

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

ROGERS COUNTY OKLAHOMA



EAST 320 ROAD, CHELSEA, OKLAHOMA 74016

MIDWEST LAND GROUP IS HONORED TO PRESENT

40 +/- ACRE ROGERS COUNTY GRASS FARM WITH BLACKTOP FRONTAGE

Are you in search of the perfect canvas for your dream home, livestock operation, or investment opportunity? Look no further than this fantastic 40 +/- acre farm. Located in northern Rogers County, this farm boasts multiple build site locations, offering you the freedom to design your ideal residence. Utilities are available along East 320 Road. The farm is primarily comprised of Bermuda/fescue mix, providing the potential for hay production or grazing, making it an attractive option for those with agricultural aspirations. The centerpiece of the farm is the 2.5-acre stocked pond in the southwest corner of the farm. If you are looking at starting or continuing your livestock operation, the farm is barbed wire perimeter fenced and cross-fenced, and the three ponds will provide an ample water source for your herd.

The farm is conveniently located on a blacktop county road, 1 mile north of Highway 66, ensuring easy access and a smooth 5-minute commute to Chelsea, 20 minutes to Oologah Lake, 15 minutes to Vinita, 30 minutes to Claremore, 45 minutes to Owasso, and 1 hour to Tulsa. For families, Chelsea Public Schools are within reach, ensuring quality education for your children. Don't miss out on this unique opportunity to create the lifestyle you've always desired. Whether you're looking to build your forever home, establish an agricultural venture, or simply invest in land with potential, this 40 +/- acre farm checks all the boxes. Contact Kevin Williams at (918) 559-8960 for more information, inquiries, or to schedule a viewing.



PROPERTY FEATURES

PRICE: **\$300,000** | COUNTY: **ROGERS** | STATE: **OKLAHOMA** | ACRES: **40**

- Multiple build site locations
- Perimeter barbed wire fenced and cross-fenced
- Blacktop county road frontage
- Bermuda/Fescue mix
- Utilities available
- 3 ponds
- Stunning 2.5-acre stocked pond
- Chelsea Public Schools
- 1 mile north of Highway 66
- 5 minutes to Chelsea
- 15 minutes to Vinita
- 20 minutes to Oologah Lake
- 30 minutes to Claremore
- 45 minutes to Owasso
- 1 hour to Tulsa



MULTIPLE BUILD SITE LOCATIONS



FENCED AND CROSS-FENCED



3 PONDS



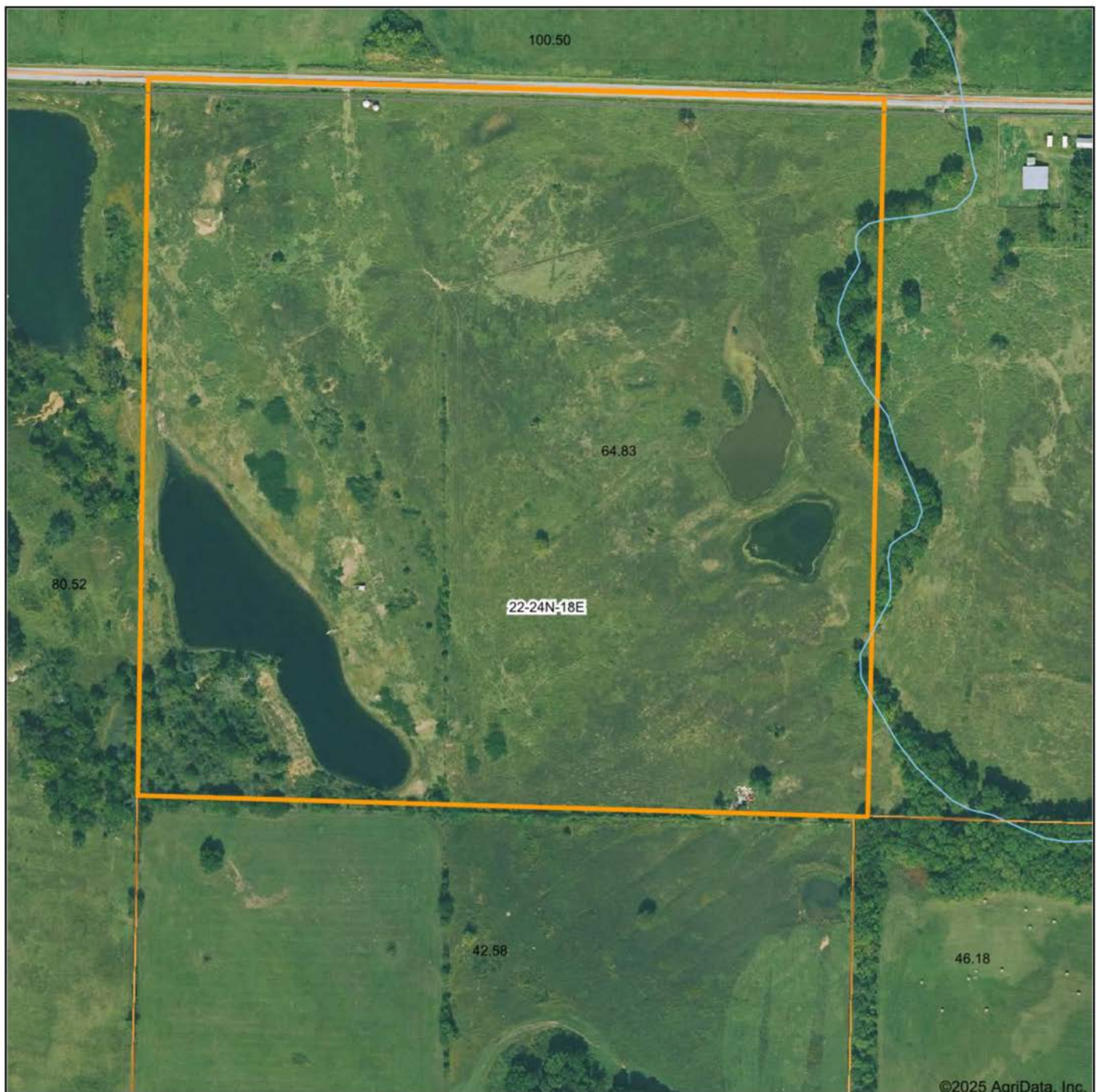
BERMUDA/FESCUE MIX



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 36° 33' 6.77, -95° 22' 31.17

0ft 283ft 565ft



Maps Provided By:



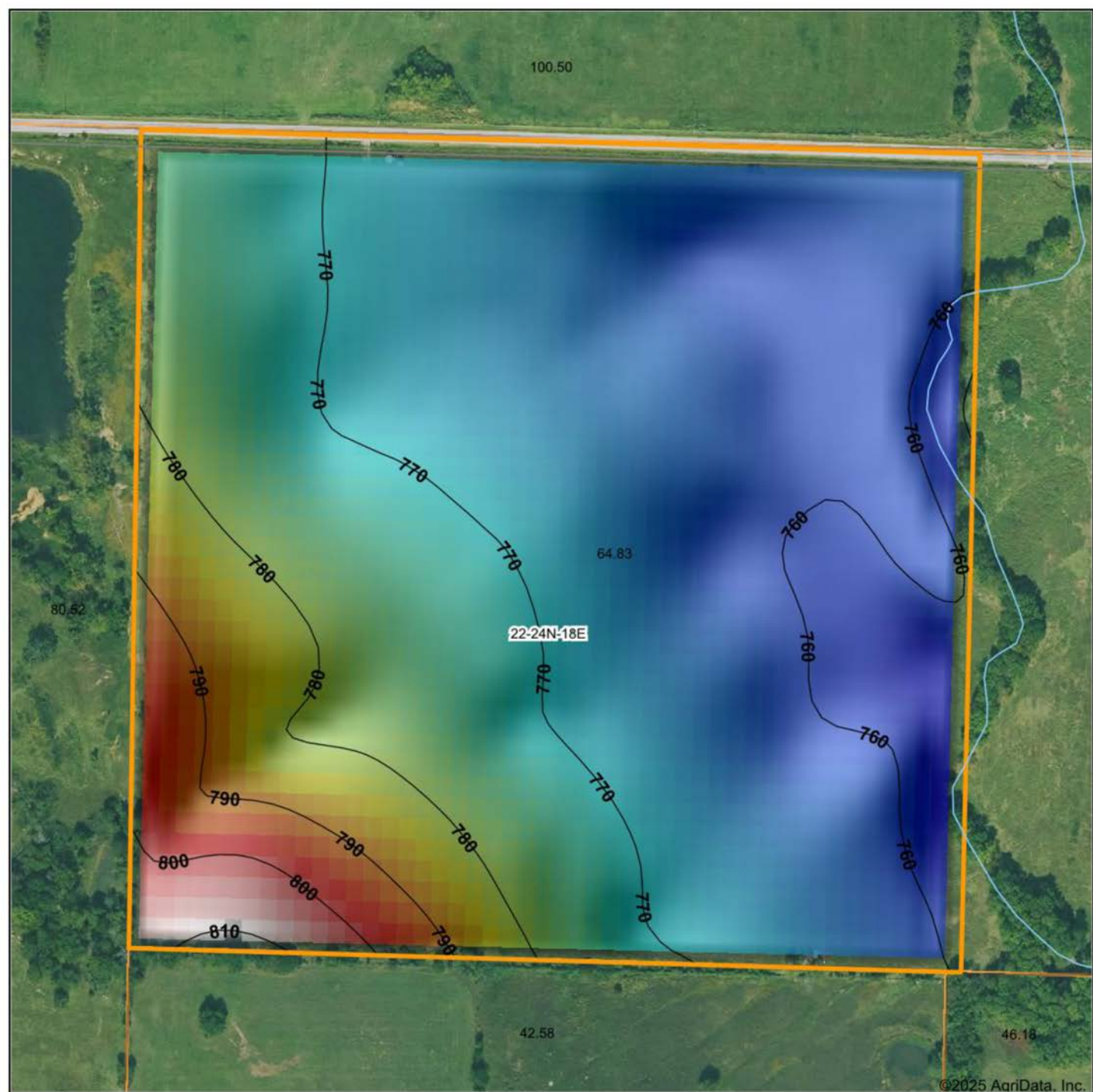
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22-24N-18E
Rogers County
Oklahoma



9/1/2025

HILLSHADE MAP



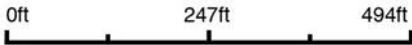
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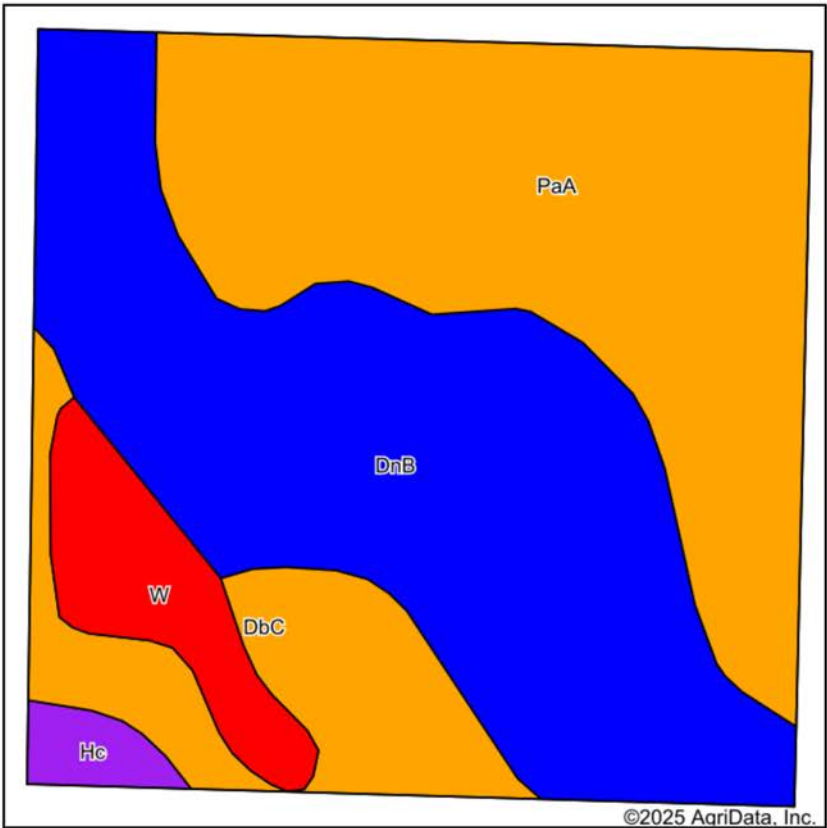
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Min: 757.1
Max: 808.8
Range: 51.7
Average: 770.1
Standard Deviation: 10.2 ft



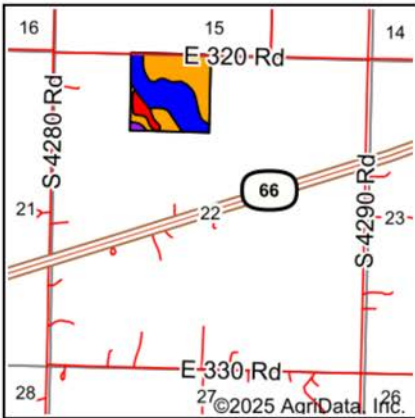
22-24N-18E
Rogers County
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Boundary Center: 36° 33' 6.77, -95° 22' 31.17

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
County: **Rogers**
Location: **22-24N-18E**
Township: **Chelsea**
Acres: **40.02**
Date: **9/1/2025**



Maps Provided By:

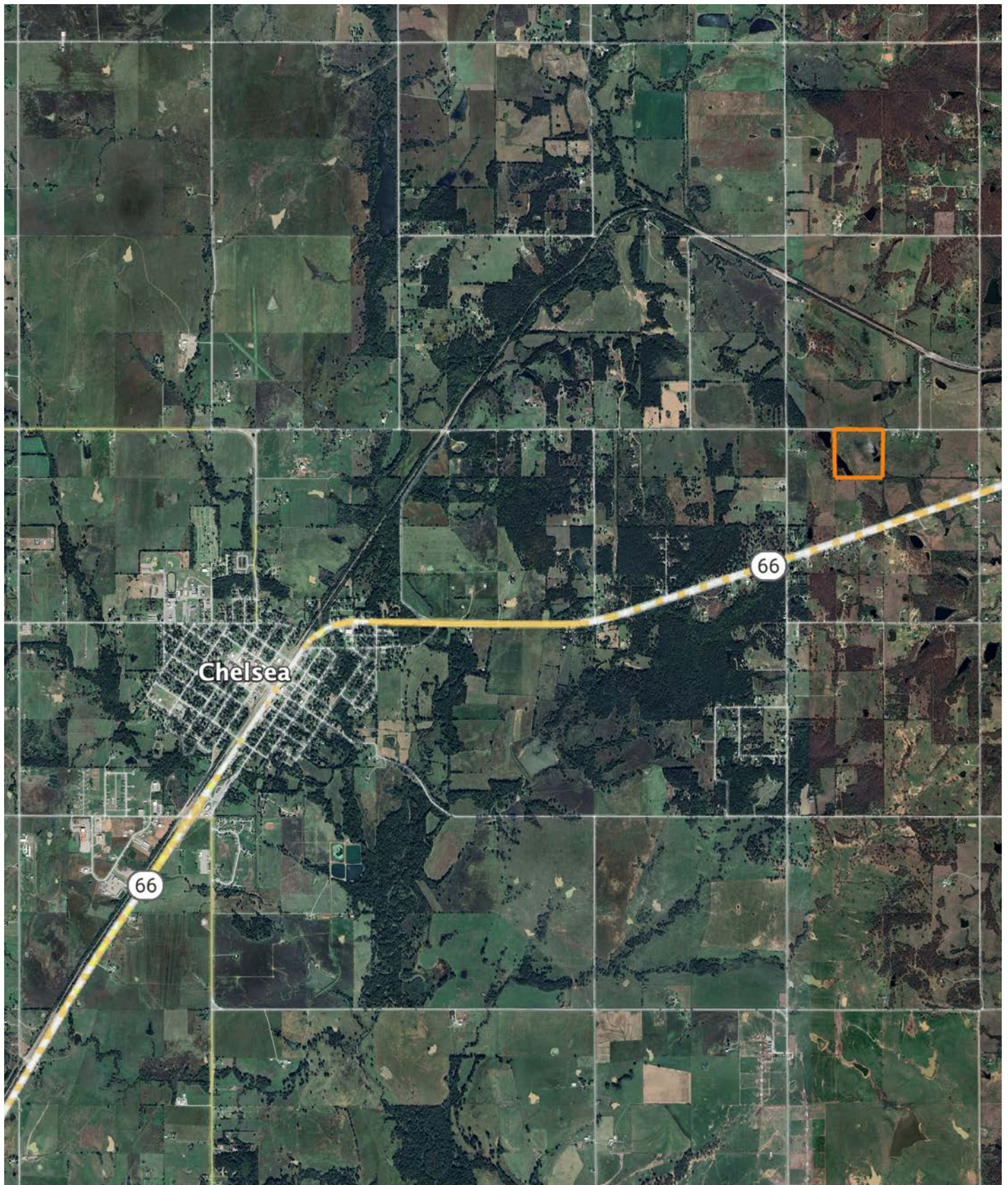


Area Symbol: OK131, Soil Area Version: 19												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
DnB	Dennis silt loam, 1 to 3 percent slopes	16.82	42.0%		> 6.5ft.	Ile	4838	79	78	59	64	69
PaA	Parsons silt loam, 0 to 1 percent slopes	15.32	38.3%		1.1ft. (Abrupt textural change)	IIIw	3761	83	82	66	69	62
DbC	Dennis-Bates complex, 3 to 5 percent slopes	4.59	11.5%		2.6ft. (Paralithic bedrock)	IIIe	4940	67	65	57	57	65
W	Water	2.61	6.5%		> 6.5ft.	VIII	0					
Hc	Hector stony sandy loam, 3 to 30 percent slopes	0.68	1.7%		1.2ft. (Lithic bedrock)	VIIIs	2548	22	18	22	12	13
Weighted Average						2.97	4083	*n 73	*n 71.9	*n 57	*n 60.1	*n 60.4

*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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