

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

NOWATA COUNTY OKLAHOMA

22329 NORTHSOUTH 415 ROAD, NOWATA, OK 74048



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

40 +/- ACRE GRASS FARM WITH BRICK HOME AND CLASS I SOILS

Located 1 mile east of the community of Nowata is this 1,510 square foot full brick home that contains 3 bedrooms and 2 full bathrooms, a metal roof, and was remodeled in 2019. The house sits on approximately 1 acre with mature trees that provide fantastic shading for entertaining friends and family, and a great outdoor space for the kids to play. Adjacent to the home, you will find the 20'x40' detached 3-car garage, 40'x50' shop/barn, and working pens. The shop/barn contains a side walk-through door and a 15' sliding door for ease of access. If you are searching for a location to start or continue your livestock operation, this farm is definitely one that can assist you with accomplishing your goals and desires. With full perimeter fencing and cross-fencing in place, herd rotation is definitely an option. The majority

of the farm is comprised of 28 +/- acres of Class I soils. The remaining 12 +/- acres are comprised of Class III and Class IV soils. The improved mixed-grass pastures will provide fantastic grazing opportunities, and the average annual hay yield is 80-120 large bales. The centerpiece of the farm is the 2-acre stocked pond located in the eastern portion of the farm. The communities of Nowata, Vinita, and Bartlesville are all within a 30-minute drive, allowing quick and easy access to everyday necessities and supplies. Both Owasso and Tulsa are located less than an hour south. If you are searching for a fantastic grass farm to start or continue your livestock operation, give Kevin Williams a call at (918) 559-8960 for more information.



PROPERTY FEATURES

PRICE: **\$423,650** | COUNTY: **NOWATA** | STATE: **OKLAHOMA** | ACRES: **40**

- 1,510 square foot brick home (remodeled in 1995)
- 3-bed, 2-bath
- 40'x50' shop with side walk-through door and 15' sliding door
- 20'x40' three-car detached garage
- Perimeter fenced and cross-fenced
- 2-acre pond
- 28 +/- acres of Class I soils
- Mixed improved pastures
- 80-120 bales annual hay yield
- Working pens
- Nowata Public Schools
- 1 mile east of Nowata
- 22 miles to Bartlesville
- 28 miles to Vinita
- 35 miles to Owasso
- 51 miles to Tulsa
- 2024 taxes: \$1,194.00



MIXED IMPROVED PASTURES

The majority of the farm is comprised of 28 +/- acres of Class I soils. The remaining 12 +/- acres are comprised of Class III and Class IV soils. The improved mixed-grass pastures will provide fantastic grazing opportunities, and the average annual hay yield is 80-120 large bales.



1,510 SQUARE FOOT BRICK HOME



2-ACRE POND



PERIMETER FENCED AND CROSS-FENCED

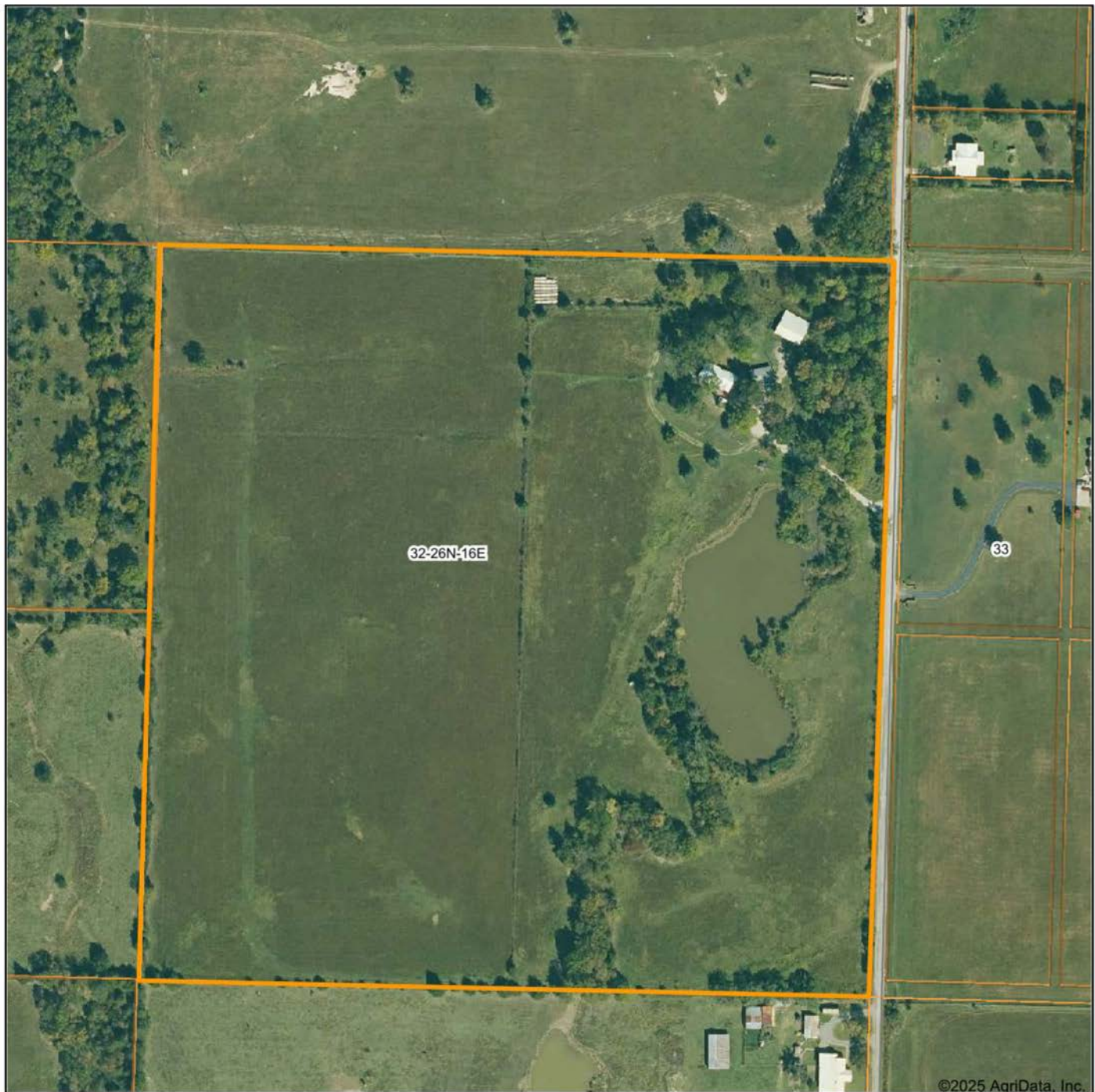


SHOP AND 3-CAR GARAGE

Adjacent to the home, you will find the 20'x40' detached 3-car garage, 40'x50' shop/barn, and working pens. The shop/barn contains a side walk-through door and a 15' sliding door for ease of access.



AERIAL MAP



Boundary Center: $36^{\circ} 41' 37.25''$, $-95^{\circ} 36' 50.08''$

0ft 279ft 558ft



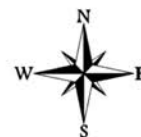
Maps Provided By:



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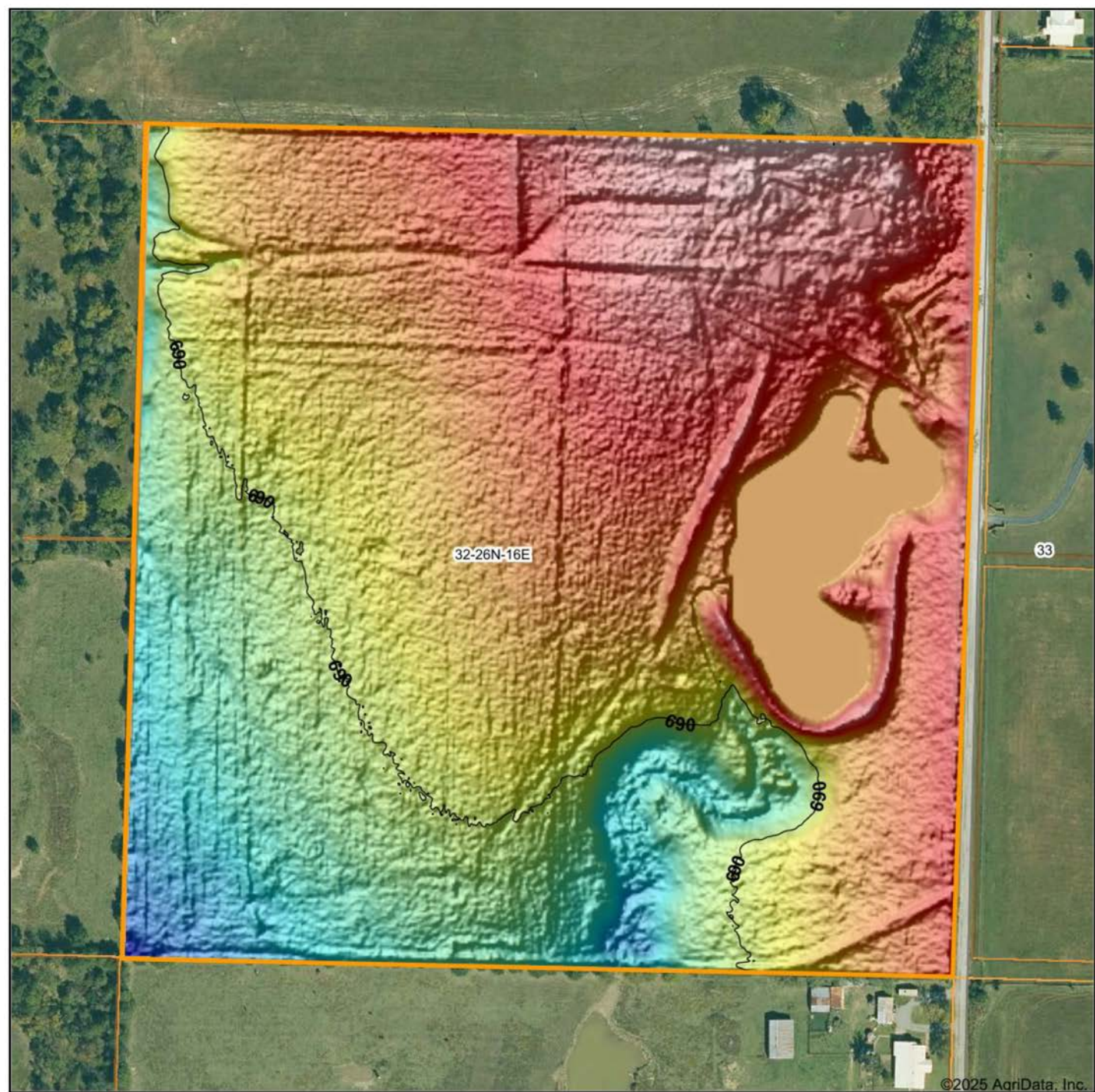
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32-26N-16E
Nowata County
Oklahoma



10/16/2025

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: 682.3
Max: 699.6
Range: 17.3
Average: 692.1
Standard Deviation: 3.25 ft

0ft 245ft 490ft



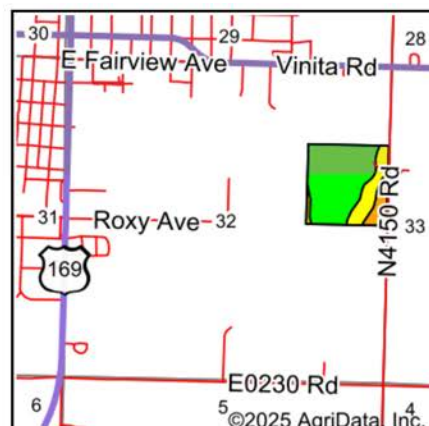
32-26N-16E
Nowata County
Oklahoma

Boundary Center: 36° 41' 37.25, -95° 36' 50.08

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Nowata**
 Location: **32-26N-16E**
 Township: **Nowata**
 Acres: **40.01**
 Date: **10/16/2025**



Maps Provided By:



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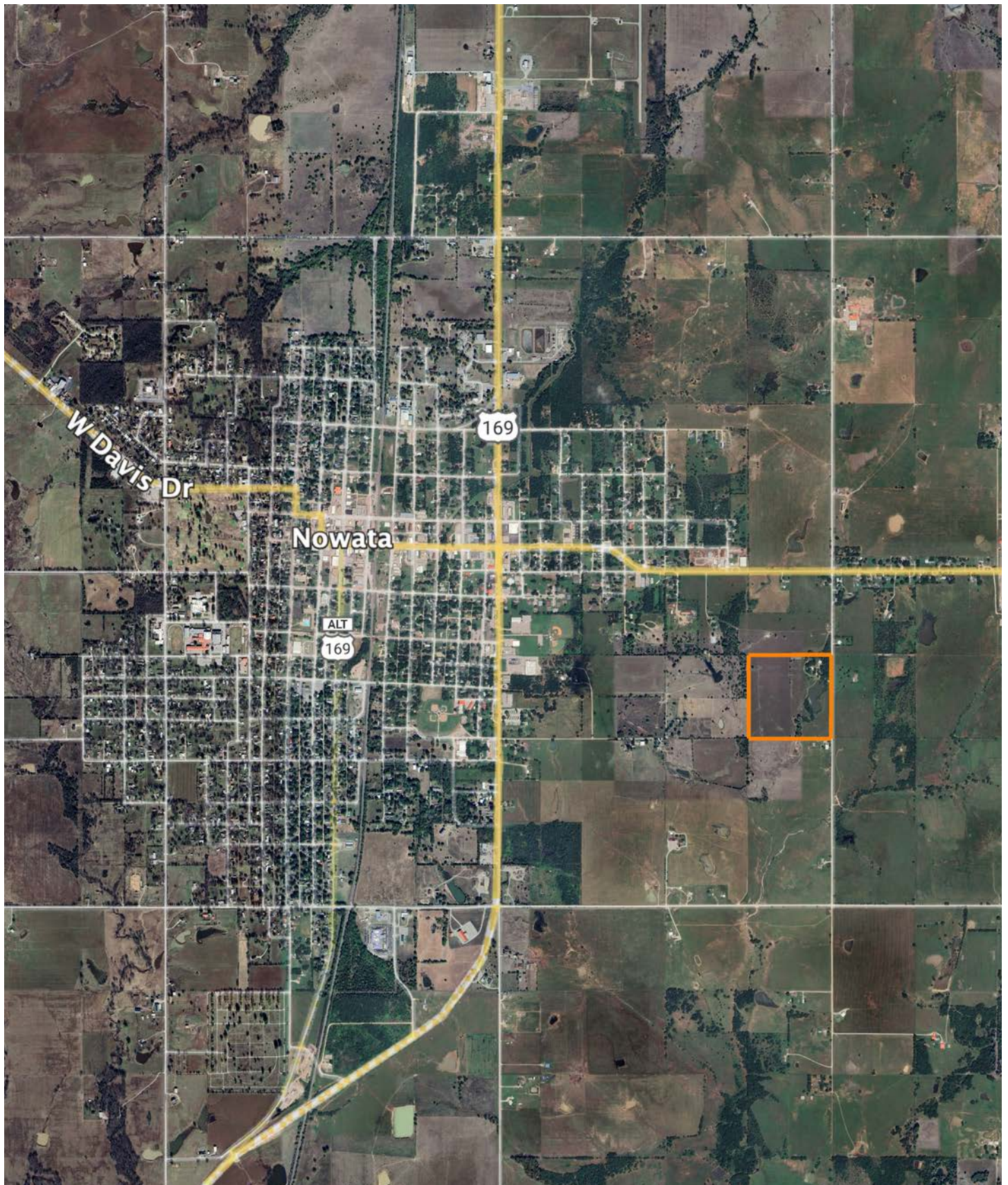
Area Symbol: OK105, Soil Area Version: 22

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
OkA	Okemah silt loam, 0 to 1 percent slopes	28.08	70.2%		> 6.5ft.	Iw	5034	74	73	67	69	70
ErD	Eram-Radley complex, 0 to 8 percent slopes	7.83	19.6%		2.3ft. (Paralithic bedrock)	IVe	6088	53	53	49	48	33
PaB	Parsons silt loam, 1 to 3 percent slopes	4.10	10.2%		1.1ft. (Abrupt textural change)	IIIIs	3483	60	57	59	58	58
Weighted Average						1.79	5081.3	*n 68.5	*n 67.4	*n 62.7	*n 63.8	*n 61.5

*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

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MidwestLandGroup.com

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