

MIDWEST LAND GROUP PRESENTS

36 ACRES IN

# CRAIG COUNTY OKLAHOMA



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# 36 +/- ACRE CRAIG COUNTY GRASS FARM WITH HIGHWAY 60 FRONTAGE

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Situated approximately 6 miles west of Vinita on Highway 60 is where you will find this 36 +/- acre grass farm. The farm is perimeter fenced on the north, east, and south sides with cross-fencing in place to provide the new owners with the option of rotating livestock to minimize overgrazing. There is a fantastic 3/4 acre stocked pond in the northwest portion of the farm and scattered timber along the north boundary to provide for hunting in the fall and spring months. The farm is comprised primarily of Bermuda grass with a small amount of fescue throughout. The gently rolling topography

provides fantastic views of Craig County if a future build site is your ultimate aspiration. Utilities are not located on the farm; however, rural water and electric service are located along East 260 Road, approximately 450 yards from the northern property line. Amenities and daily necessities are conveniently located within an hour's drive of the farm. If you have been searching for a great, smaller tract of land to start or continue your cow/calf operation or possibly build a future homesite, give Kevin Williams a call at (918) 559-8960 for more information, inquiries, or to schedule a viewing.





# PROPERTY FEATURES

PRICE: **\$250,000** | COUNTY: **CRAIG** | STATE: **OKLAHOMA** | ACRES: **36**

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- Highway 60 frontage
- Perimeter fencing on south, east, and north
- Cross-fenced
- 3/4 acre stocked pond
- Rolling topography
- 6 miles west of Vinita
- 6 miles to I-44 turnpike at Big Cabin
- 33 miles to Claremore
- 23 miles to Nowata
- 26 miles to Pryor
- 60 miles to Tulsa
- 65 miles to Joplin
- 2024 taxes: \$56.00





# 36 +/- ACRE GRASS FARM

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# CROSS-FENCED

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## 3/4 ACRE STOCKED POND

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# ROLLING TOPOGRAPHY

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## ADDITIONAL PHOTOS

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# TOPOGRAPHY MAP



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem  
Interval(ft): 10.0  
Min: 711.8  
Max: 776.4  
Range: 64.6  
Average: 741.7  
Standard Deviation: 13.62 ft

0ft 381ft 761ft



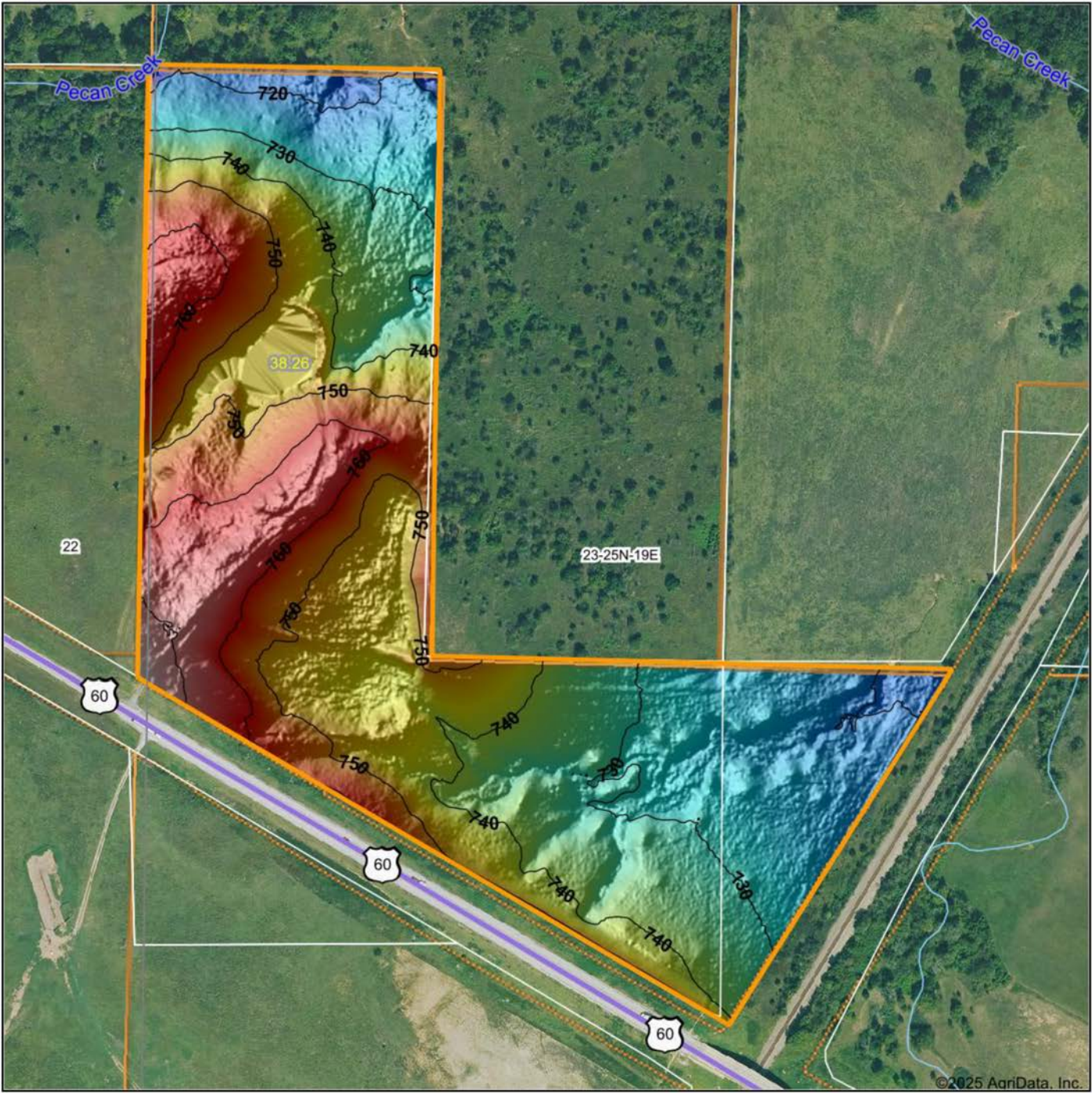
10/5/2025

**23-25N-19E**  
**Craig County**  
**Oklahoma**

Boundary Center: 36° 38' 5.02, -95° 14' 54.49



# HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem

Interval(ft): 10

Min: 711.8

Max: 776.4

Range: 64.6

Average: 741.7

Standard Deviation: 13.62 ft

0ft 350ft 701ft



10/5/2025

23-25N-19E

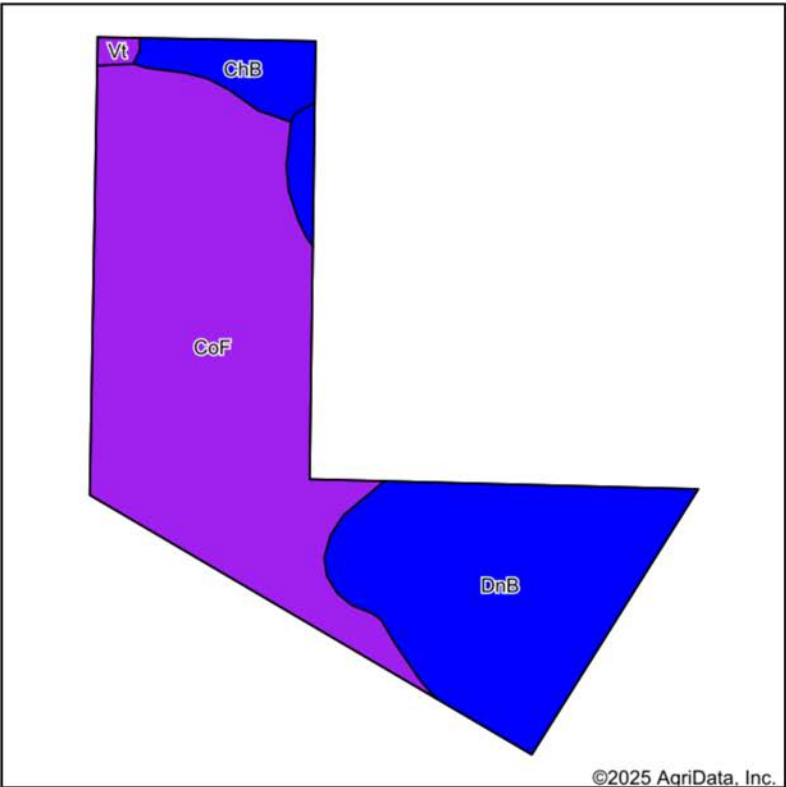
Craig County

Oklahoma

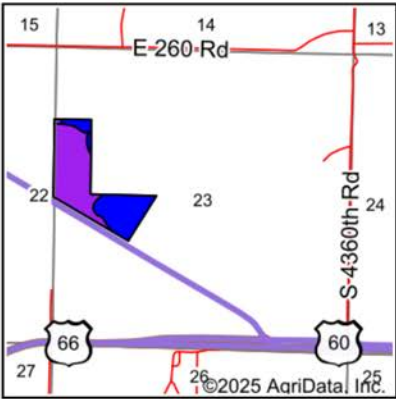
Boundary Center: 36° 38' 5.02, -95° 14' 54.49



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**  
County: **Craig**  
Location: **23-25N-19E**  
Township: **Vinita West**  
Acres: **38.26**  
Date: **10/4/2025**



Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: OK035, Soil Area Version: 21

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
CoF	Collinsville-Vinita complex, 2 to 30 percent slopes	22.76	59.5%		1.2ft. (Lithic bedrock)	Vlle	4313	24	24	22	16	22
DnB	Dennis silt loam, 1 to 3 percent slopes	13.34	34.9%		> 6.5ft.	Ile	4838	79	78	59	64	69
ChB	Choteau silt loam, 1 to 3 percent slopes	1.93	5.0%		> 6.5ft.	Ile	5289	70	67	65	69	70
Vt	Verdigris-Eram complex, 0 to 20 percent slopes	0.23	0.6%		2.3ft. (Paralithic bedrock)	Vw	7038	69	69	56	58	27
Weighted Average						4.99	4561.7	*n 45.8	*n 45.3	*n 37.3	*n 35.7	*n 40.8

\*n: The aggregation method is "Weighted Average using all components"

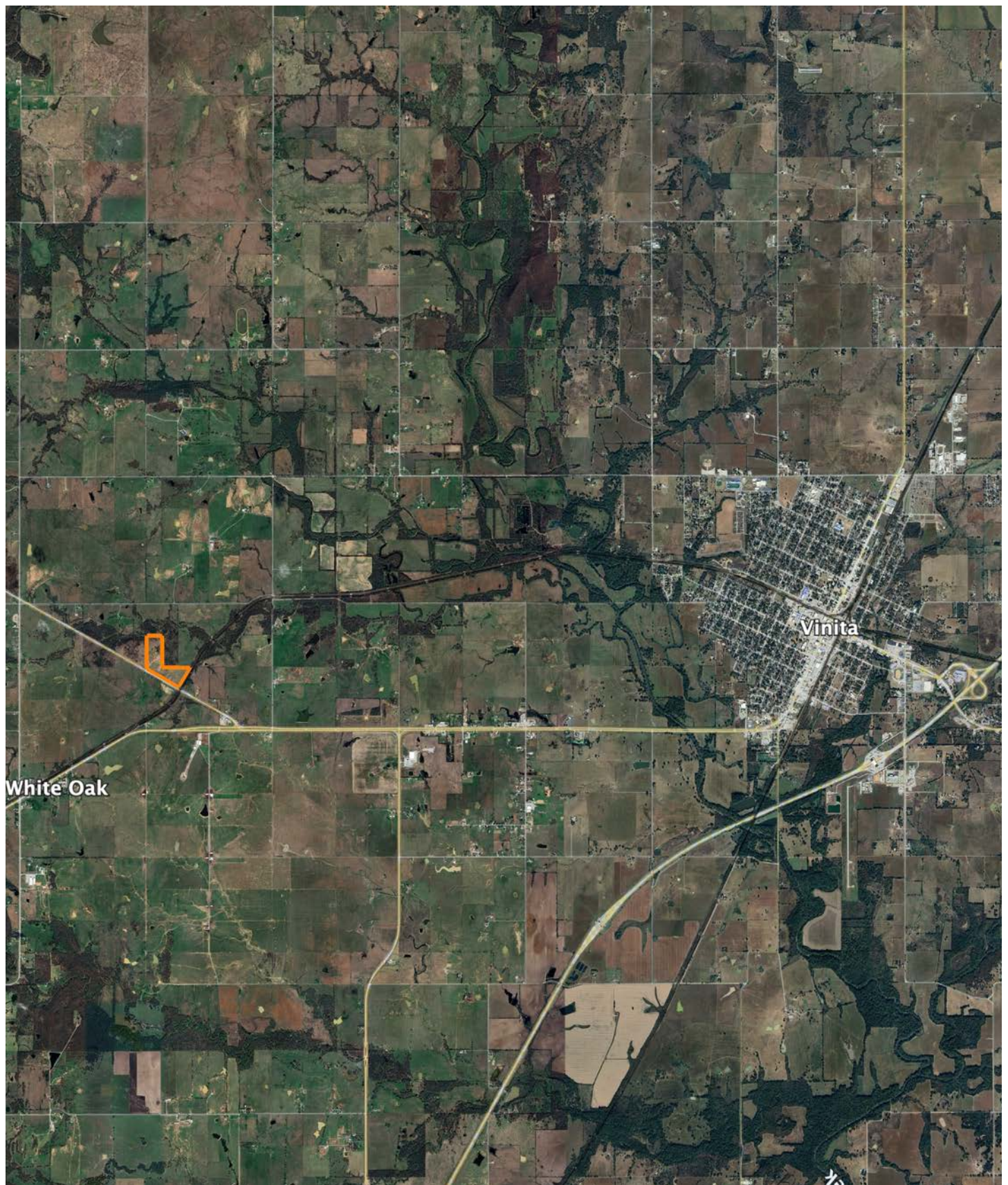
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# OVERVIEW MAP

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# 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

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