

MIDWEST LAND GROUP PRESENTS

10 ACRES

OTTAWA COUNTY, OK

1425 EAST SOUTHWEST, MIAMI, OKLAHOMA, 74354



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CENTURY OLD OTTAWA COUNTY, OKLAHOMA HOME WITH 10 +/- ACRES ON ORIGINAL HISTORIC ROUTE 66

Experience a rare opportunity to own a piece of Oklahoma history with this 10 +/- acre property on the Mother Road, original Historic Route 66, in Miami, Oklahoma. The centerpiece of the farm is a 2,348 square foot, two-story home built in 1929, featuring timeless character and modern comfort. Inside, you'll find 3 bedrooms, 2.5 bathrooms, and beautiful hardwood floors throughout. A sunroom, library, and gas-burning fireplace add warmth and charm, while the full basement with a full bath provides excellent utility and storage.

This farm includes a 400 square-foot guest house with 1 bedroom, 1 bathroom, and a kitchenette—perfect for

guests or rental income. Outdoor improvements include multiple fenced paddocks, a wet-weather creek, and a 135'x240' grass roping arena. Equestrian amenities feature a 24'x27' concrete-floored horse barn with stables, a 24'x15' loafing shed with chicken coop, and a 20'x20' storage shed. A pipe entry, city utilities, and a drilled water well complete this well-rounded rural retreat. Located within Miami city limits and just 30 miles from Joplin, Missouri, this farm offers the perfect blend of small-town living, historic charm, and agricultural functionality. If you are looking at owning a slice of Americana on Historic Route 66, give Kevin Williams a call at (918) 559-8960 for more details.



PROPERTY FEATURES

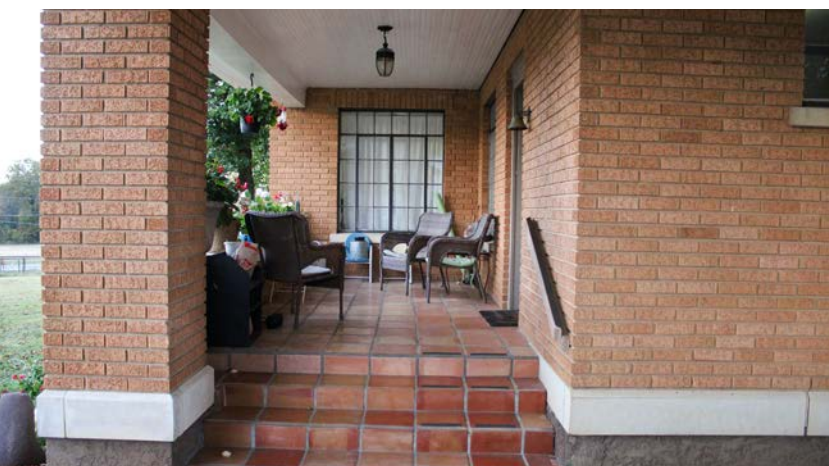
PRICE: **\$440,000** | COUNTY: **OTTAWA** | STATE: **OKLAHOMA** | ACRES: **10**

- Original Historic Route 66 frontage
- 2,348 square feet, 2-story home built in 1929
- 3 bedrooms, 2 1/2 bathrooms, 1 1/2 car garage
- Hardwood floors
- Single car portico
- Sunroom
- Library
- Full basement with full bathroom
- City water and sewer
- Drilled water well
- Gas-burning fireplace
- 400 square foot guest house with 1 bedroom, 1 bathroom, and a kitchenette
- Improved pasture with multiple paddocks
- Wet-weather creek
- 24'x27' concrete floored horse barn with stables
- 20'x20' shed
- 24'x15' loafing shed with chicken coop
- 135'x240' grass roping arena
- Fully fenced
- Pipe entry
- Miami, Oklahoma City limits
- 30 miles to Joplin, Missouri



2,348 SQUARE-FOOT, 2-STORY HOME

The centerpiece of the farm is a 2,348 square foot, two-story home built in 1929, featuring timeless character and modern comfort. Inside, you'll find 3 bedrooms, 2.5 bathrooms, and beautiful hardwood floors throughout. A sunroom, library, and gas-burning fireplace add warmth and charm, while the full basement with a full bath provides excellent utility and storage.



INTERIOR PHOTOS



WET-WEATHER CREEK



MULTIPLE OUTBUILDINGS

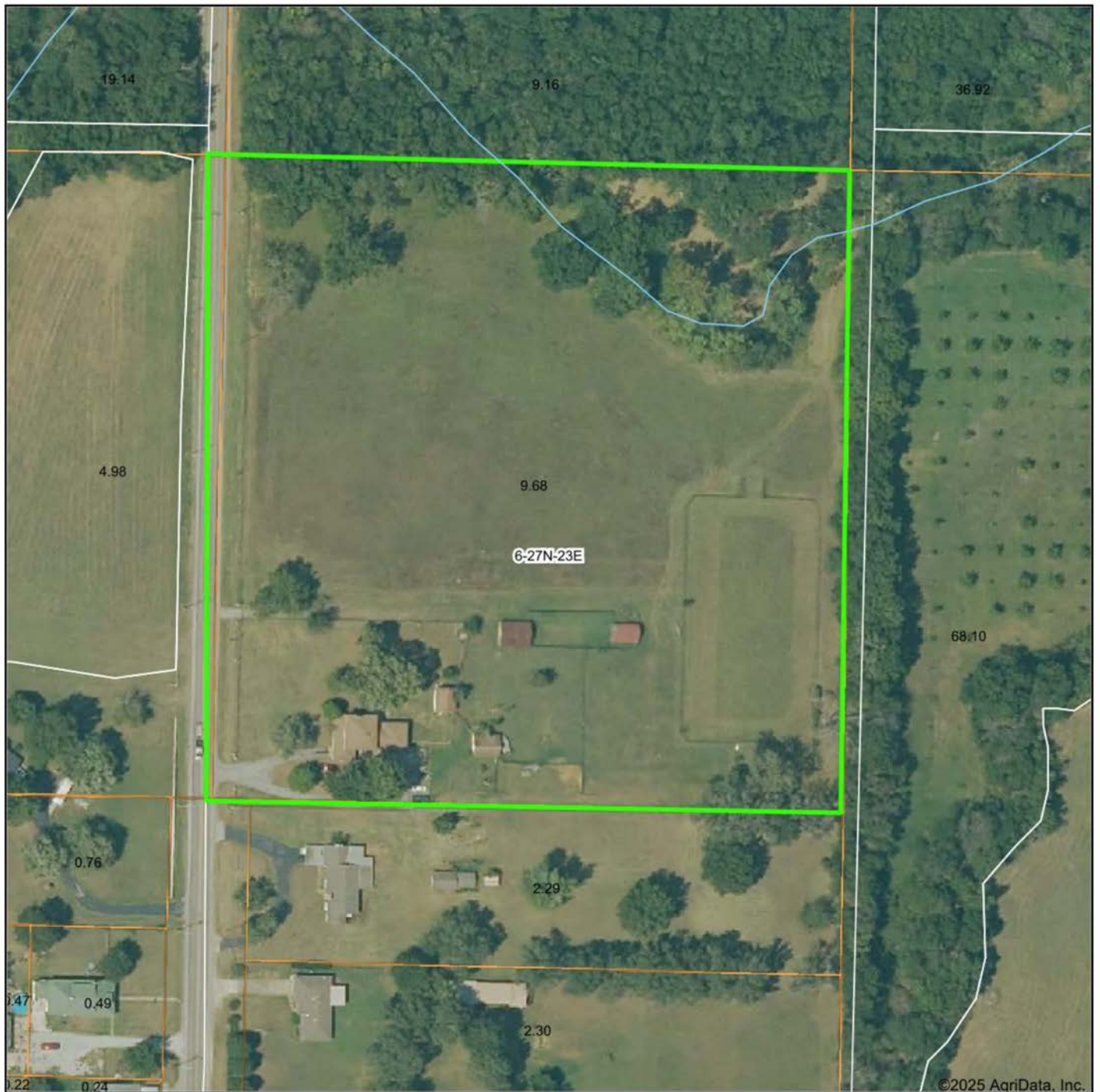


IMPROVED PASTURE

Outdoor improvements include multiple fenced paddocks, a wet-weather creek, and a 135'x240' grass roping arena.



AERIAL MAP



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Maps Provided By:



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

Boundary Center: 36° 51' 16.14, -94° 52' 52.79

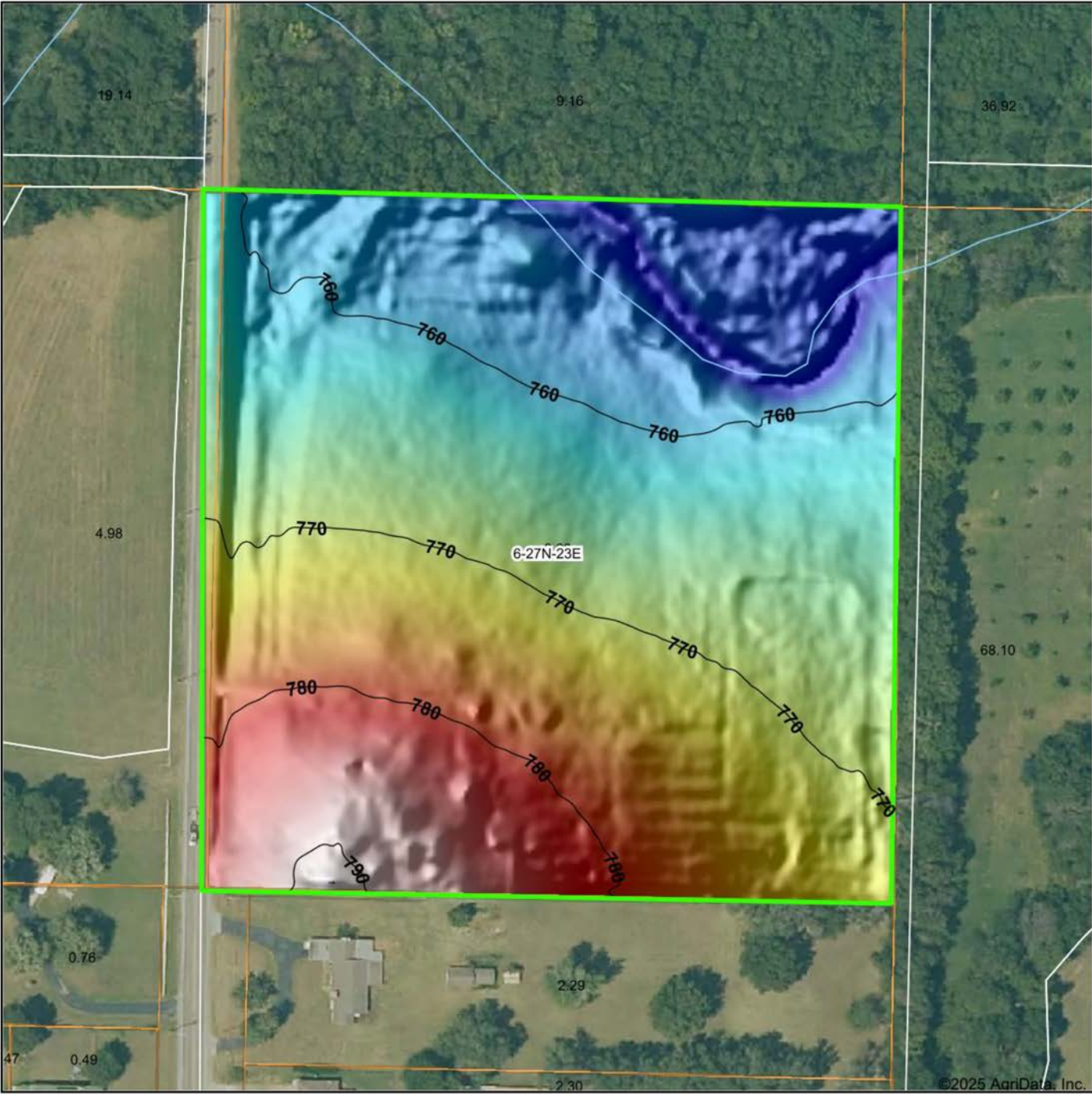
0ft 159ft 317ft

6-27N-23E
Ottawa County
Oklahoma



11/9/2025

HILLSHADE 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
Min: 752.6
Max: 790.9
Range: 38.3
Average: 768.2
Standard Deviation: 9.42 ft

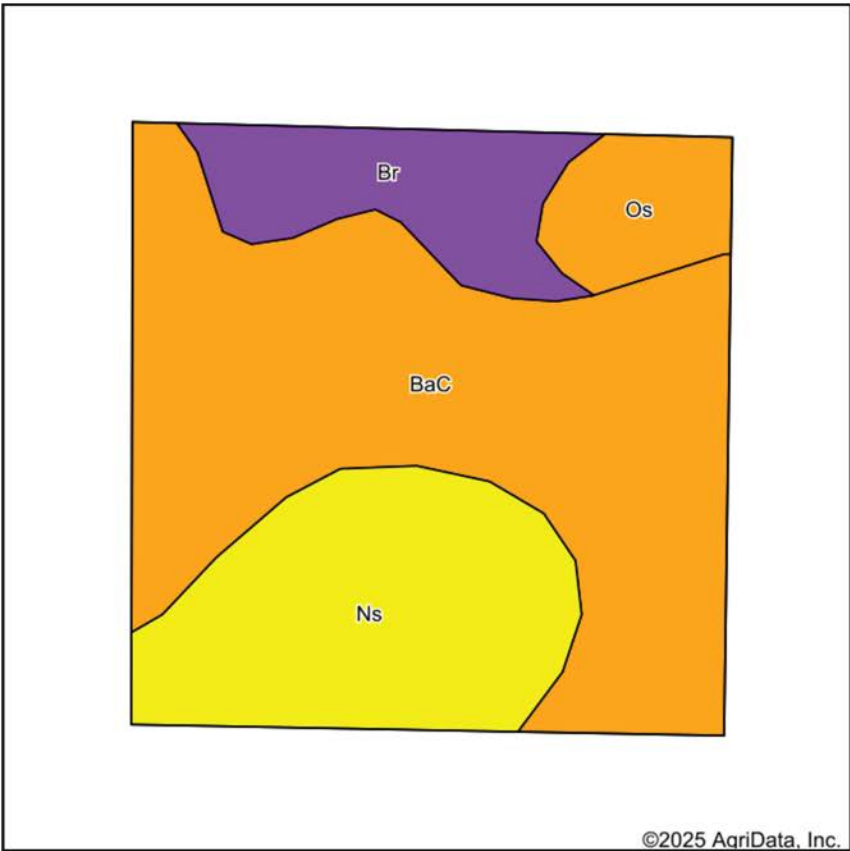
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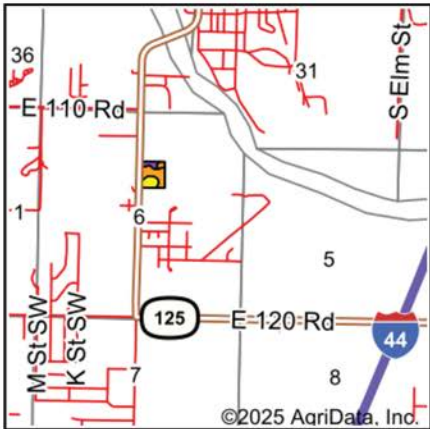
6-27N-23E
Ottawa County
Oklahoma

Boundary Center: 36° 51' 16.14, -94° 52' 52.79

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
County: **Ottawa**
Location: **6-27N-23E**
Township: **Miami**
Acres: **9.86**
Date: **11/9/2025**



Maps Provided By:



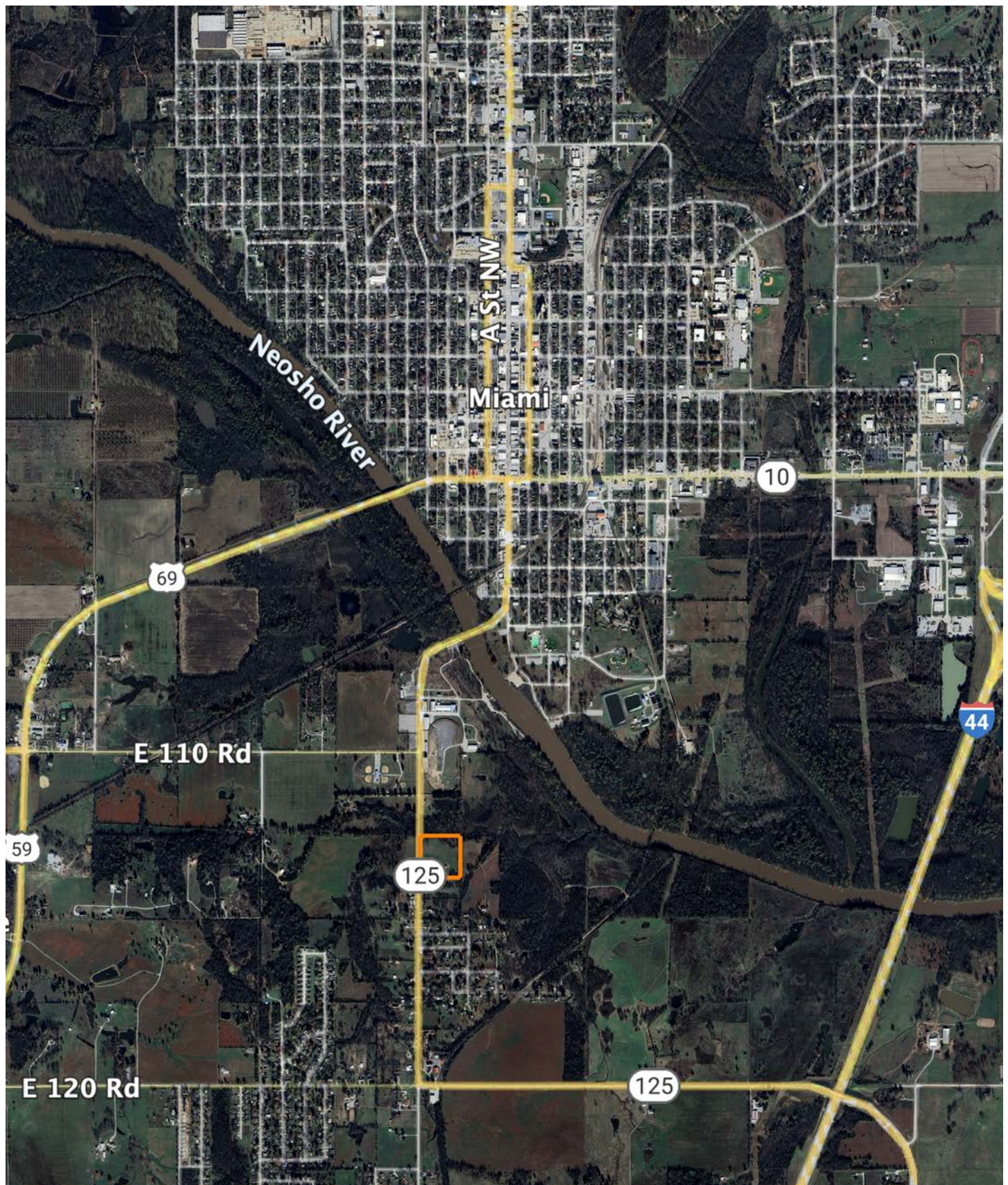
Area Symbol: OK115, Soil Area Version: 20

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
BaC	Bates loam, 3 to 5 percent slopes	5.41	54.8%		2.6ft. (Paralithic bedrock)	IIle	4531	55	47	52	50	55
Ns	Newtonia-Shidler complex, 1 to 8 percent slopes	2.57	26.1%		0.8ft. (Lithic bedrock)	IVe	3440	56	56	49	41	52
Br	Eram-Verdigris complex, 0 to 20 percent slopes	1.20	12.2%		3ft. (Paralithic bedrock)	VIe	5961	61	59	54	54	45
Os	Osage silty clay, 0 to 1 percent slopes, occasionally flooded	0.68	6.9%		> 6.5ft.	IIIw	7199	45	42	39	44	35
Weighted Average						3.63	4604.7	*n 55.3	*n 50.5	*n 50.6	*n 47.7	*n 51.6

*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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