

MIDWEST LAND GROUP PRESENTS



ADAIR COUNTY, OK

275 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

275 +/- ACRE LEGACY FARM WITH ROLLING PASTURES, PONDS, TIMBER, AND CUSTOM HOME

Welcome to this remarkable 275 +/- acre farm offering a rare combination of beauty, function, and opportunity. Rolling pastures stretch across the landscape, complemented by mature patches of timber and multiple spring-fed ponds that provide abundant year-round water in each cross-fenced pasture.

The property is conveniently located off a paved road with all utilities already on site, and it also benefits from additional access along a county-maintained gravel road at the rear. A separate 18 +/- acre corner tract across the county road offers endless possibilities — whether as a private home-site, hay field, or continued cattle pasture.

The centerpiece of the farm is a spacious three-story home, including a finished basement, featuring rich oak wood floors, custom trim, and sweeping views of the

property. Surrounded by towering mature trees, the residence offers comfort and charm with plenty of room for family and guests. Multiple build sites throughout the acreage provide opportunities to expand and bring the whole family together.

Currently, the farm supports 30 cow/calf pairs and produces over 300 round bales of hay annually, highlighting its productivity and value as a working cattle operation. A well-equipped barn with attached cattle pens and a working chute makes handling and sorting livestock efficient and convenient, further enhancing the property's functionality for ranching.

Whether you are seeking a beautiful homestead, an income-producing cattle farm, or a legacy property to share with generations, this 275-acre estate delivers it all.



PROPERTY FEATURES

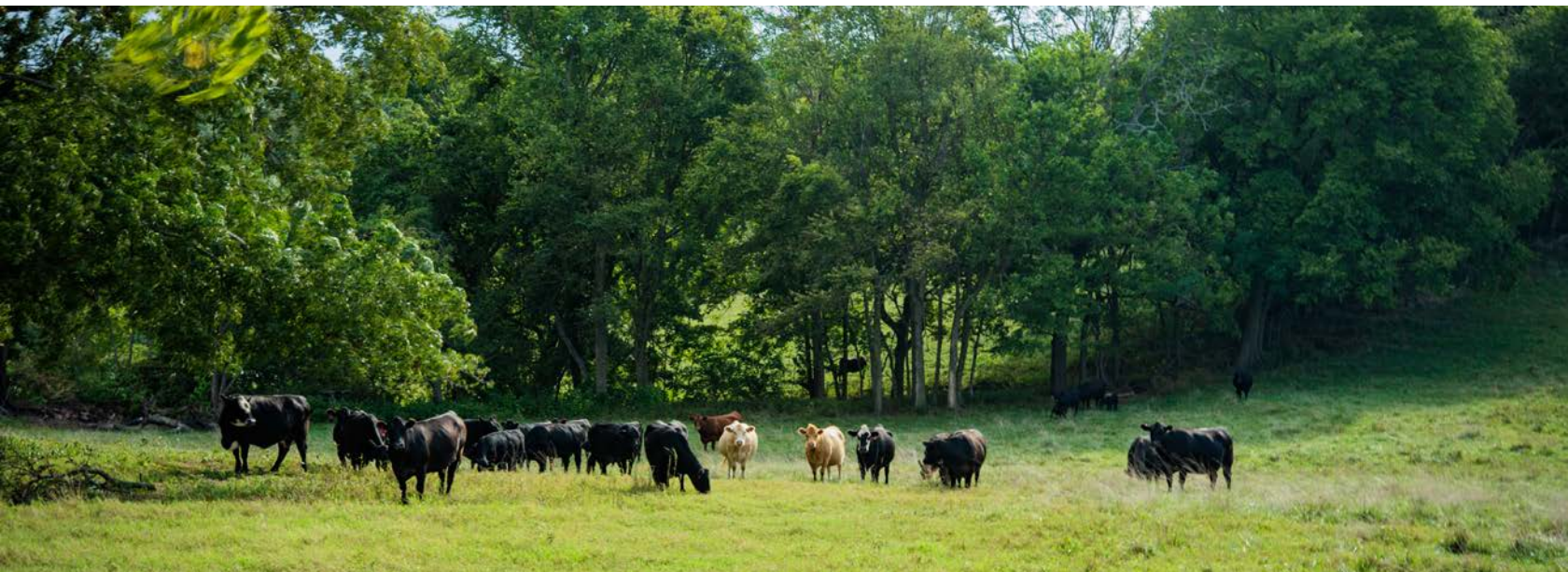
PRICE: **\$1,799,000** | COUNTY: **ADAIR** | STATE: **OKLAHOMA** | ACRES: **275**

- 275 +/- acres of cross-fenced pasture and timber
- Spring-fed ponds in every pasture
- Livestock wells in every pasture
- Hay barn
- Livestock barn with cattle pens and chute
- 3-story home with a basement
- Paved road access
- County road access
- Abundance of wildlife
- 10 minutes to Stilwell, Oklahoma
- 1.5 hours to Tulsa
- 40 minutes from I-49 in Fayetteville, Arkansas
- 45 minutes to Fort Smith, Arkansas



275 +/- ACRES PASTURE AND TIMBER

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SPRING-FED PONDS



LIVESTOCK WELLS



HAY BARN AND LIVESTOCK BARN

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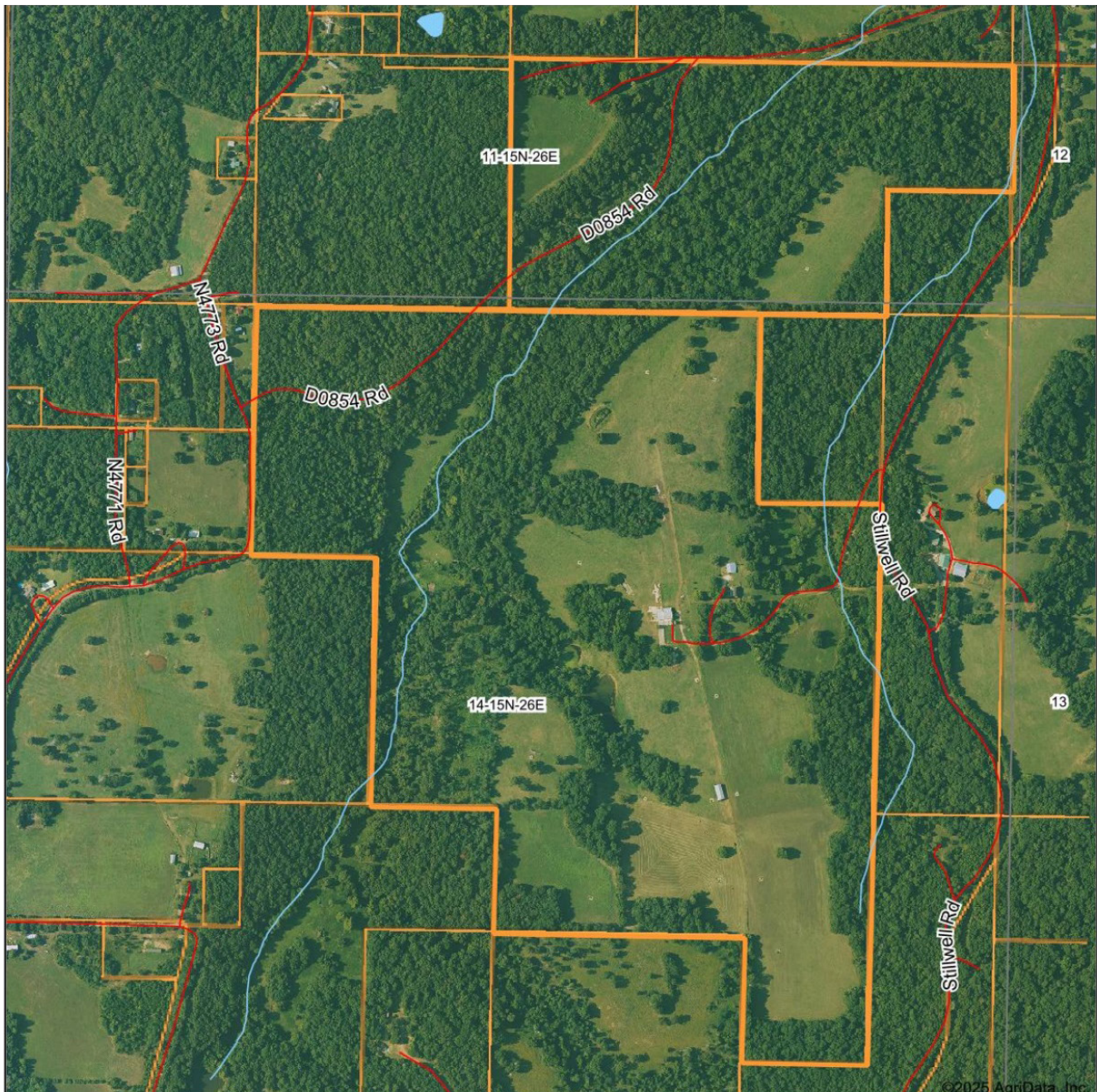
3-STORY HOME WITH BASEMENT



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

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Boundary Center: 35° 46' 46.29, -94° 30' 45.37

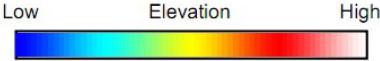
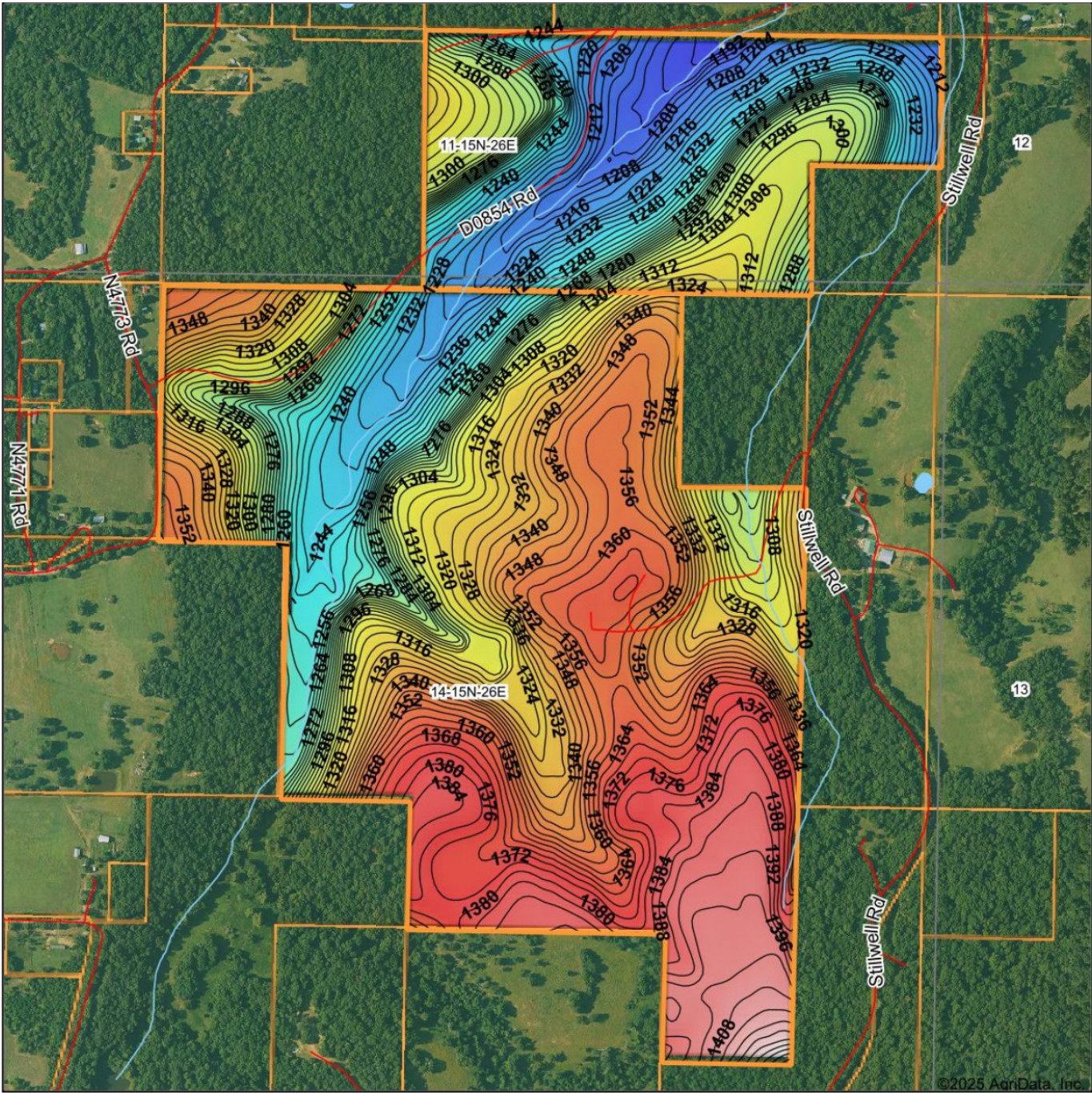
0ft 818ft 1636ft

14-15N-26E
Adair County
Oklahoma



10/2/2025

HILLSHADE MAP



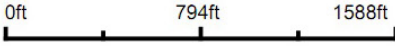
Maps Provided By:



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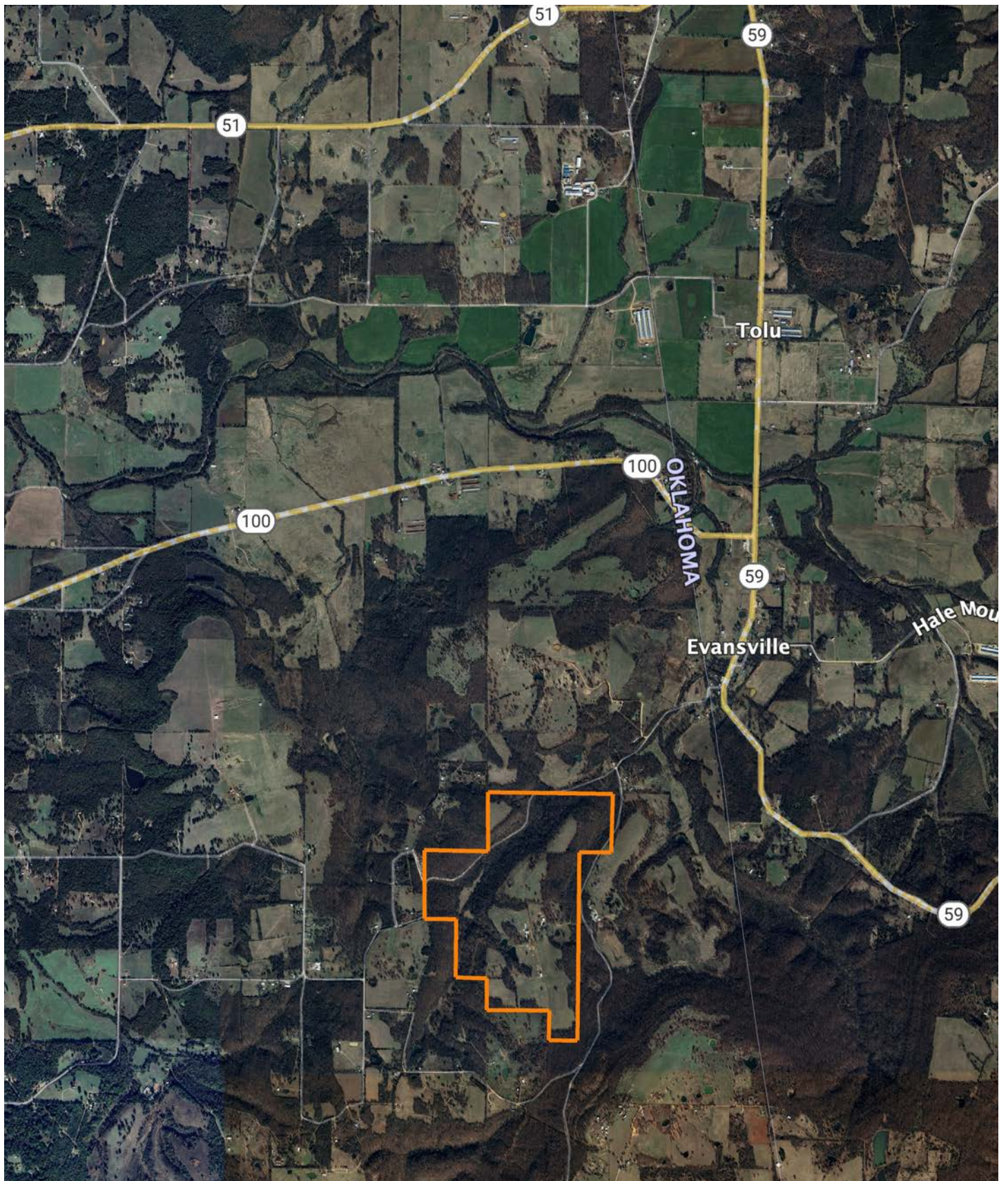
Source: USGS 10 meter dem
Interval(ft): 4
Min: 1,180.4
Max: 1,448.3
Range: 267.9
Average: 1,312.7
Standard Deviation: 57.32 ft



14-15N-26E
Adair County
Oklahoma

Boundary Center: 35° 46' 46.29, -94° 30' 45.37

OVERVIEW MAP



AGENT CONTACT

When it comes to Land Agents, Jeremy Riggs is one who will treat you with respect, work to understand your expectations and go out of his way to deliver on those expectations.

Born in Fayetteville, Arkansas, Jeremy was raised working a yearling cattle operation. Jeremy attended Oklahoma State University, earning a Bachelor's degree in agribusiness with a minor in marketing. When he wasn't studying, Jeremy spent time working for the college's purebred beef range. This education, combined with his love for chasing whitetails and land stewardship, helps him see the whole picture when walking properties so he can better understand each piece of land and the unique potential it holds.

For 10 years, Jeremy worked in the transportation and logistics industry, primarily as a project manager, handling large power projects. At Midwest Land Group, he's able to use his education in agribusiness and project management knowledge to both his buyers and sellers, ensuring great communication from start to finish. Jeremy is dedicated to learning about each property, with boots on the ground, leveraging market knowledge to make sure that when it's time to close, both his buyer and seller clients are satisfied.

When he's not working, you can find Jeremy outdoors, enjoying everything from hunting, family camping, playing golf, reading, and working in the garden. He lives in Farmington, AR, with his wife Chelsea and young sons, Wyatt and Theodore. If you are looking to buy or sell land in Northwest Arkansas, let Jeremy's knowledge and passion for land go to work for you.



JEREMY RIGGS, LAND AGENT
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MidwestLandGroup.com

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