

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

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# DELAWARE COUNTY OKLAHOMA

EAST 380 ROAD, JAY, OKLAHOMA 74346



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

# 40 +/- ACRE IMPECCABLE DELAWARE COUNTY GRASS FARM

Delaware County is home to one of the cleanest grass farms I have had the honor of listing. 40 +/- acres of improved Bermuda and fescue mix will provide year-round grazing for your livestock and/or hay production. The farm is perimeter barbed wire fenced and contains 2 ponds located in the north central and southeastern portions of the farm. Approximately 2 acres of timber, located in the southeastern corner, could be utilized for fall and spring hunts. With utilities conveniently located along the northern boundary on East 380 Road, the opportunities for future build sites are easily achievable.

Multiple gates are located along East 380 Road for easy access onto the farm. The farm is fronted by a county-maintained gravel road and is located less than 4 miles north of Highway 20. The farm is strategically located within 45 minutes of Jay, Grove, Southwest City, Siloam Springs, and Bentonville, allowing quick and easy access to everyday necessities and supplies. If you are looking for an excellent northeast Oklahoma grass farm to start or expand your cow/calf operation or build site, give Kevin Williams a call today at (918) 559-8960 for more details.



## PROPERTY FEATURES

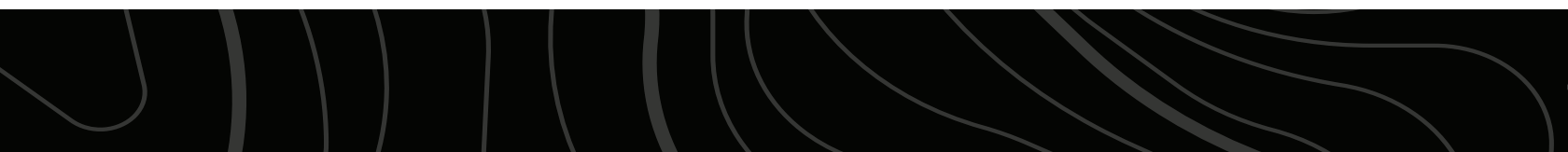
PRICE: **\$270,000** | COUNTY: **DELAWARE** | STATE: **OKLAHOMA** | ACRES: **40**

- Improved Bermuda and fescue mix
- Perimeter barbed wire fencing
- 2 ponds
- County-maintained gravel road frontage
- Utilities along East 380 Road
- Great build sites
- 3 1/4 miles north of Highway 20
- 11 miles to Jay, Oklahoma
- 18 miles to Grove, Oklahoma
- 6 miles to Southwest City, Missouri
- 27 miles to Siloam Springs, Arkansas
- 37 miles to Bentonville, Arkansas
- Jay Public Schools
- 2024 taxes: \$102.00



# GREAT BUILD SITES

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# COUNTY-MAINTAINED GRAVEL ROAD

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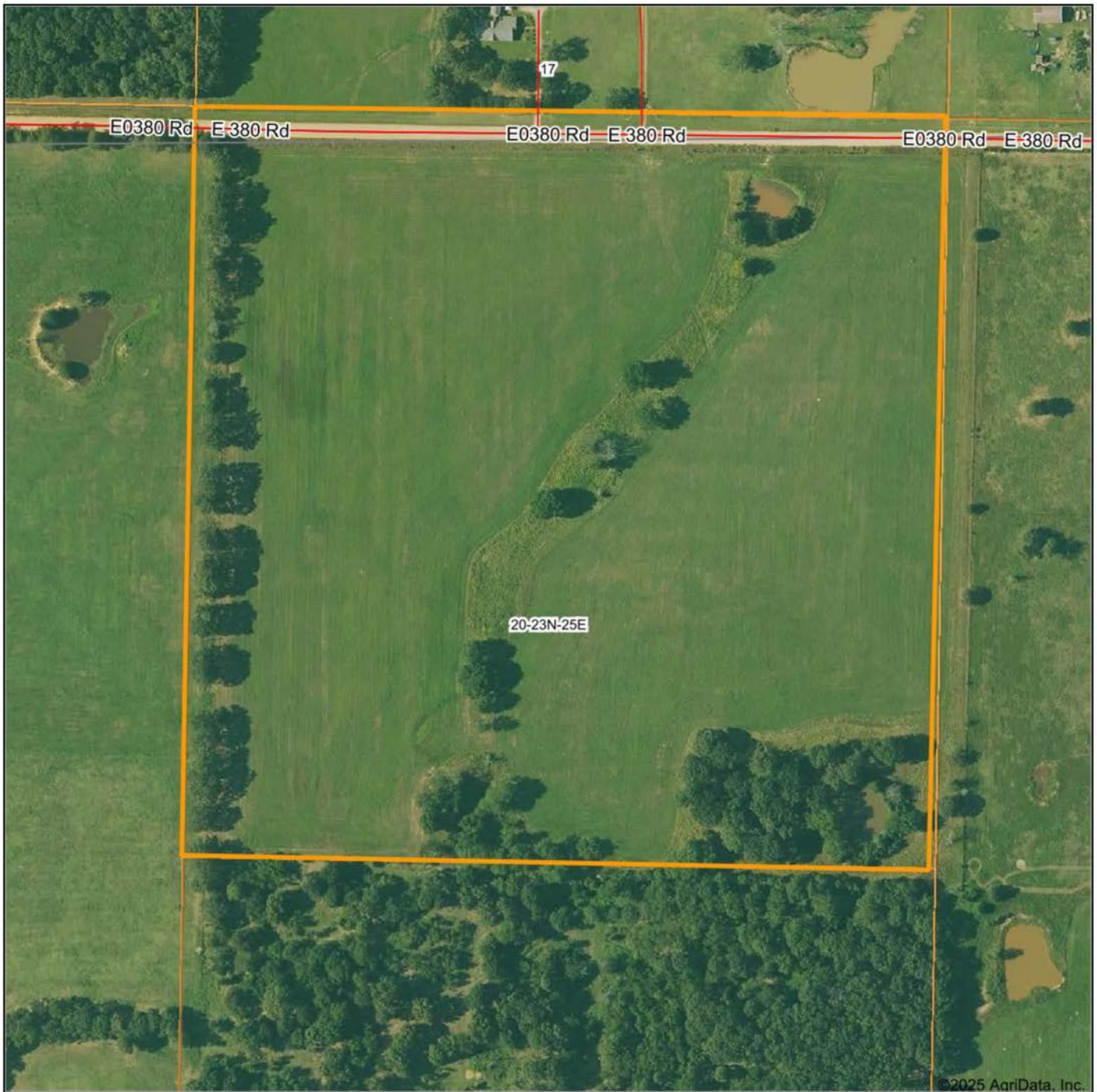
## 2 PONDS

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# AERIAL MAP



Maps Provided By:



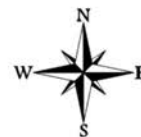
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Boundary Center: 36° 27' 55.58, -94° 39' 32.69

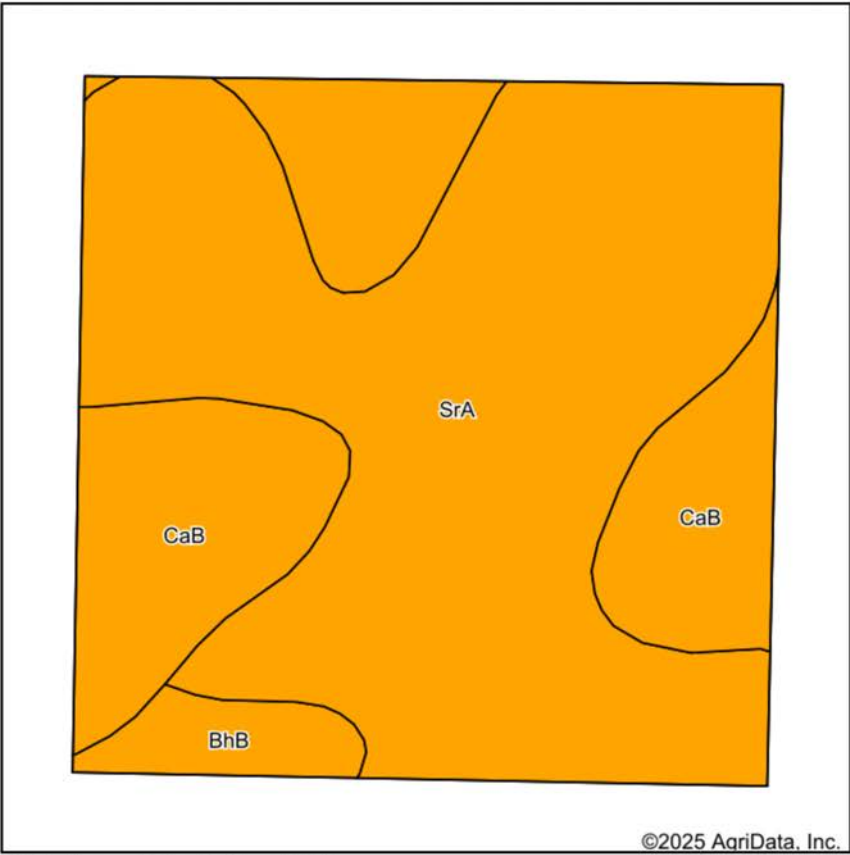
**20-23N-25E**  
**Delaware County**  
**Oklahoma**

0ft 273ft 547ft

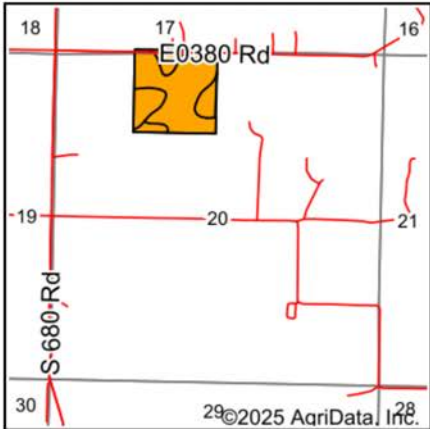


10/1/2025

# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**  
County: **Delaware**  
Location: **20-23N-25E**  
Township: **Jay**  
Acres: **40.02**  
Date: **10/1/2025**



Maps Provided By:



Area Symbol: OK041, Soil Area Version: 21

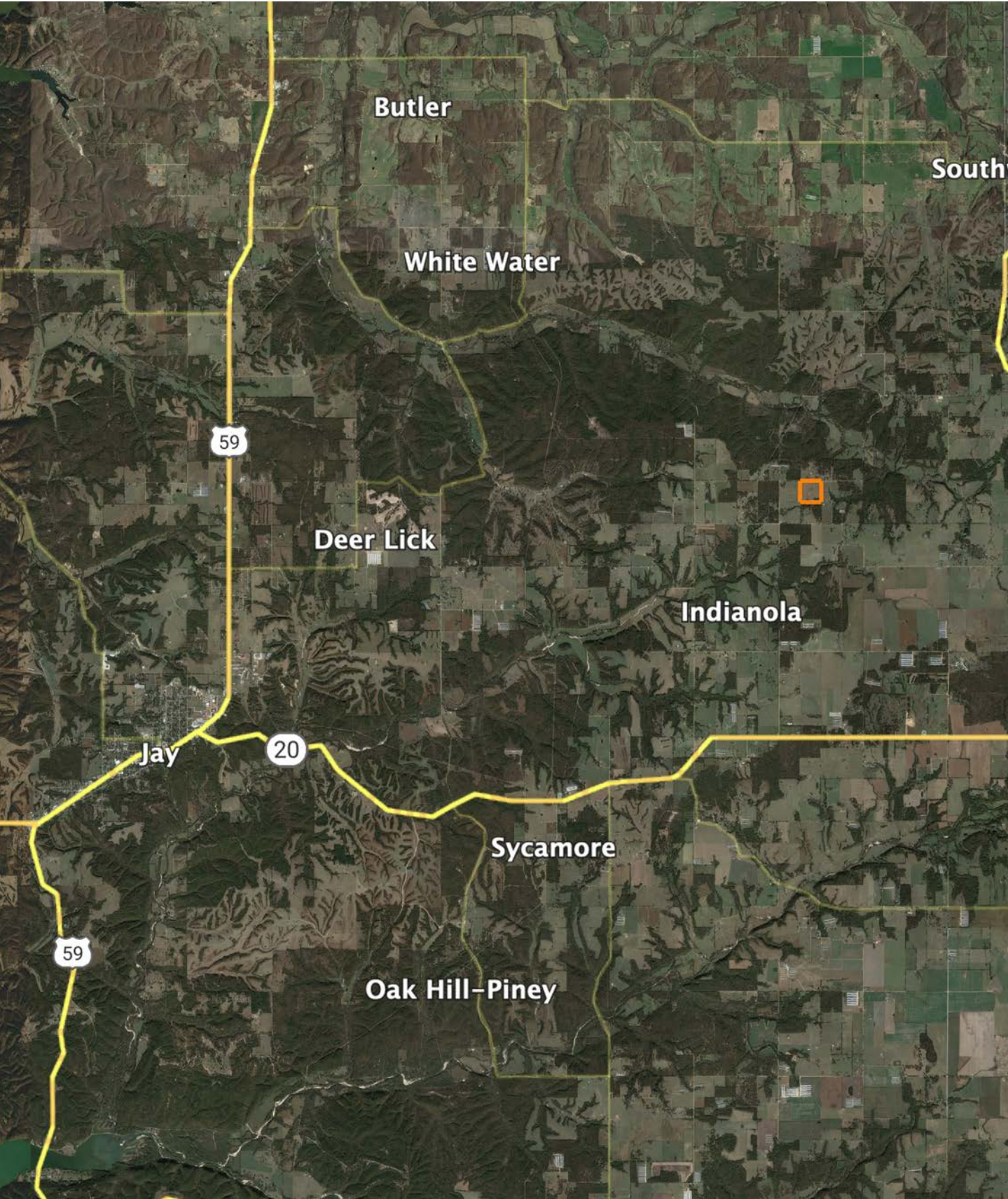
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
SrA	Stigler silt loam, 0 to 1 percent slopes	27.02	67.5%		> 6.5ft.	III s	3200	58	54	55	57	52
CaB	Captina silt loam, 1 to 3 percent slopes	11.44	28.6%		2.1ft. (Fragipan)	III s	0	53	46	44	37	52
BhB	Doniphan gravelly silt loam, 1 to 3 percent slopes	1.56	3.9%		> 6.5ft.	III e	0	65	46	48	49	64
Weighted Average						3.00	2160.5	*n 56.8	*n 51.4	*n 51.6	*n 51	*n 52.5

\*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  
**918.514.3165**  
[KWilliams@MidwestLandGroup.com](mailto:KWilliams@MidwestLandGroup.com)



## MidwestLandGroup.com

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