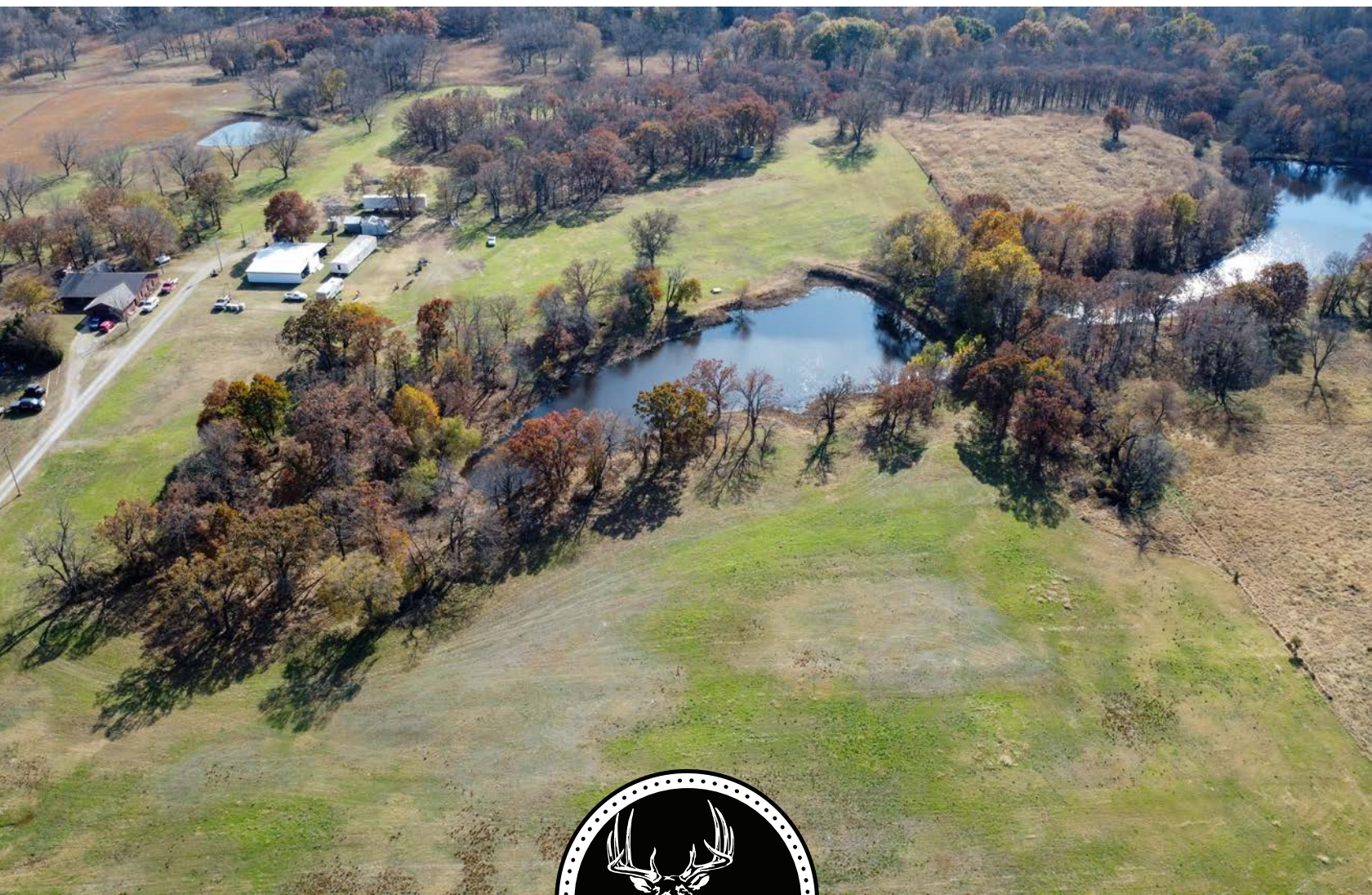


MIDWEST LAND GROUP PRESENTS

8 ACRES IN

WASHINGTON COUNTY OKLAHOMA

WEST 3200 ROAD, RAMONA, OK 74061



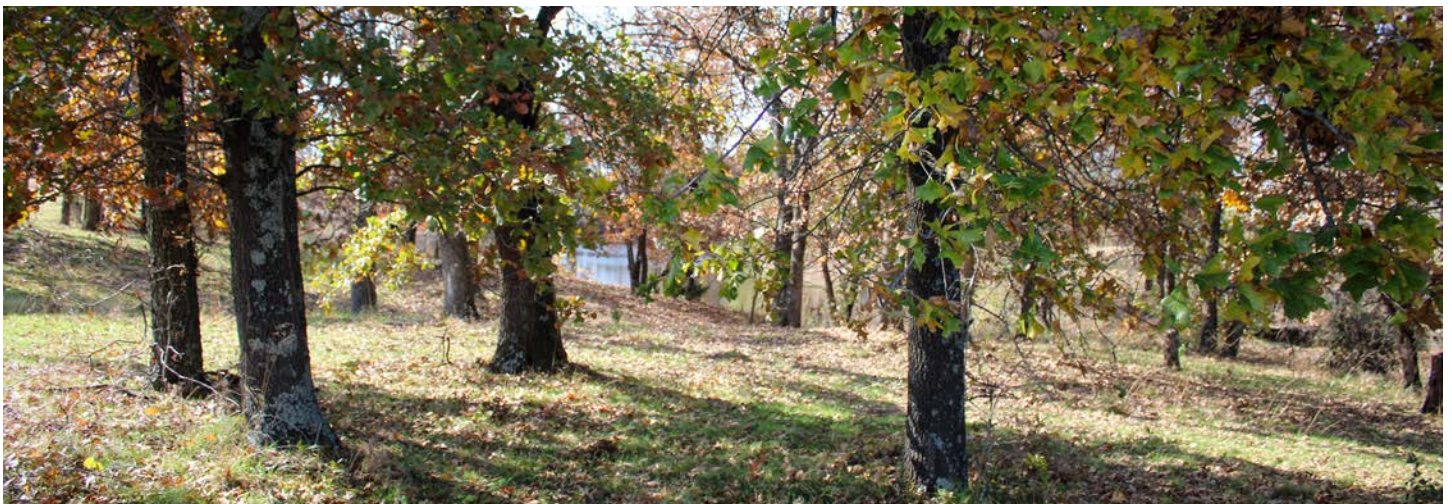
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SOUTHERN WASHINGTON COUNTY, OKLAHOMA BUILD SITE ON BLACKTOP WITH STOCKED POND

If you have been looking for the perfect blend of open space and convenience, this 8 +/- acre Washington County build site delivers. Build overlooking your private 1.38 +/- acre stocked pond and watch the wildlife drift through, while enjoying the peace that comes with blacktop access and country surroundings. A dug water well, available utilities, and partial fencing give you a head start, whether you're planning to build, run livestock, or simply enjoy a weekend getaway. Centrally

located only 5 miles from Highway 75, 7 miles from the Walmart Distribution Center, 20 miles to Bartlesville, 25 miles to Owasso, and 35 miles to Tulsa, this property combines strong location advantages with quick access to major amenities, while offering rural charm. A prime investment for builders, investors, or those planning their next homestead. Give Kevin Williams a call at (918) 559-8960 if you are looking for a versatile opportunity in a prime location.



PROPERTY FEATURES

COUNTY: **WASHINGTON** | STATE: **OKLAHOMA** | ACRES: **8**

- 1.38 +/- acre stocked pond
- Dug water well
- Partially fenced
- Utilities available
- Blacktop frontage
- 5 miles to Highway 75
- 7 miles to Walmart Distribution Center
- 20 miles to Bartlesville
- 25 miles to Owasso
- 35 miles to Tulsa



POTENTIAL BUILD SITE

A dug water well, available utilities, and partial fencing give you a head start, whether you're planning to build, run livestock, or simply enjoy a weekend getaway.



PARTIALLY FENCED



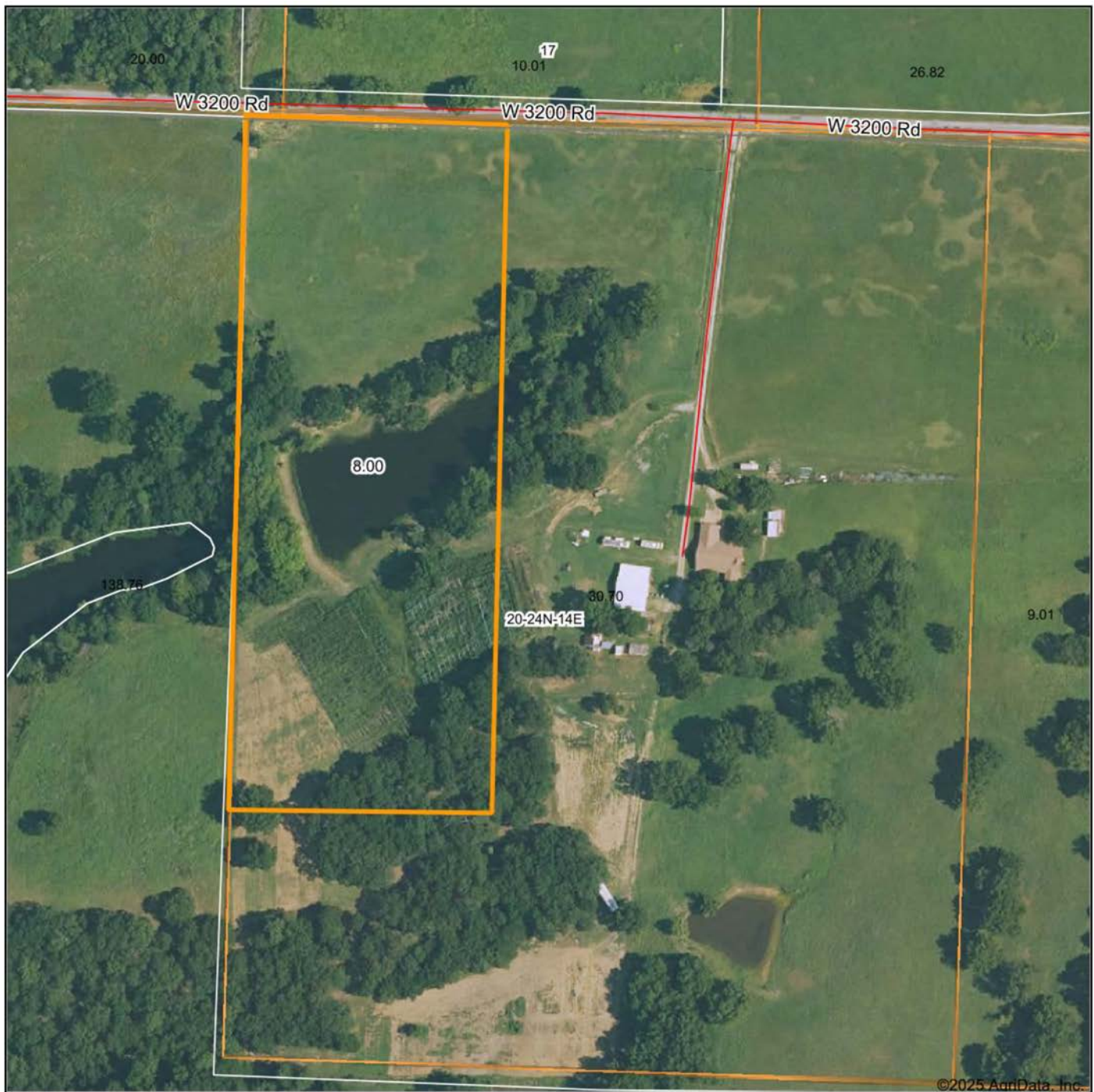
1.38 +/- ACRE STOCKED POND



8 +/- ACRES



AERIAL MAP



Boundary Center: 36° 33' 10.19, -95° 50' 19.33

0ft 215ft 430ft



Maps Provided By:



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www.AgriDataInc.com

20-24N-14E
Washington County
Oklahoma



11/15/2025

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

[illegible]

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Maps Provided By:



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

Standard Deviation: 5.54 ft

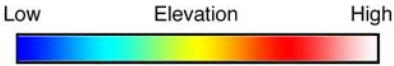
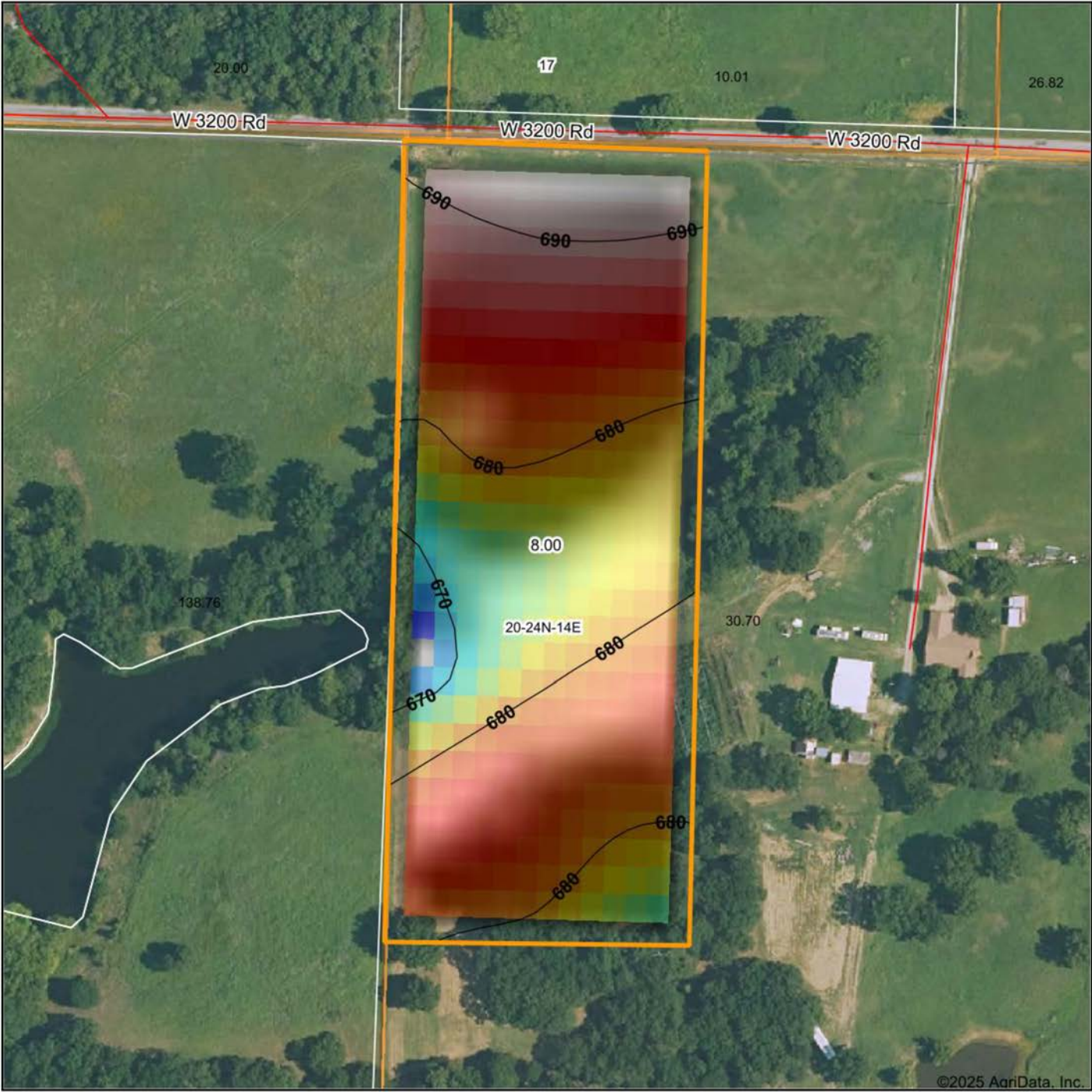


11/15/2025

20-24N-14E
Washington County
Oklahoma

Boundary Center: 36° 33' 10.19, -95° 50' 19.33

HILLSHADE MAP



Maps Provided By:



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

Source: USGS 10 meter dem
Interval(ft): 10
Min: 662.6
Max: 691.7
Range: 29.1
Average: 681.2
Standard Deviation: 5.54 ft

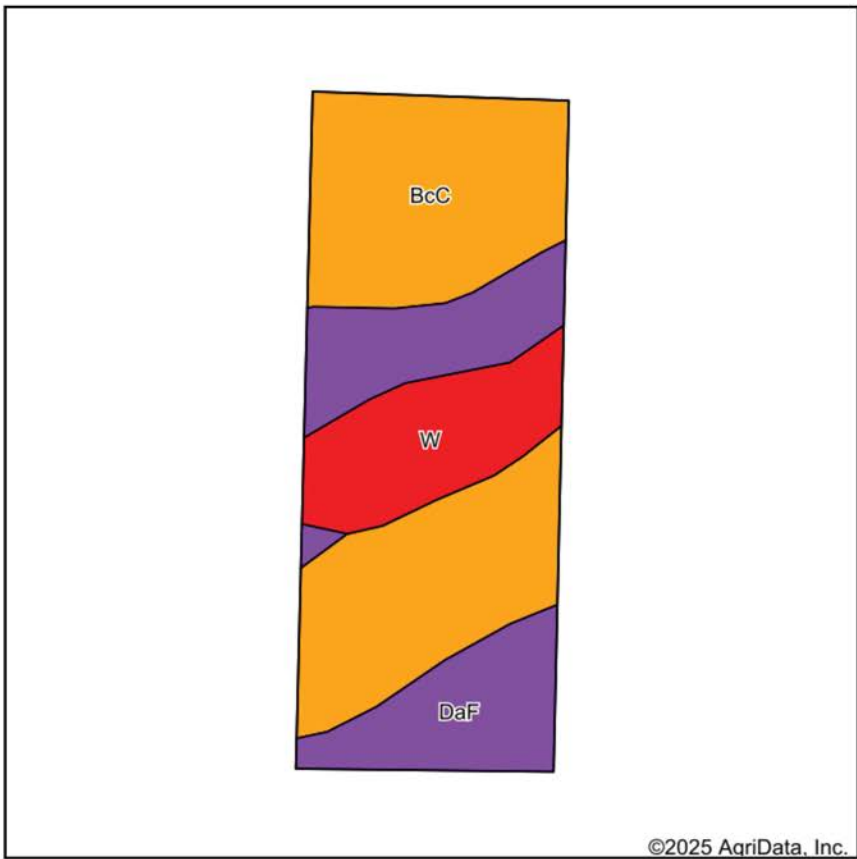


11/15/2025

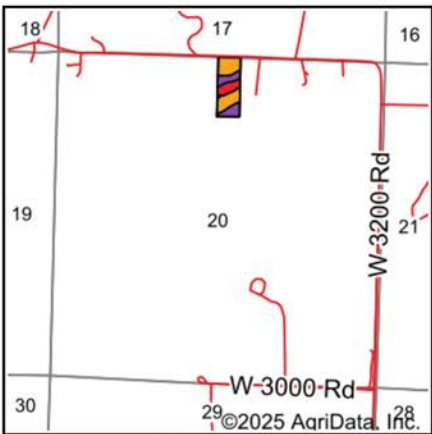
20-24N-14E
Washington County
Oklahoma

Boundary Center: 36° 33' 10.19, -95° 50' 19.33

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
County: **Washington**
Location: **20-24N-14E**
Township: **Ochelata-Ramona**
Acres: **8**
Date: **11/15/2025**



Maps Provided By:



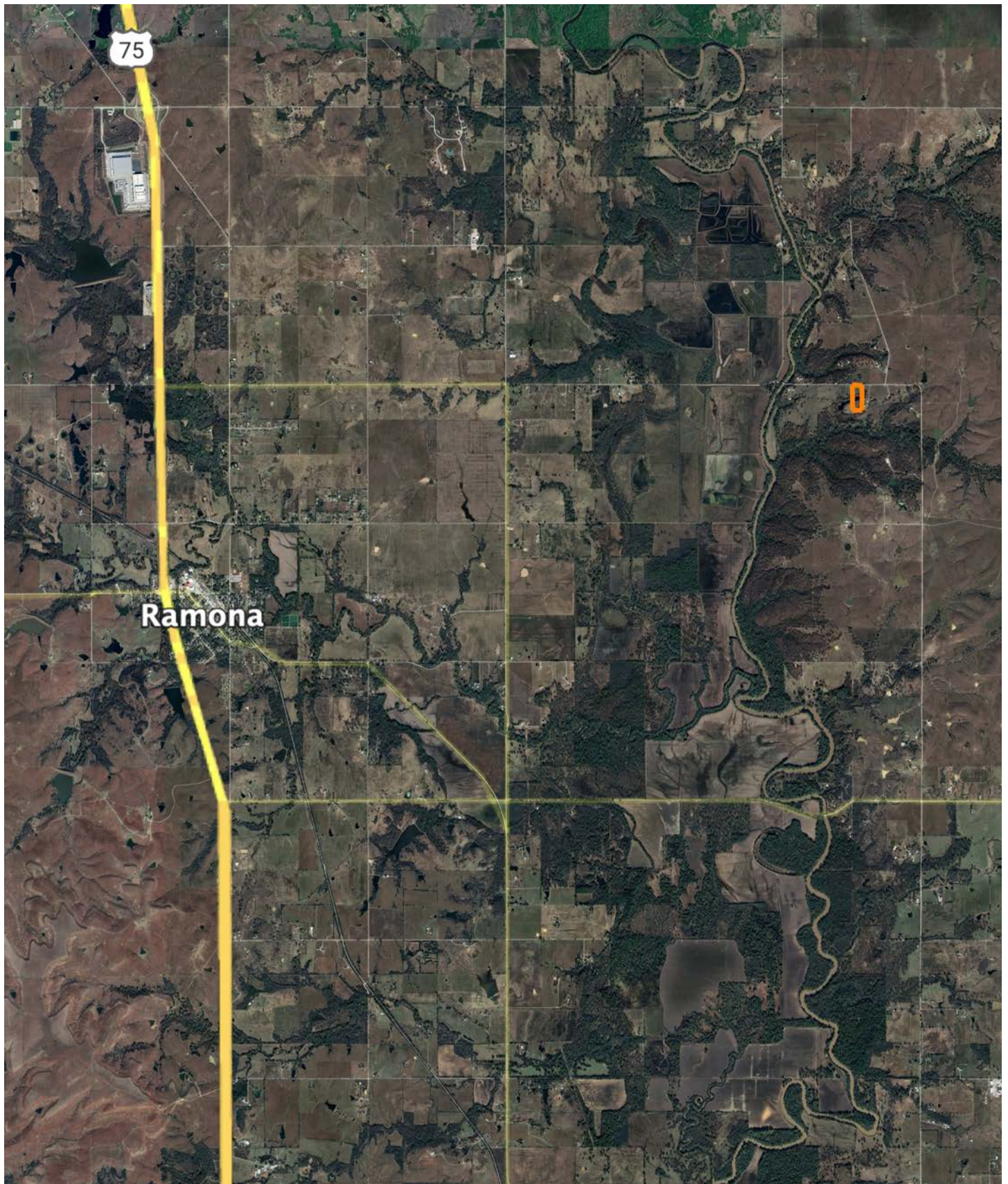
Area Symbol: OK147, Soil Area Version: 19

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
BcC	Bates-Coweta complex, 3 to 5 percent slopes	4.36	54.6%		2.2ft. (Paralithic bedrock)	IIIe	3074	42	36	39	34	40
DaF	Darnell extremely stony sandy loam, 5 to 30 percent slopes	2.26	28.2%		1.2ft. (Paralithic bedrock)	VIIe	2175	21	21	21	17	10
W	Water	1.38	17.2%		> 6.5ft.	VIII	0					
Weighted Average						4.99	2289.8	*n 28.8	*n 25.6	*n 27.2	*n 23.3	*n 24.6

*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
918.514.3165
KWilliams@MidwestLandGroup.com



MidwestLandGroup.com

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