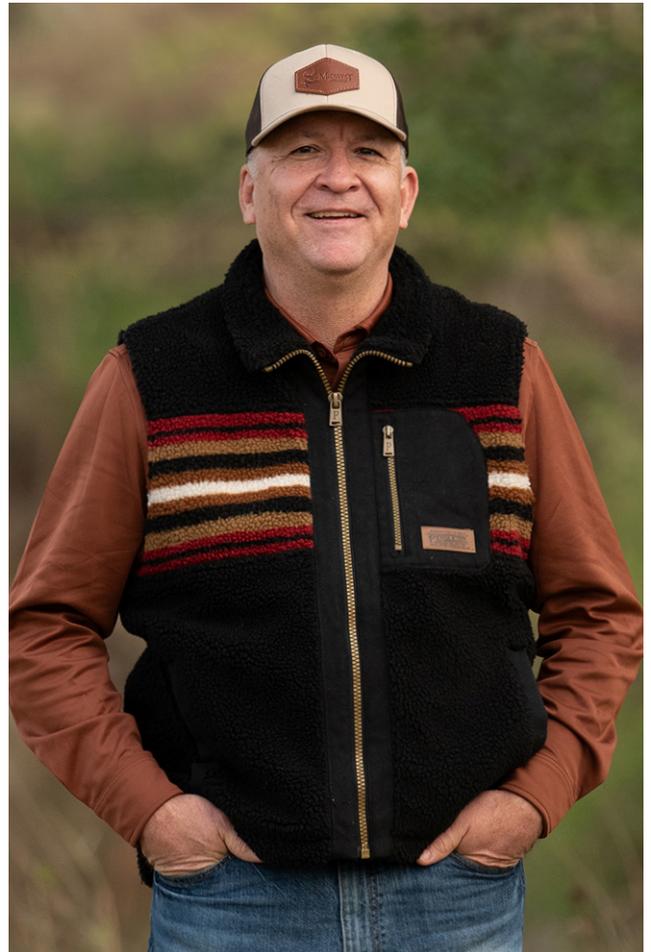
Soils data provided by USDA and NRCS.

# 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](mailto: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.