

MIDWEST LAND GROUP PRESENTS

60 ACRES IN

NOWATA COUNTY OKLAHOMA

24901 EASTWEST 28 ROAD, CHELSEA, OK 74016



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

STUNNING CUSTOM-BUILT 3,342 SQUARE FOOT HOME ON 60 +/- ACRES

Midwest Land Group is honored to bring this incredible farm to the market. Situated approximately 5.5 miles northwest of the community of Chelsea, Oklahoma, in eastern Nowata County, is a 3,342 square foot, custom-built home on 60 +/- acres. From the minute you pull into your driveway and slowly make your way to the home, it will not take long to realize the beauty of this Nowata County farm and its surroundings.

The open concept, 3-bedroom, 2.5 bath home was built in 2023 with the owner sparing no expense when designing this gorgeous home. From the moment you step onto the covered front porch and then walk through the front door, you will quickly discover the quality of craftsmanship that went into the home. Upon entering the home, you will find a welcoming foyer that leads into a spacious open floor plan that contains beautiful porcelain wood-look floor tile throughout the home, a vaulted ceiling with a cedar beam, and a gorgeous wood-burning stone fireplace. Your attention is quickly drawn to the 20'x20' four-seasons room through the French doors to the north of the great room. With cedar walls, porcelain wood-look tile floors, and a wood-burning stove, the four-seasons room is a fantastic place to spend your evenings relaxing. Access to the four-seasons rooms can be obtained via the covered back patio, the great room, or the master bedroom. Between the great room and the kitchen, you are greeted by the large 4'x8' granite island that comfortably seats 4. The kitchen contains custom cabinetry, stainless steel appliances, a gas range,

and beautiful granite countertops throughout. Located directly off the great room, you will find 2 bedrooms and a full bathroom. One of the bedrooms has been converted into the current owner's office. The spacious master bedroom and ensuite are also located adjacent to the great room. The 3 large windows in the master bedroom allow for wonderful natural lighting to enter the room. Your master bathroom contains a large tiled, walk-in shower and a double sink with a custom granite vanity. Located adjacent to the master bath, you will find a spacious his and her's walk-in closet. Adjacent to the kitchen is where you will find the utility room with custom cabinetry, mudroom, and 1/2 bathroom. Make your way from the great room upstairs to the 2nd level, and you will find the bonus room with a sink. The current owner has transformed the upstairs into an extremely spacious craft area. The home also comes with an expansive, attached 3-car garage. Adjacent to the four-seasons room is the covered patio that contains a newly installed custom-built outdoor sink. The home is equipped with a 2023 Generac whole-home propane generator, Wi-Fi booster, on-demand water heater, 500-gallon propane tank (owned), septic system, 10'x10' insulated well house with 170' water well.

25 +/- acres of this farm are comprised of mature timber, a wet-weather creek, and a small pond in the southwest corner of the farm. 29 +/- acres located on the north end of the farm will provide phenomenal whitetail, turkey, hog, and quail hunting. The current owner has milo

planted in a portion of the 29 acres. The remaining 6 +/- acres located on the south and west sides of the home could be utilized by the new owners for grazing a few head of livestock or hay production. The perimeter of the farm is fully barbed wire fenced. South of the home, you will find the 12'x30' custom-built dog kennel. The kennel contains a storage area, electric, water, and 7 pens over concrete to allow for easy cleaning of the kennel.

I've been blessed in my career to work with wonderful families and some unbelievable properties. They have all been special. This Nowata County farm sets the bar high for all the farms before and all the farms yet to come. If you are in the market for a first-class farm, give Kevin Williams a call at (918) 559-8960 for your personal tour of this meticulously maintained Nowata County farm.



PROPERTY FEATURES

PRICE: **\$1,491,332** | COUNTY: **NOWATA** | STATE: **OKLAHOMA** | ACRES: **60**

- 3,342 square foot custom-built home
- 3-bed, 2.5-bath, 3-car garage
- Granite countertops throughout
- Open floor plan
- 20'x20' four-seasons room with wood-burning stove
- 2023 Generac whole-home propane generator
- 12'x30' dog kennel with electric and water
- 170' water well
- 25 +/- acres of mature timber
- Whitetail deer, turkey, hog, and quail hunting
- 29 +/- acres tillable (partially planted in milo)
- 6 +/- acres bermuda
- Small pond
- Wet-weather creek
- 70' of topography variance
- 6 miles to Chelsea
- 17 miles to Nowata
- 18 miles to Vinita
- 25 miles to Claremore
- 43 miles to Owasso
- 50 miles to Tulsa

CUSTOM BUILT HOME

The open concept, 3-bedroom, 2.5 bath home was built in 2023 with the owner sparing no expense when designing this gorgeous home. From the moment you step onto the covered front porch and then walk through the front door, you will quickly discover the quality of craftsmanship that went into the home.



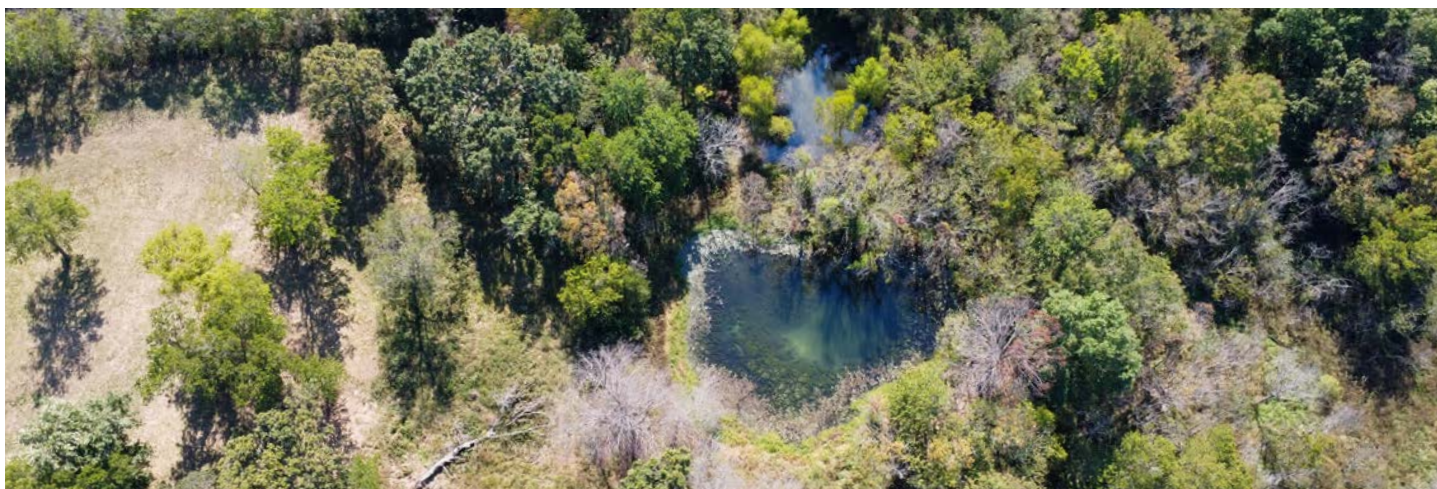
ADDITIONAL INTERIOR PHOTOS



HUNTING OPPORTUNITIES



SMALL POND AND WET-WEATHER CREEK

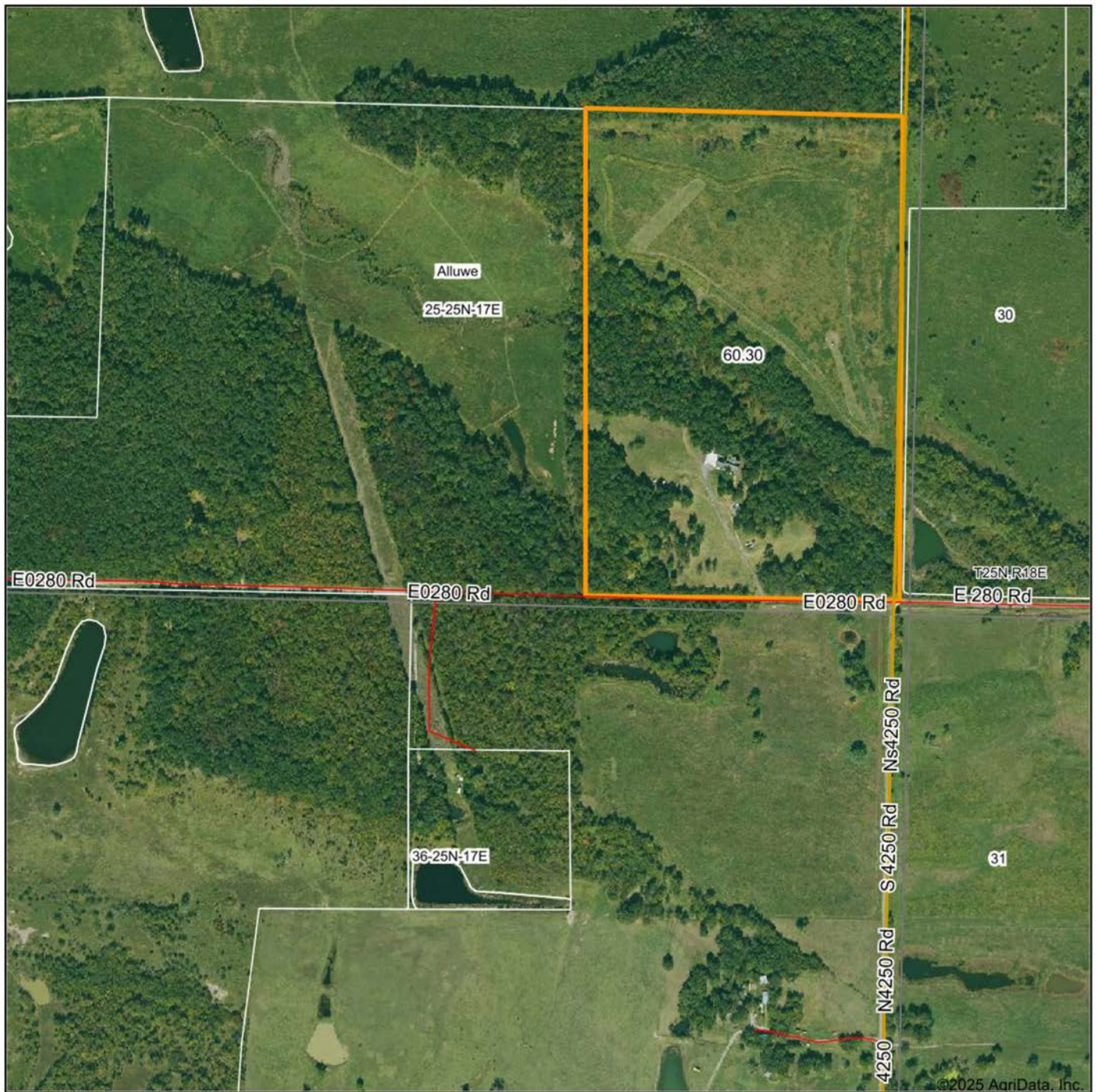


60 +/- ACRES

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AERIAL MAP



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Maps Provided By:



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CUSTOMIZED ONLINE MAPPING

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Boundary Center: 36° 36' 53.29, -95° 26' 1.72

25-25N-17E
Nowata County
Oklahoma

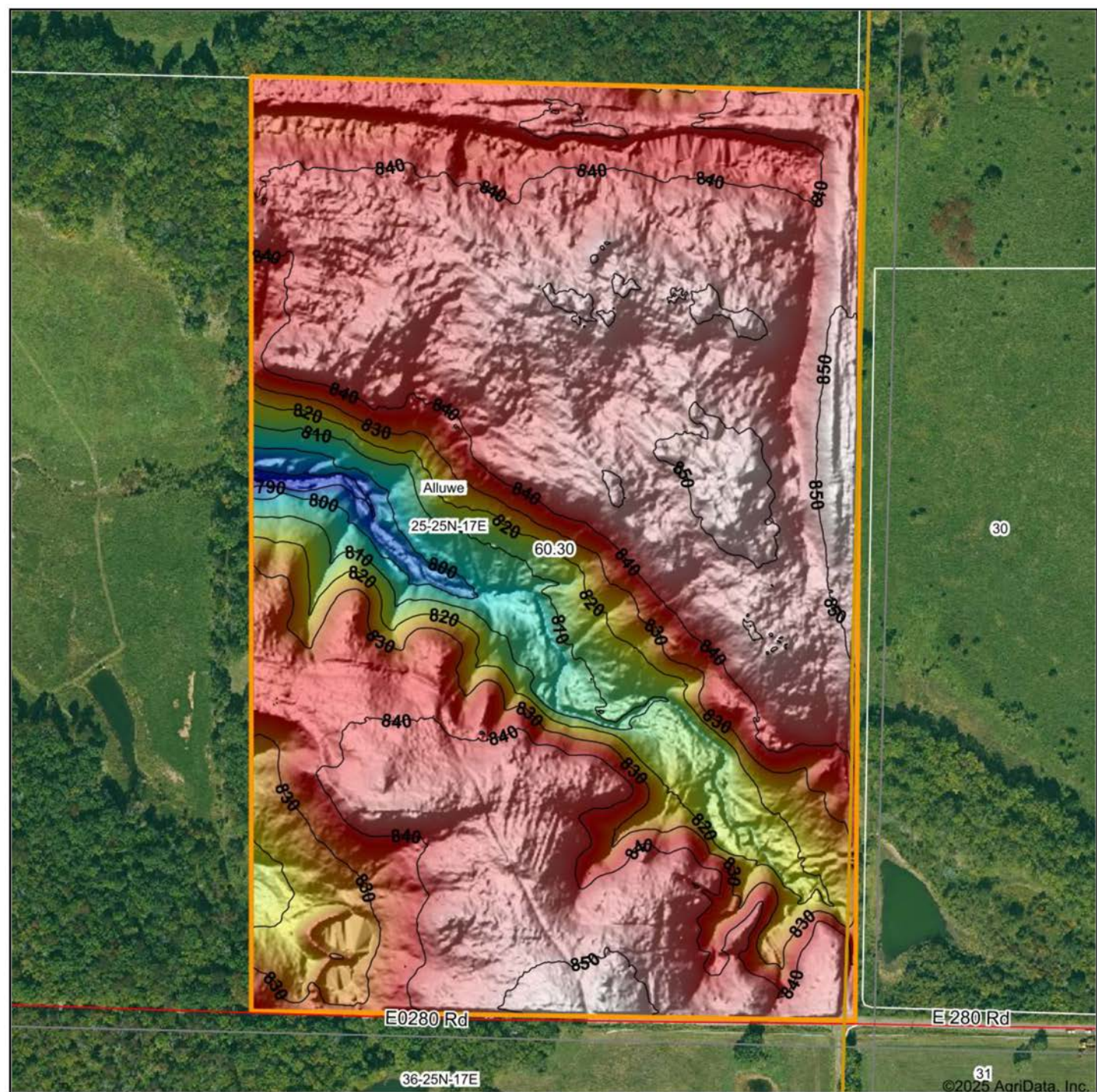
0ft 641ft 1283ft



10/14/2025

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

HILLSHADE MAP



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Low Elevation High



Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem

Interval(ft): 10

Min: 785.4

Max: 854.4

Range: 69.0

Average: 837.0

Standard Deviation: 13.06 ft

0ft 334ft 668ft

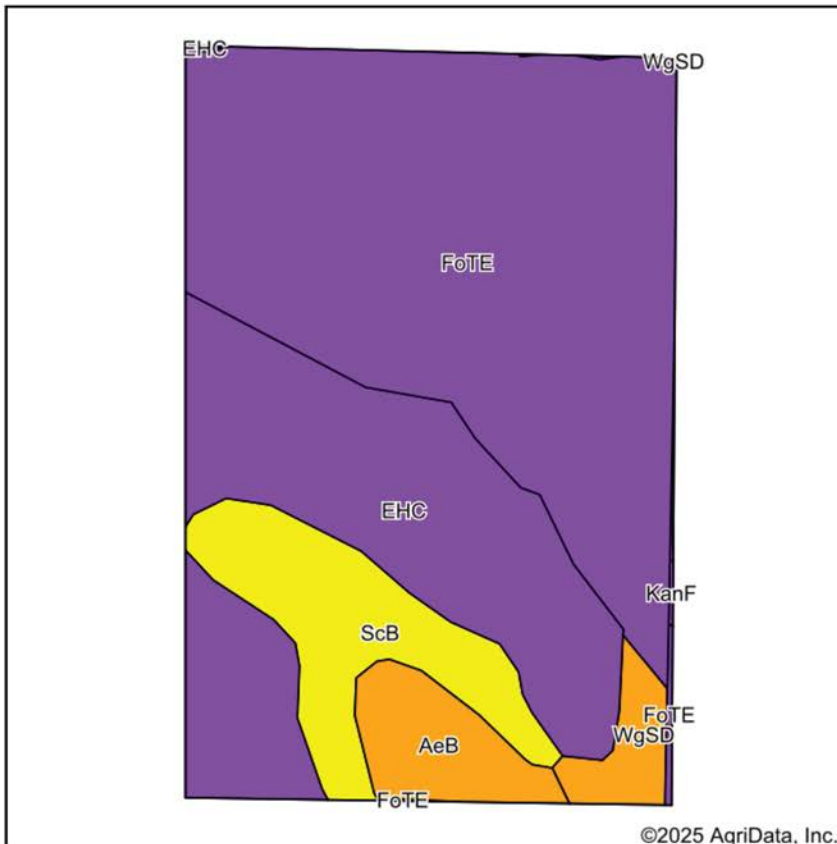


10/14/2025

25-25N-17E
Nowata County
Oklahoma

Boundary Center: 36° 36' 53.29, -95° 26' 1.72

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Nowata**
 Location: **25-25N-17E**
 Township: **Alluwe**
 Acres: **60.3**
 Date: **10/14/2025**



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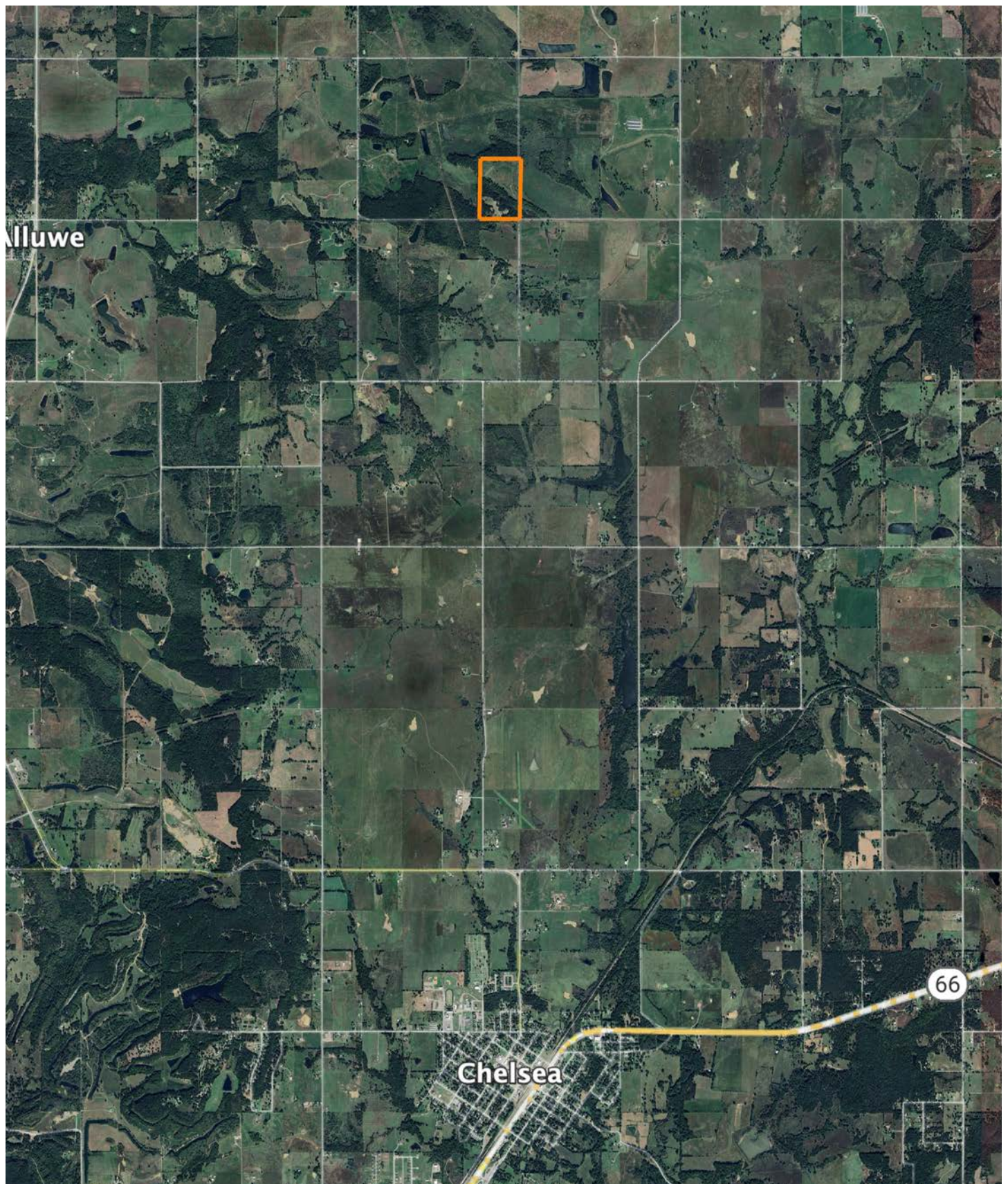
Area Symbol: OK035, Soil Area Version: 21
 Area Symbol: OK105, Soil Area Version: 22

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
FoTE	Foyil and Talala soils, 0 to 12 percent slopes	31.41	52.1%		1.9ft. (Densic material)	Vle	0	37	33	36	32	36
EHC	Endsaw-Hector association, 5 to 20 percent slopes	17.30	28.7%		3.8ft. (Paralithic bedrock)	Vle	3088	46	28	39	30	44
ScB	Shidler-Claremore complex, 1 to 3 percent slopes	6.71	11.1%		1.2ft. (Lithic bedrock)	IVs	2955	38	34	37	27	36
AeB	Apperson silty clay loam, 1 to 3 percent slopes	3.06	5.1%		3.5ft. (Lithic bedrock)	IIIe	3971	50	40	41	43	48
WgSD	Wagstaff-Shidler complex, 1 to 8 percent slopes	1.59	2.6%		2.5ft. (Lithic bedrock)	IIIe	3549	41	40	39	32	18
FoTE	Foyil and Talala soils, 0 to 12 percent slopes	0.23	0.4%		1.9ft. (Densic material)	Vle	0	37	33	36	32	36
Weighted Average						5.55	1509.9	*n 40.5	*n 32.2	*n 37.3	*n 31.4	*n 38.4

*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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