

MIDWEST LAND GROUP PRESENTS

20 ACRES IN

NOWATA COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

OUTDOOR ENTHUSIAST'S GETAWAY IN NOWATA COUNTY, OKLAHOMA

This 20 +/- acre hunting farm in Nowata County, Oklahoma, is tailor-made for the avid outdoorsman. Featuring dense stands of hardwoods, including oak, walnut, hickory, and pecan, the property offers prime cover, bedding, and natural browse for wildlife. A wet weather creek winds through the farm, attracting whitetail deer, wild turkey, and an occasional bobcat, making this a fantastic spot for hunting and recreation. With utilities available, county-maintained blacktop and gravel road frontage on the east and south sides, providing quick access to Highway 60. The farm is

located 2 miles west of the Nowata Country Club on Brick Plant Road and just minutes from town. Bartlesville is an easy drive, 20 miles to the west, Owasso is less than 45 minutes to the south, Tulsa is located within 1 hour to the south, and Coffeyville, Kansas is located 30 minutes to the north. Whether you're looking to build, hunt, or invest, this property is loaded with potential. Give Kevin Williams a call at (918) 559-8960 if you are looking for the perfect place to set up camp and enjoy Oklahoma's outdoor lifestyle.



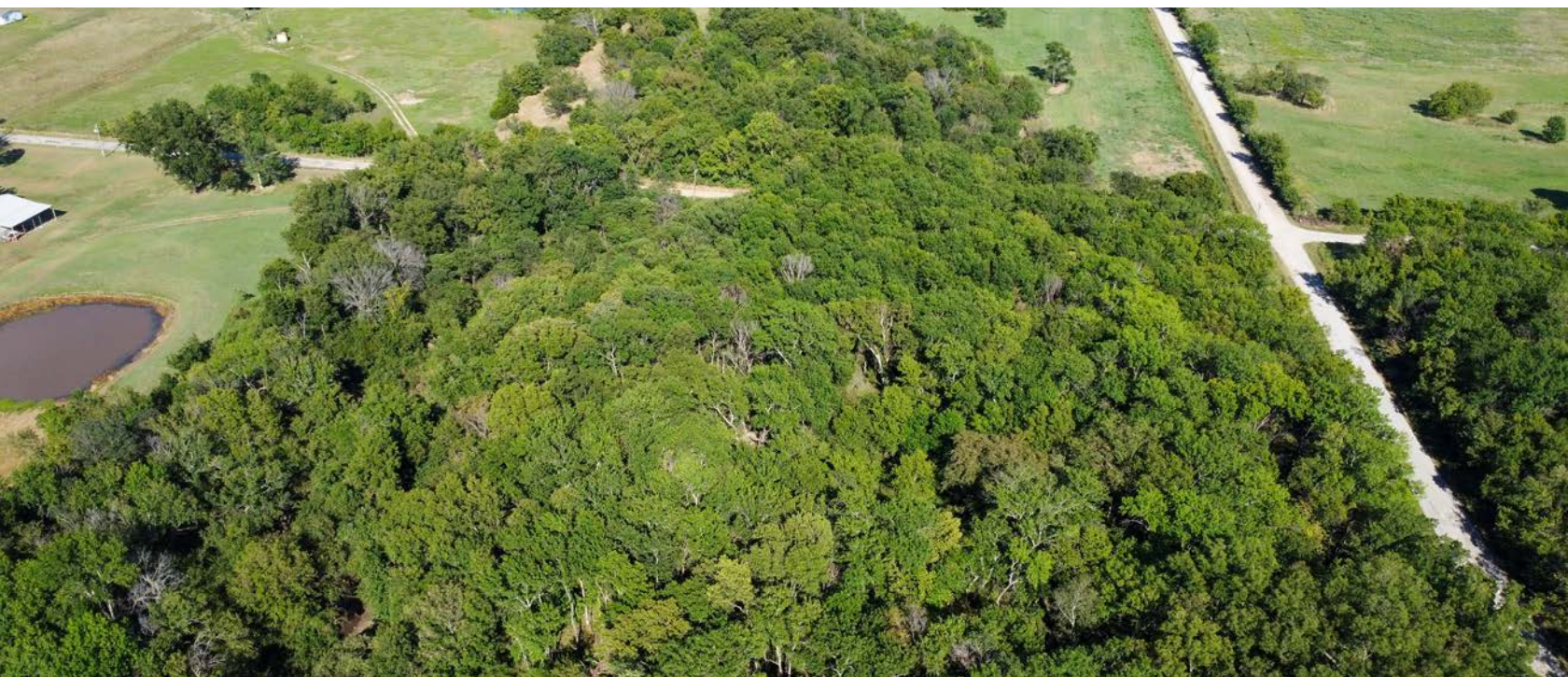
PROPERTY FEATURES

PRICE: **\$130,000** | COUNTY: **NOWATA** | STATE: **OKLAHOMA** | ACRES: **20**

- Utilities available
- Wet-weather creek
- Mature timber (oaks, walnuts, pecans, hickory, and hackberry)
- Multitude of wildlife (deer, turkey, and bobcat)
- 1 mile south of Highway 60
- 2 miles west of Nowata Country Club on Brick Plant Road
- County-maintained blacktop and gravel road frontage
- 20 minutes to Bartlesville
- 45 minutes to Owasso
- 1 hour to Tulsa
- 30 minutes to Coffeyville, Kansas
- 2024 taxes: \$19.00



DENSE STANDS OF HARDWOODS



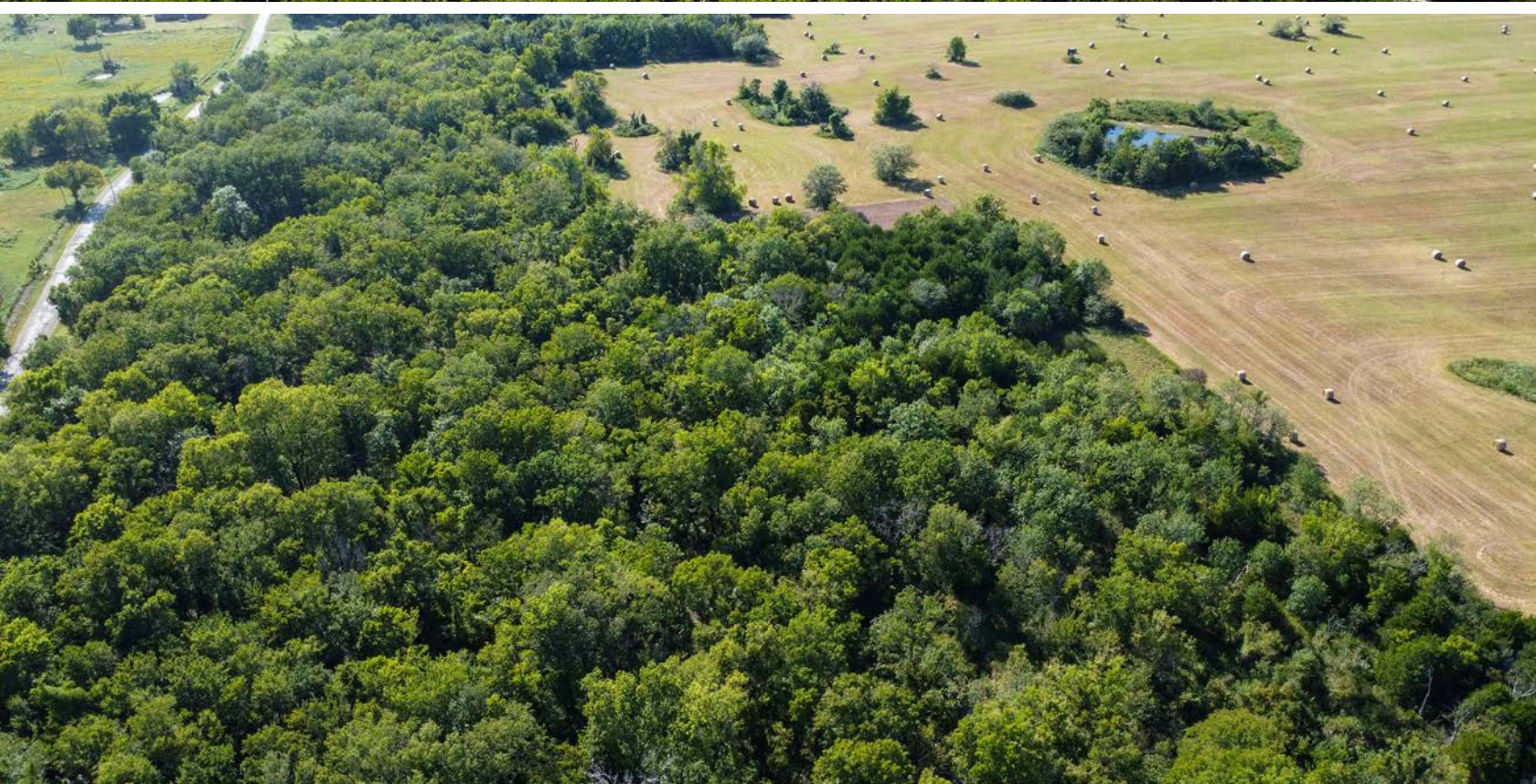
WILDLIFE



WET-WEATHER CREEK



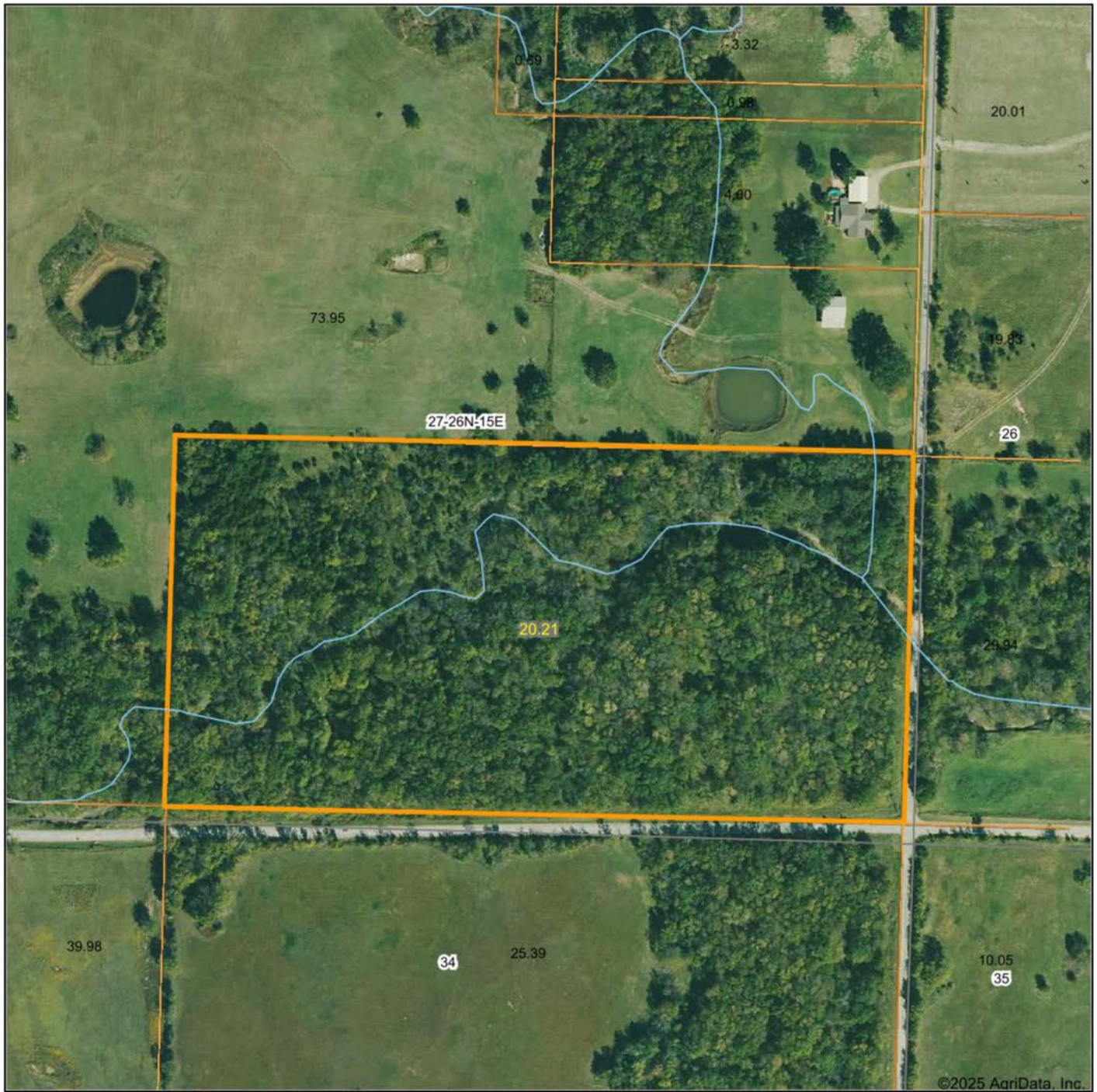
COUNTY-MAINTAINED ROAD



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 36° 41' 59.94, -95° 41' 9.42

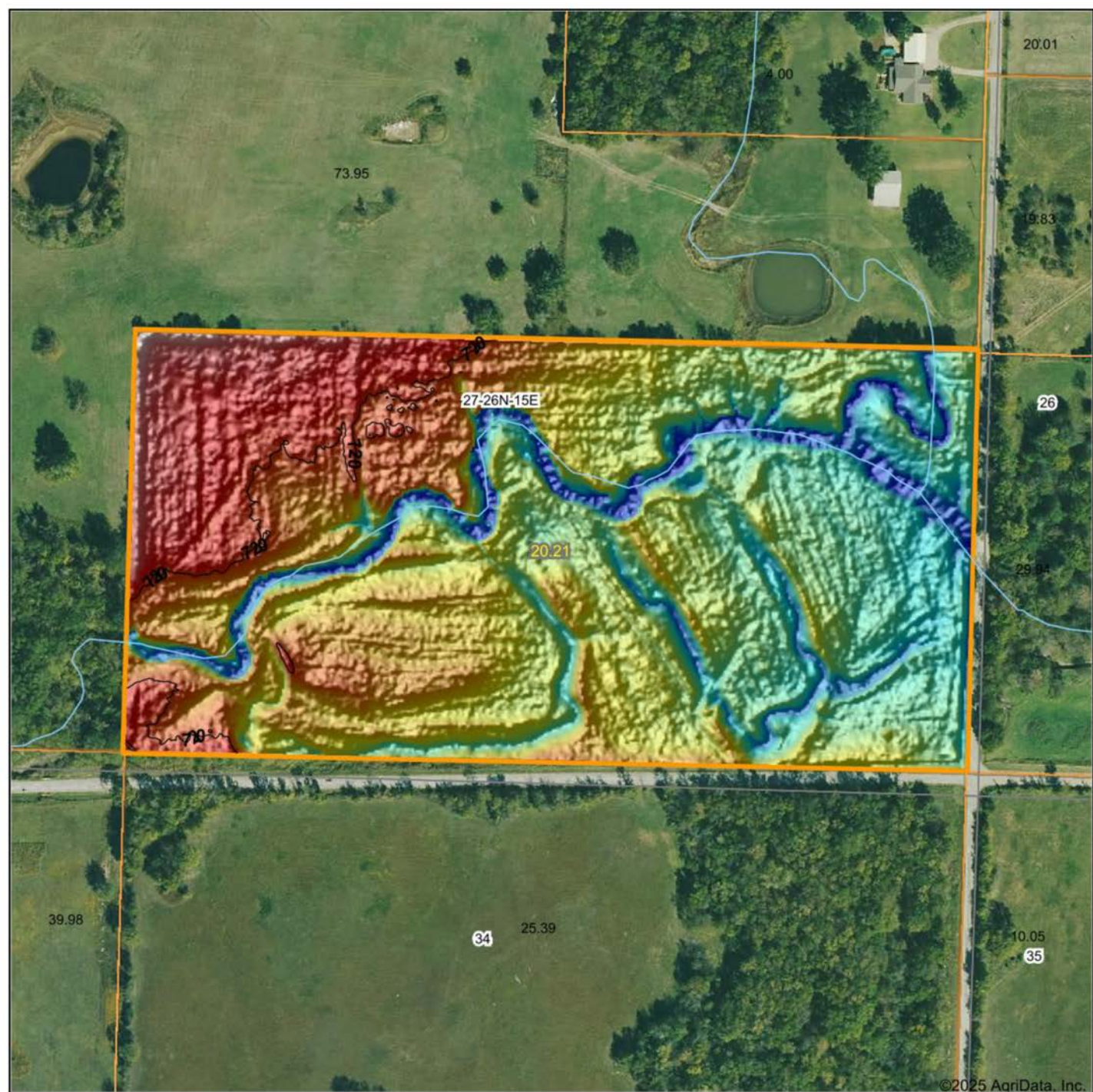
0ft 278ft 556ft

27-26N-15E
Nowata County
Oklahoma



8/26/2025

HILLSHADE MAP



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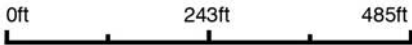
Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 10
Min: 710.9
Max: 723.9
Range: 13.0
Average: 717.1
Standard Deviation: 2.46 ft

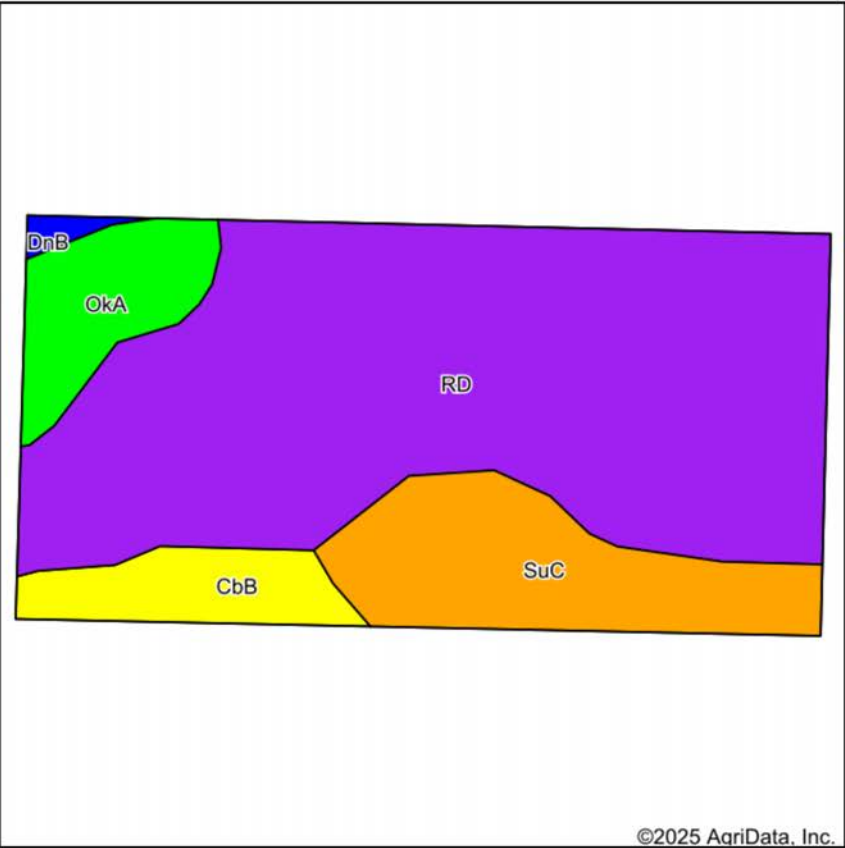


8/26/2025

27-26N-15E
Nowata County
Oklahoma

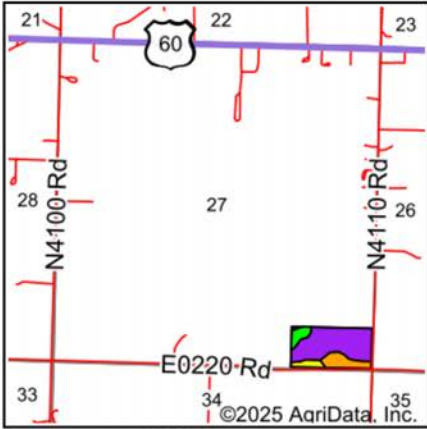
Boundary Center: 36° 41' 59.94, -95° 41' 9.42

SOILS MAP



Soils data provided by USDA and NRCS.

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State: **Oklahoma**
County: **Nowata**
Location: **27-26N-15E**
Township: **Nowata**
Acres: **20.21**
Date: **8/26/2025**



Maps Provided By:



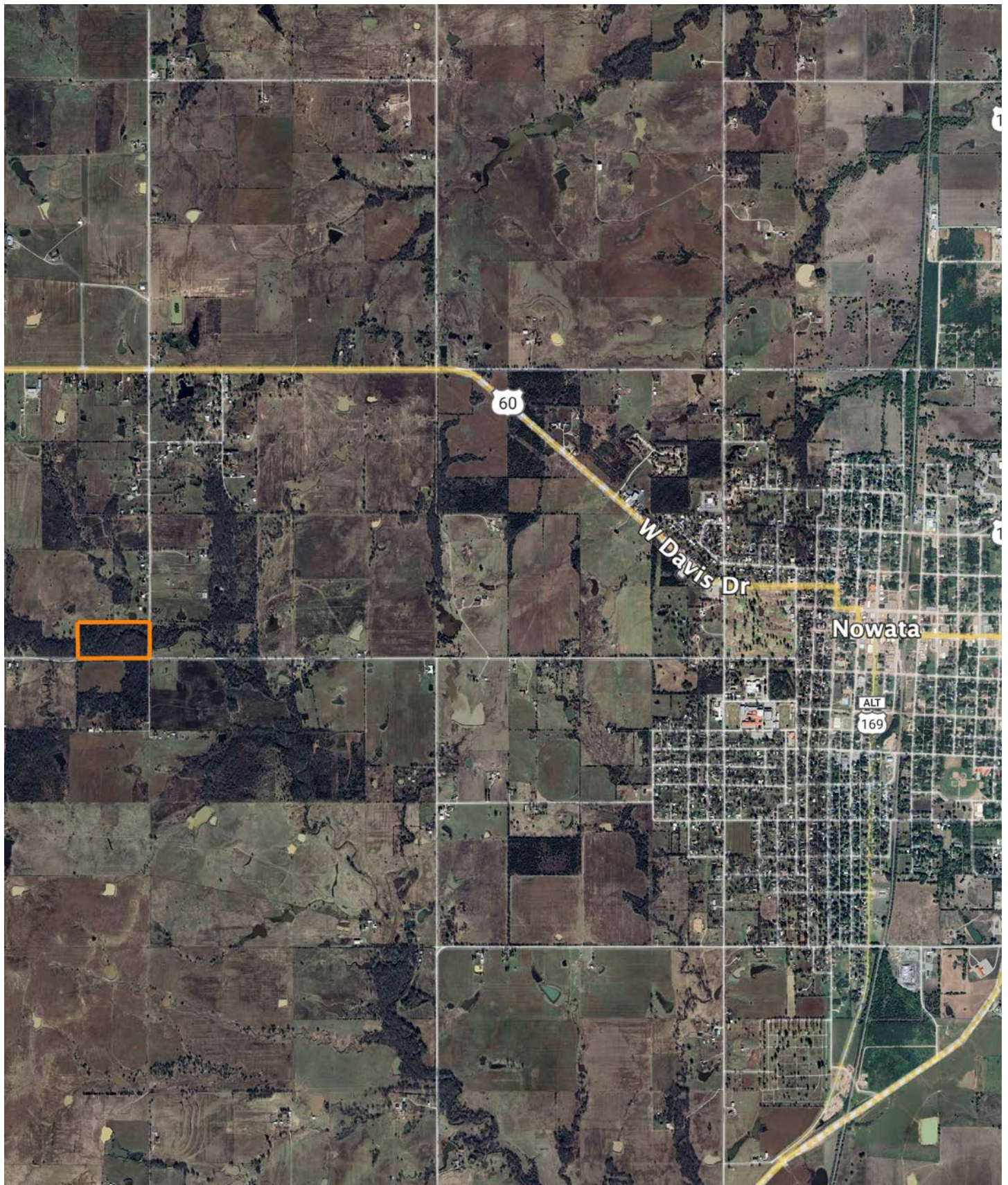
Area Symbol: OK105, Soil Area Version: 22

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
RD	Radley silt loam, 0 to 1 percent slopes, frequently flooded	13.86	68.6%		> 6.5ft.	Vw	8000	61	57	57	59	23
SuC	Summit silty clay loam, 3 to 5 percent slopes	3.29	16.3%		> 6.5ft.	Ille	5165	61	53	54	59	53
OkA	Okemah silt loam, 0 to 1 percent slopes	1.57	7.8%		> 6.5ft.	Iw	5034	74	73	67	69	70
CbB	Coweta-Bates complex, 1 to 5 percent slopes	1.34	6.6%		1.2ft. (Paralithic bedrock)	IVs	4005	43	41	40	34	39
DnB	Dennis silt loam, 1 to 3 percent slopes	0.15	0.7%		> 6.5ft.	Ile	4838	79	78	59	64	69
Weighted Average						4.28	7019.7	*n 61	*n 56.7	*n 56.2	*n 58.2	*n 32.9

*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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