

MIDWEST LAND GROUP PRESENTS



OTTAWA COUNTY, OK

188 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

NEOSHO RIVER CABIN ON 188 +/- ACRES WITH 1,500' OF SHORELINE AND BREATHTAKING VIEWS

Experience the ultimate outdoor getaway that stretches along 1,500 feet of Neosho River shoreline with one of Ottawa County's most scenic and secluded riverfront properties. This 188 +/- acre farm along the Neosho River features dramatic views, mature hardwoods, and 190 feet of elevation change. The farm offers approximately 15 +/- acres of open pasture and 175 +/- acres of mature timber, creating a diverse and private setting for hunting, fishing, hiking, exploring, recreation, development, or investment. Whether you envision a private family lodge, future VRBO/Airbnb, a weekend escape, or a basecamp for outdoor recreation, the 3,100 square foot unfinished cabin with a walk-out basement provides a blank canvas and foundation for your dreams and aspirations.

Additional improvements include a 1,000 square foot Quonset hut for storage or workshop use. Accessed via a county-maintained gravel road, this "as-is/where-is" property combines seclusion with convenience — just 7 miles to Twin Bridges Area at Grand Lake State Park, 20 miles to Miami, 27 miles to Baxter Springs, and 30 miles to Joplin. A unique opportunity to own a large, scenic farm along the Neosho River with unlimited potential. If you are searching for a true Oklahoma outdoorsman's paradise — where river, timber, and elevation meet in one incredible setting, give Kevin Williams a call at (918) 559-8960 for your personal viewing of this spectacular Northeast Oklahoma farm.



PROPERTY FEATURES

PRICE: **\$999,000** | COUNTY: **OTTAWA** | STATE: **OKLAHOMA** | ACRES: **188**

- 188 +/- acres
- 1,500' of Neosho River frontage
- 3,000 square foot cabin with walk-out basement (unfinished)
- Opportunity for future VRBO or AirBnB
- 190' of elevation changes
- 15 +/- acres pasture
- 175 +/- acres mature timber
- 1,000 square foot Quanset hut
- County-maintained gravel road access
- Property selling "as-is/where-is"
- 7 miles to Twin Bridges Area at Grand Lake State Park
- 20 miles to Miami, Oklahoma
- 27 miles to Baxter Springs, Kansas
- 30 miles to Joplin, Missouri



3,000 SQ. FT. CABIN

Whether you envision a private family lodge, future VRBO/Airbnb, a weekend escape, or a basecamp for outdoor recreation, the 3,100 square foot unfinished cabin with a walk-out basement provides a blank canvas and foundation for your dreams and aspirations.



15 +/- ACRES PASTURE



1,500' OF NEOSHO RIVER FRONTAGE



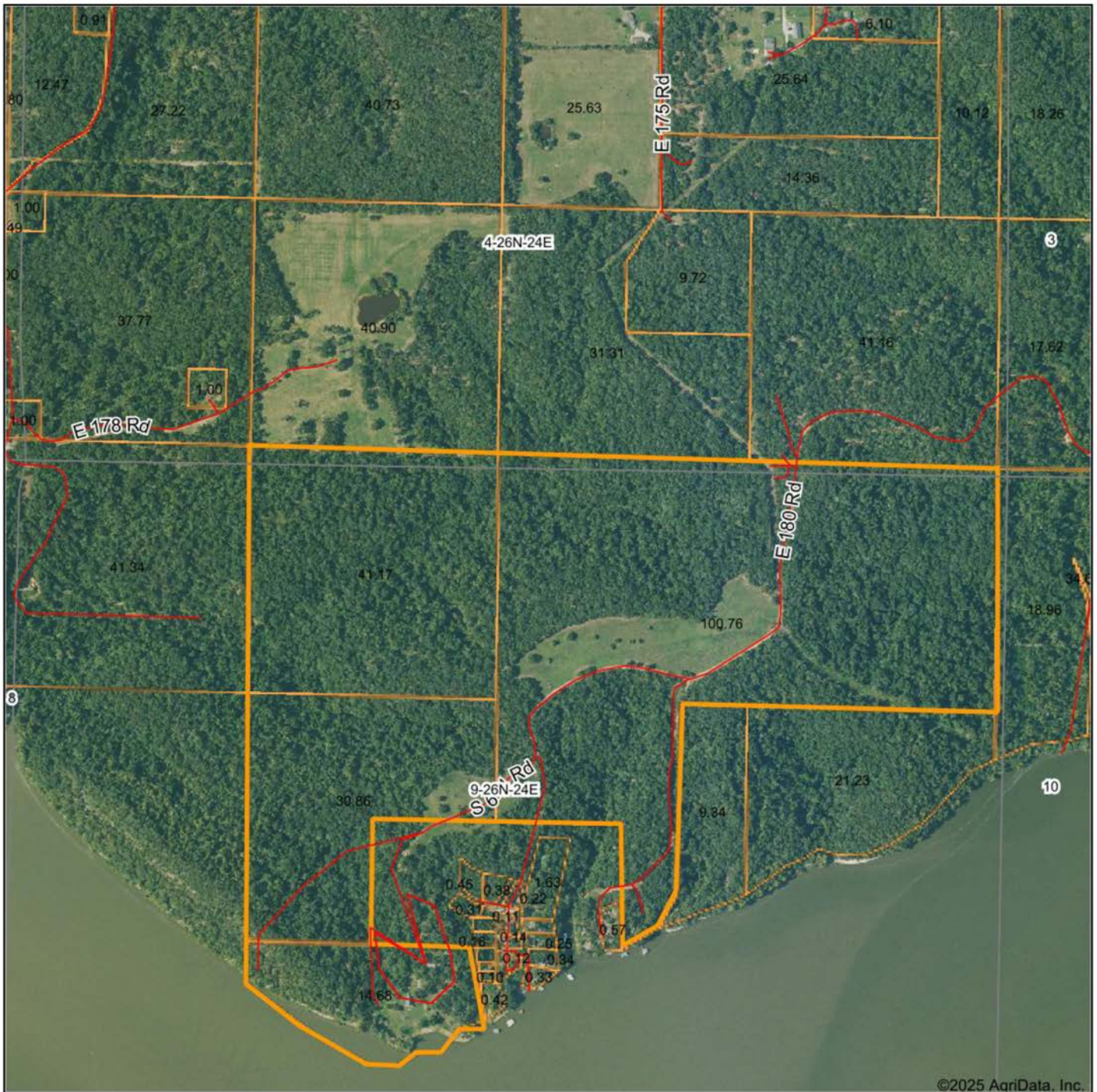
175 +/- ACRES MATURE TIMBER



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 36° 45' 1.63, -94° 43' 22.18

0ft 837ft 1674ft



Maps Provided By:



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9-26N-24E
Ottawa County
Oklahoma



10/27/2025

TOPOGRAPHY MAP



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Source: USGS 10 meter dem
Interval(ft): 10.0
Min: 743.1
Max: 930.9
Range: 187.8
Average: 871.0
Standard Deviation: 48.39 ft

0ft 671ft 1341ft

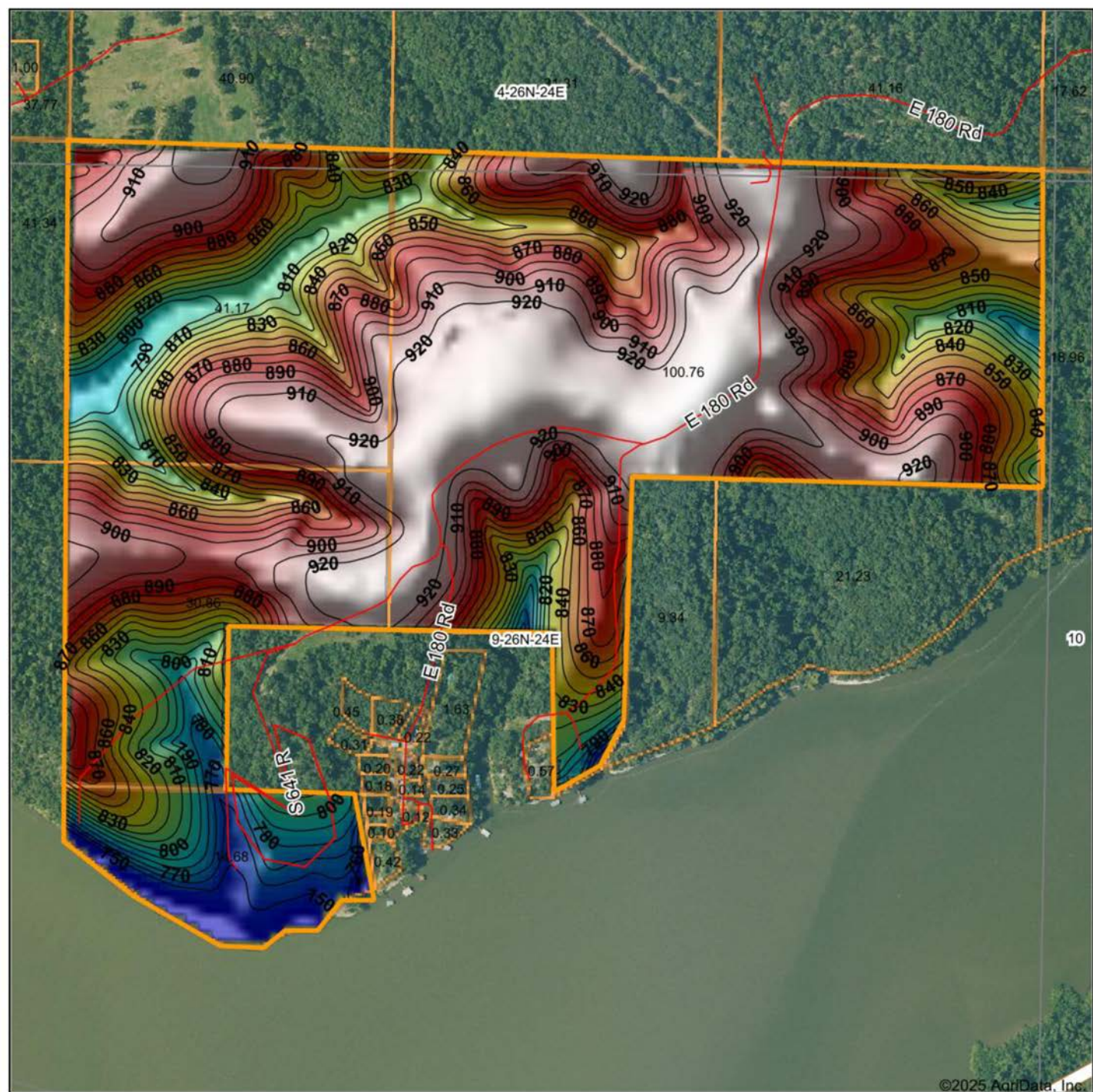


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Oklahoma

Boundary Center: 36° 45' 1.63, -94° 43' 22.18

HILLSHADE MAP



Low Elevation High



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 10
Min: 743.1
Max: 930.9
Range: 187.8
Average: 871.0
Standard Deviation: 48.39 ft

0ft 640ft 1281ft

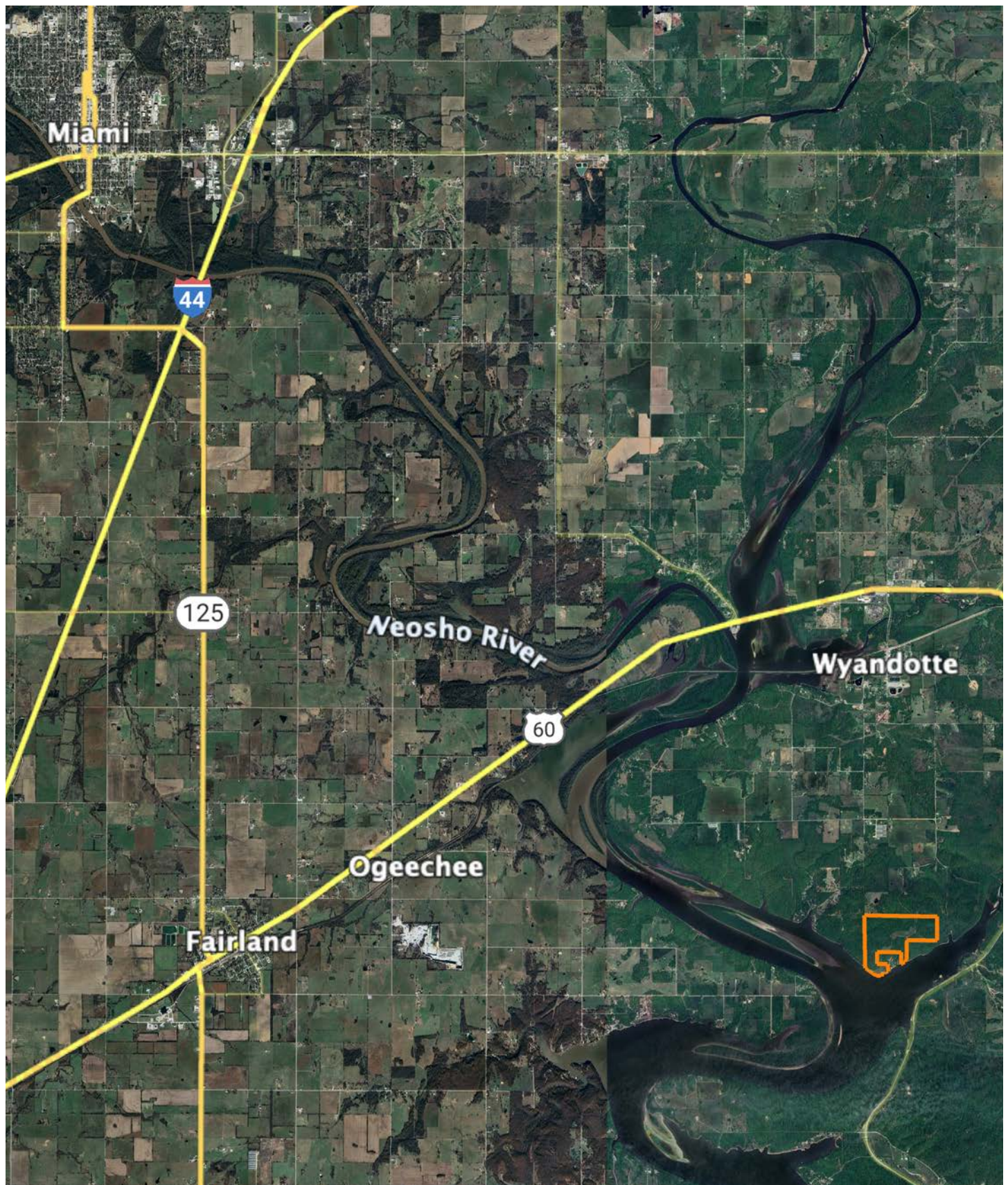


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9-26N-24E
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Boundary Center: 36° 45' 1.63, -94° 43' 22.18

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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