

MIDWEST LAND GROUP PRESENTS

38 ACRES IN

DELAWARE COUNTY OKLAHOMA



57298 S 608 ROAD, KANSAS, OKLAHOMA 74347

MIDWEST LAND GROUP IS HONORED TO PRESENT

38 +/- ACRE DELAWARE COUNTY COMBINATION FARM WITH 3-BED, 2-BATH HOUSE AND SHOP

Located on a dead-end county road in Delaware County, Oklahoma, near the community of Kansas, is where you will find this 1,308 square foot, 3-bed, 2-bath home situated on 38 +/- acres. The farm comprises approximately 28 acres of mature timber and approximately 10 acres of pasture. The topography within the timber is primarily level, but the farm does provide great character with approximately 60 to 70 feet of topography variance within the timber. The mature timber draws provide an incredibly breathtaking backdrop on the farm. Fantastic fall and spring hunting for whitetail deer and turkey are literally in your backyard. The 30'x30' insulated shop contains a concrete floor, electric, 220 electric service, and a walk-through door. A new well system and pipes were installed in 2023. The HVAC system has been replaced within the past 12 years, and the home contains

a wood-burning stove with a blower in the living room, a tankless water heater, and a propane wall heater in the bathroom for additional heat sources. The current owners have constructed a 56'x56' fenced garden area with stainless steel raised beds and a large compost system, a chicken coop with run to allow the new owners the possibility of operating a self-sustaining farm. A livestock shelter or wood shed with electric is located on the east side of the house. If you are searching for a farm with self-sustainability to run a few head of livestock, hay production, and hunting, within proximity to amenities and necessities for everyday living, give Kevin Williams a call at (918) 559-8960 for more information or to schedule a showing. Property shall be sold "AS-IS / WHERE-IS". Additional utilities are available along the east side of the property.



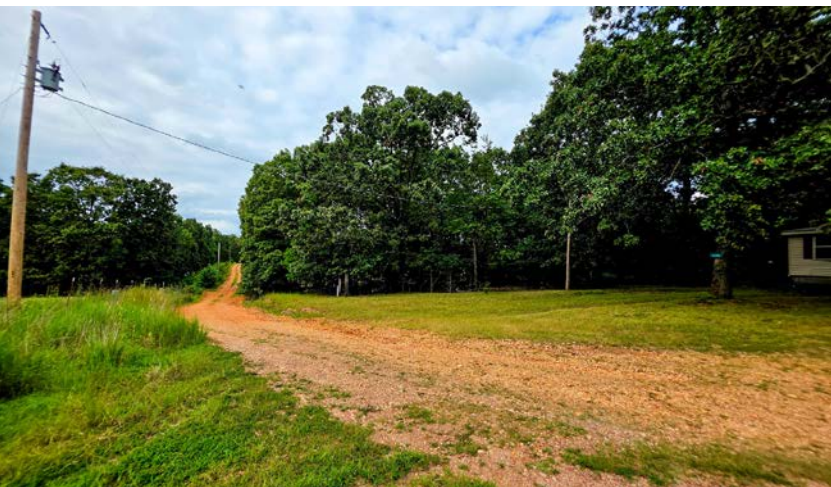
PROPERTY FEATURES

PRICE: **\$369,868** | COUNTY: **DELAWARE** | STATE: **OKLAHOMA** | ACRES: **38**

- 38 +/- acres
- Delaware County, Oklahoma
- 1,308 square foot home
- 3-bed, 2-bath
- New well system and pipes in 2023
- 30'x30' insulated shop with overhead and walk-through doors, electric, and 220 electric service
- Dead-end county road frontage
- Additional utilities available along the east side of the property
- Perimeter fenced
- 56'x56' fenced garden area with stainless steel raised beds and large compost system
- Chicken coop
- Livestock shelter or wood shed with electric
- 10 +/- acres pasture
- 28 +/- acres mature timber
- 60 to 70 feet of topography variance
- Kansas Public Schools
- 17 miles to Siloam Springs, Arkansas
- 29 miles to Tahlequah, Oklahoma
- 41 miles to Springdale, Arkansas
- 49 miles to Fayetteville, Arkansas
- 51 miles to Rogers, Arkansas
- 71 miles to Tulsa, Oklahoma
- 2024 taxes: \$1,370.00



38 +/- ACRES



1,308 SQUARE FOOT HOME



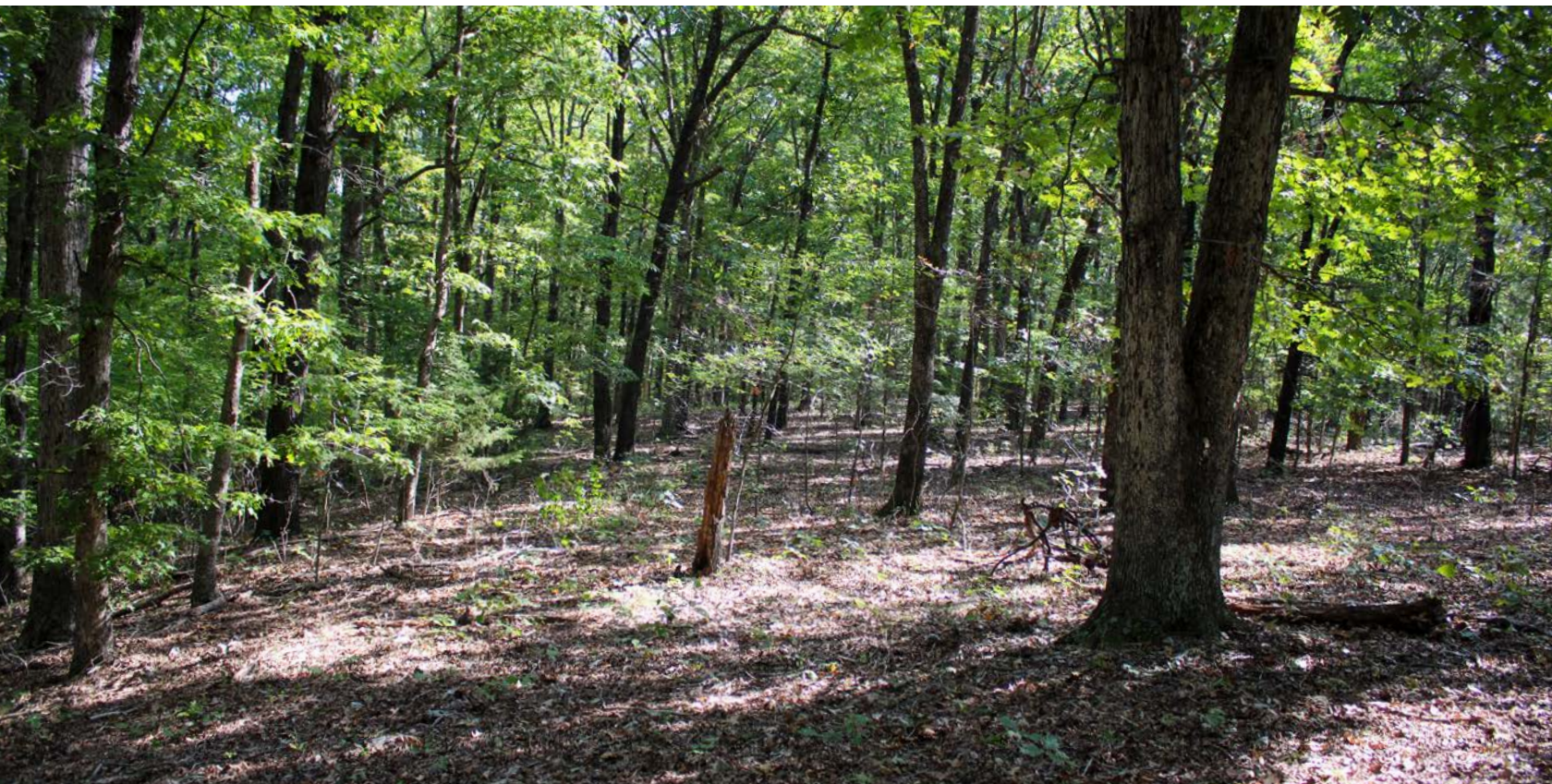
30'X30' INSULATED SHOP



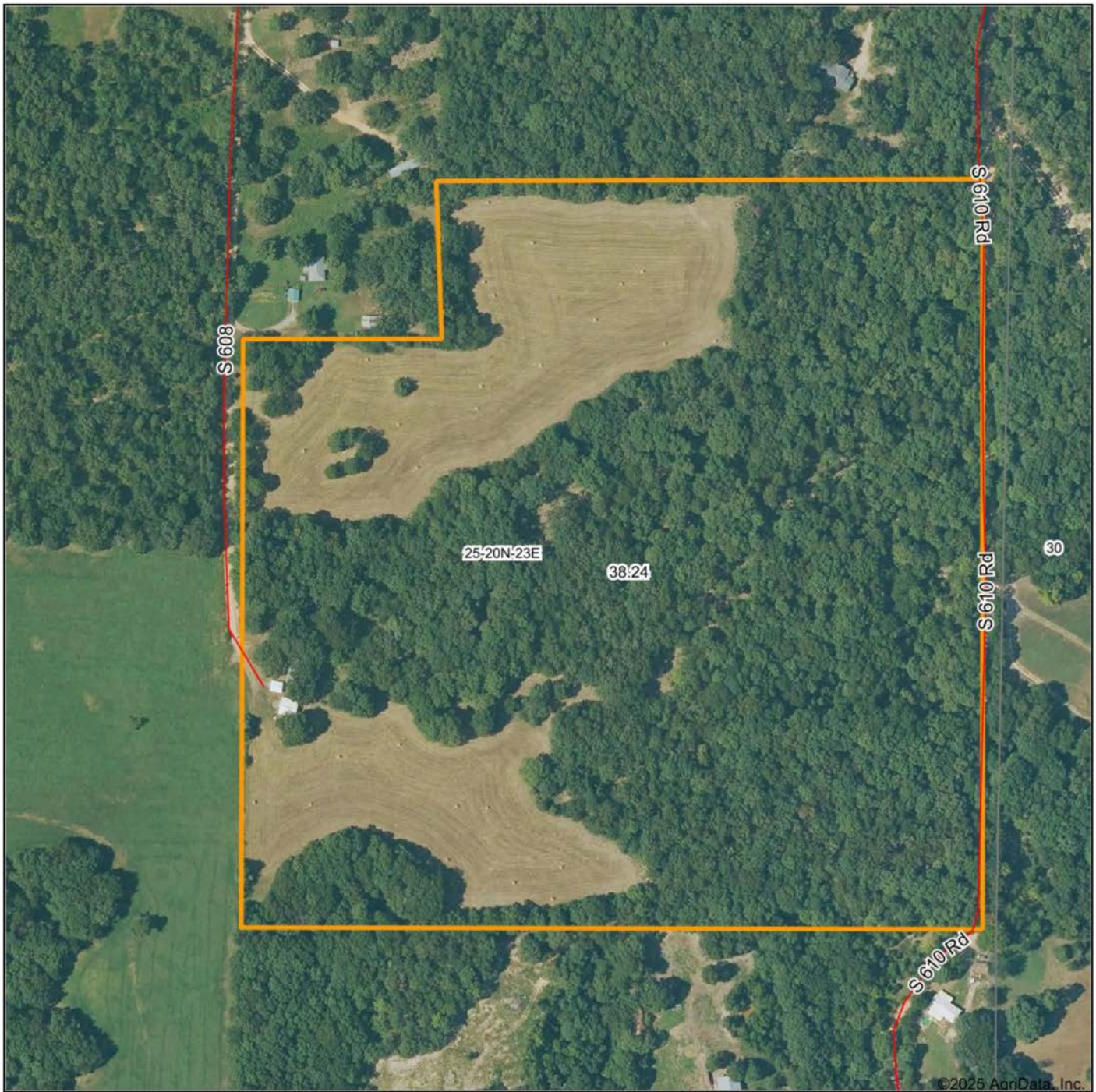
10 +/- ACRES PASTURE



28 +/- ACRES MATURE TIMBER



AERIAL MAP



Boundary Center: 36° 11' 13.28, -94° 47' 58.92

0ft 277ft 554ft



Maps Provided By:



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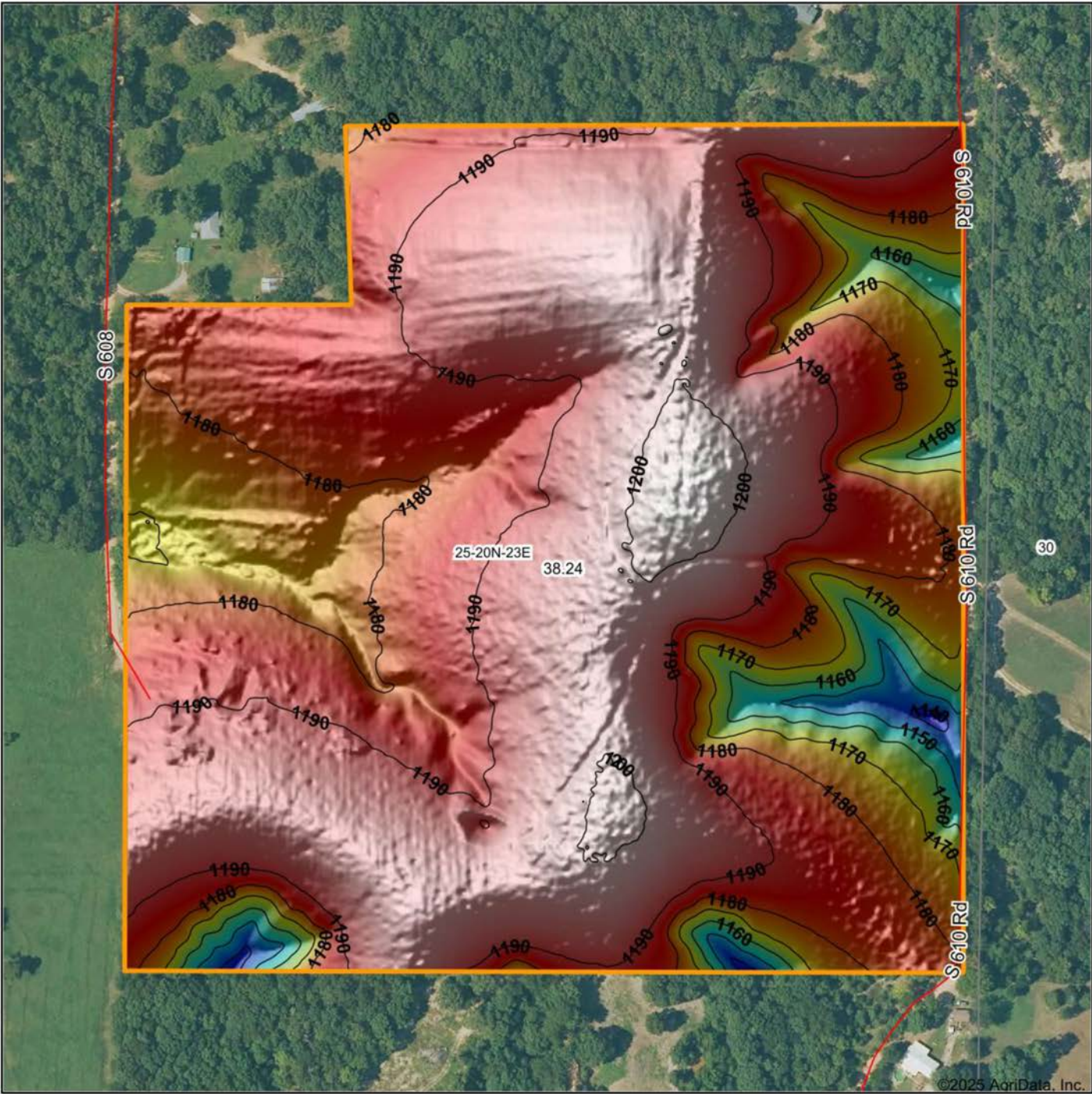
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25-20N-23E
Delaware County
Oklahoma



10/11/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem

Interval(ft): 10

Min: 1,136.3

Max: 1,202.4

Range: 66.1

Average: 1,186.0

Standard Deviation: 11.52 ft

0ft 246ft 491ft

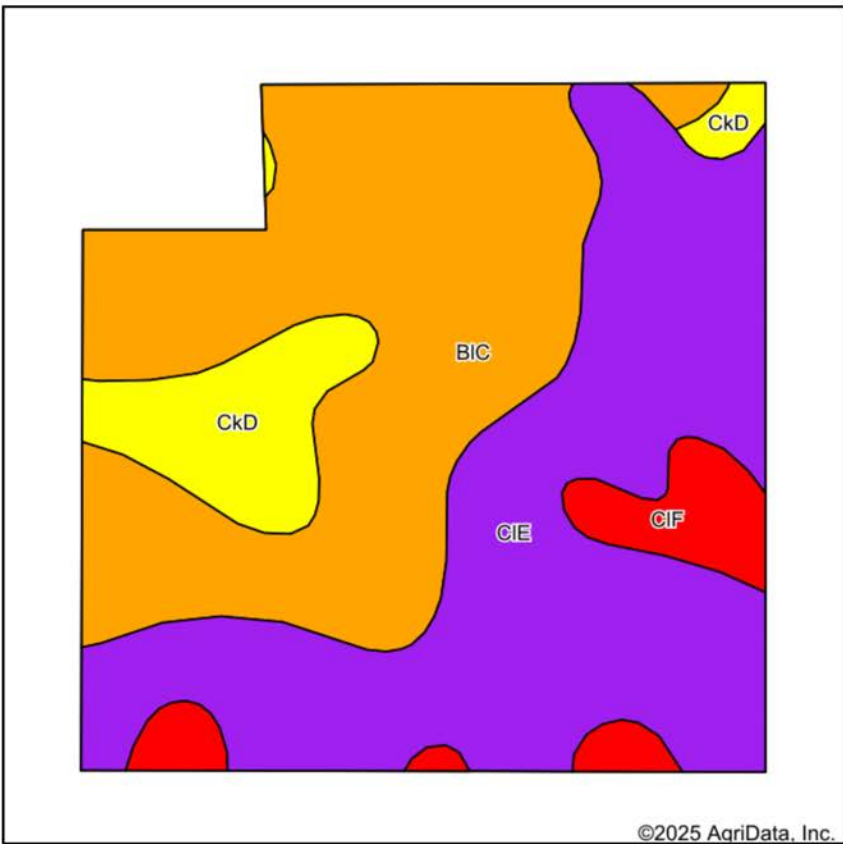


10/11/2025

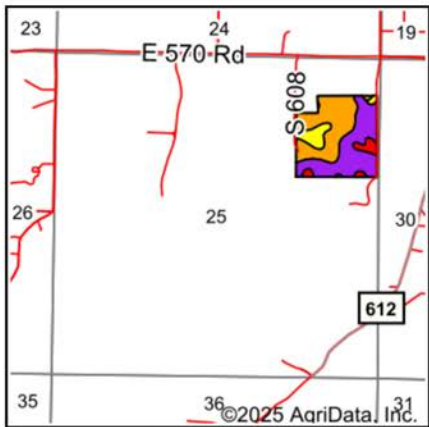
25-20N-23E
Delaware County
Oklahoma

Boundary Center: 36° 11' 13.28, -94° 47' 58.92

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
County: **Delaware**
Location: **25-20N-23E**
Township: **Kansas**
Acres: **38.24**
Date: **10/11/2025**



Maps Provided By:



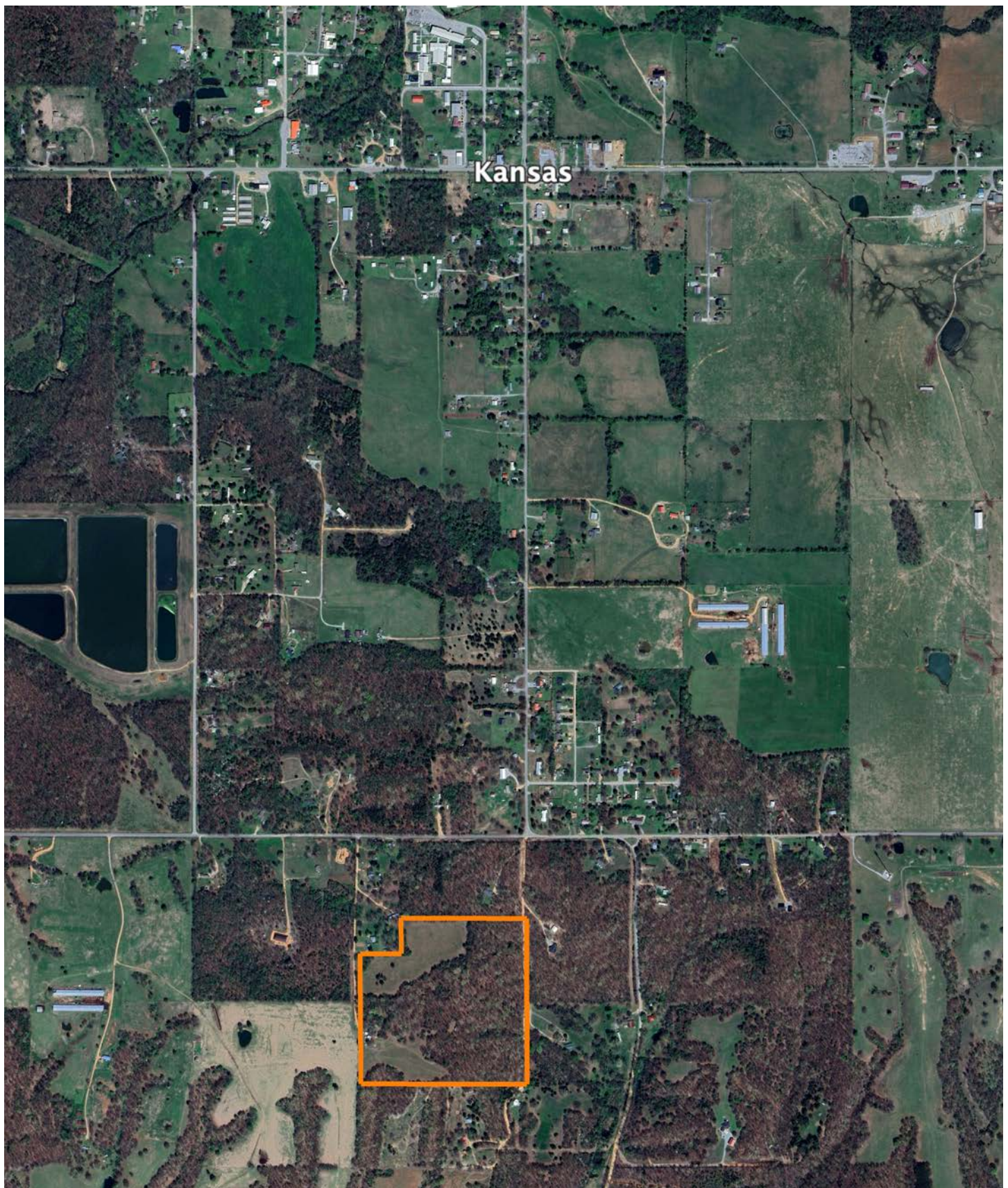
Area Symbol: OK041, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
CIE	Clarksville very gravelly silt loam, 5 to 20 percent slopes, stony	16.46	43.1%		> 6.5ft.	Vle	43	37	34	31	43
BIC	Doniphan-Tonti complex, 3 to 5 percent slopes	15.94	41.7%		1.6ft. (Fragipan)	IIle	53	42	43	42	53
CkD	Clarksville very gravelly silt loam, 1 to 8 percent slopes	3.42	8.9%		> 6.5ft.	IVe	40	40	35	28	34
CIF	Clarksville very gravelly silt loam, 20 to 50 percent slopes, stony	2.42	6.3%		> 6.5ft.	VIIIIs	10	9	8	4	10
Weighted Average						4.70	*n 44.8	*n 37.6	*n 36.2	*n 33.6	*n 44.3

*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



MidwestLandGroup.com

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