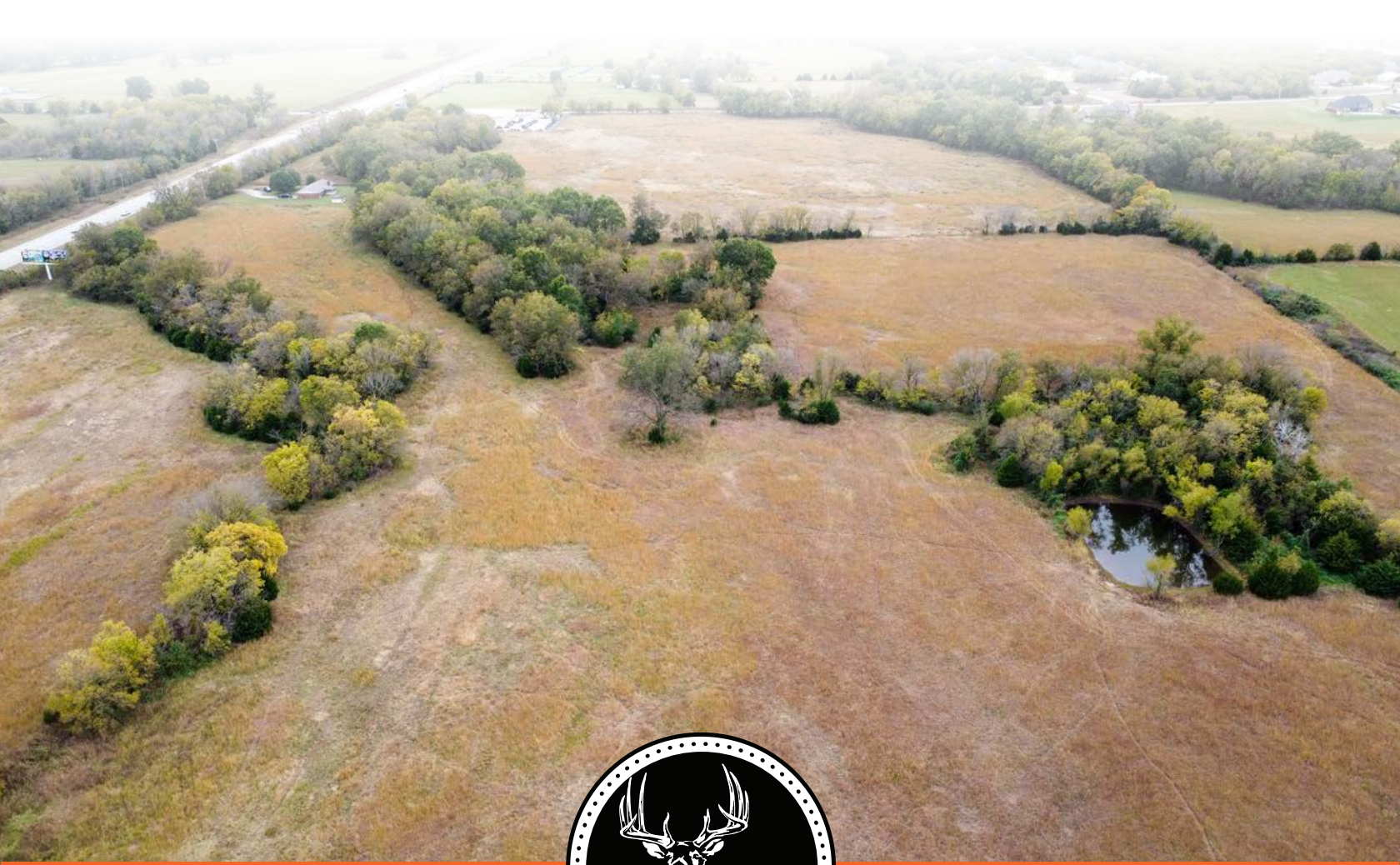


MIDWEST LAND GROUP PRESENTS

75 ACRES IN

WASHINGTON COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

75 +/- ACRE WASHINGTON COUNTY, OKLAHOMA FARM WITH HIGHWAY 75 FRONTAGE AND UNLIMITED DEVELOPMENT POTENTIAL

Calling all investors!! Midwest Land Group is honored to offer this extremely attractive 75 +/- acre farm in Washington County, Oklahoma, for your development aspirations and desires.

Located just south of Bartlesville, this 75 +/- acre farm offers a rare combination of development opportunity, investment income, and country living. With 2,300 feet of frontage on Highway 75 and additional frontage on W 2400 Road, this farm provides exceptional access and visibility for future residential or commercial development.

The farm features a 1,596 square foot brick home with 2 bedrooms and 2 bathrooms, set among rolling Bermuda pastures and scattered timber with a pond and barn with working pens. Perimeter fenced, making it ideal for livestock or continued agricultural use while holding for appreciation.

Infrastructure is already in place and ready for growth - rural water, septic, total electric, and fiber optic service are connected, while city water (8" line) and city sewer are available on the west side of Highway 75, adding tremendous value for future development or subdivision. A 15-year billboard lease provides passive income, and 100% of the mineral rights convey.

Situated within the Bartlesville Public School District, the farm's location and utility access make it an excellent candidate for residential development, small acreage homesites, or a mixed-use project. Recent appraisal on file. 2024 taxes: \$869.00.

Whether you're seeking an investment with long-term upside or a beautiful homestead site with highway exposure, this farm delivers location, utilities, and opportunity. Give Kevin Williams a call at (918) 559-8960 for more information.



PROPERTY FEATURES

PRICE: **\$2,500,000** | COUNTY: **WASHINGTON** | STATE: **OKLAHOMA** | ACRES: **75**

- Development potential
- 2,300' of Highway 75 frontage
- W 2400 Road frontage
- 15-year billboard lease
- 100% minerals convey
- 1,596 square feet (2 bed/2 bath)
- Pond
- Perimeter fenced
- Barn with working pens
- City water (8" line) and sewer on west side of Highway 75
- Rural water
- Septic
- Total electric
- Fiber optics
- Bartlesville Public Schools
- 2024 taxes: \$869.00
- Recent appraisal
- 5 minutes to Bartlesville
- 30 minutes to Owasso
- 45 minutes to Tulsa



DEVELOPMENT POTENTIAL

With frontage on Highway 75 and W 2400 Road, this farm provides exceptional access and visibility for future residential or commercial development.



15A-YEAR BILLBOARD LEASE



HIGHWAY 75 FRONTAGE



ADDITIONAL PHOTOS



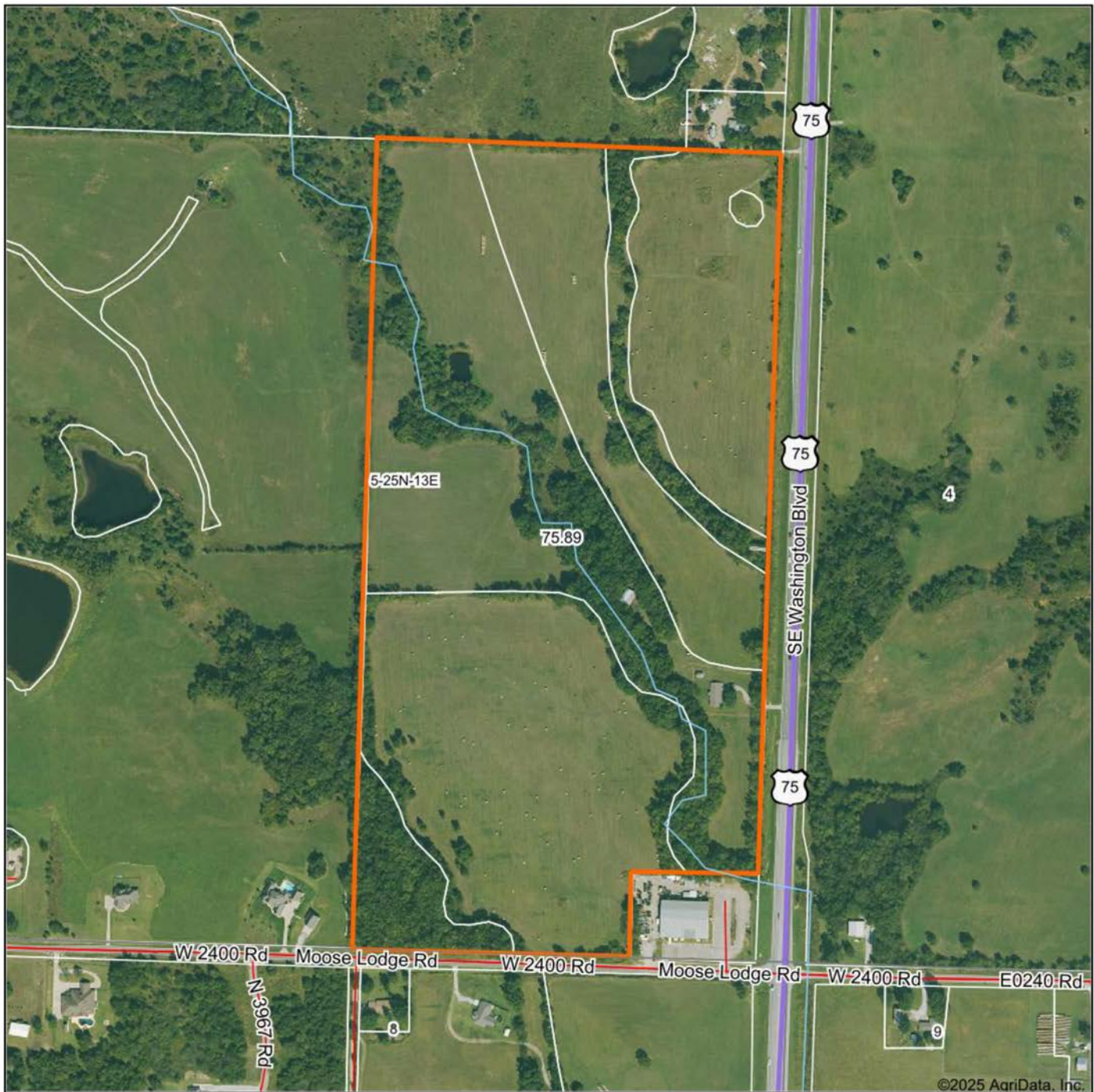


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Field borders provided by Farm Service Agency as of 5/21/2008

Boundary Center: 36° 40' 25.38, -95° 56' 15.66

AERIAL MAP



Boundary Center: 36° 40' 25.38, -95° 56' 15.66

0ft 502ft 1004ft



Maps Provided By:



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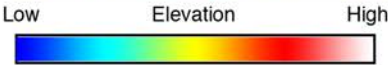
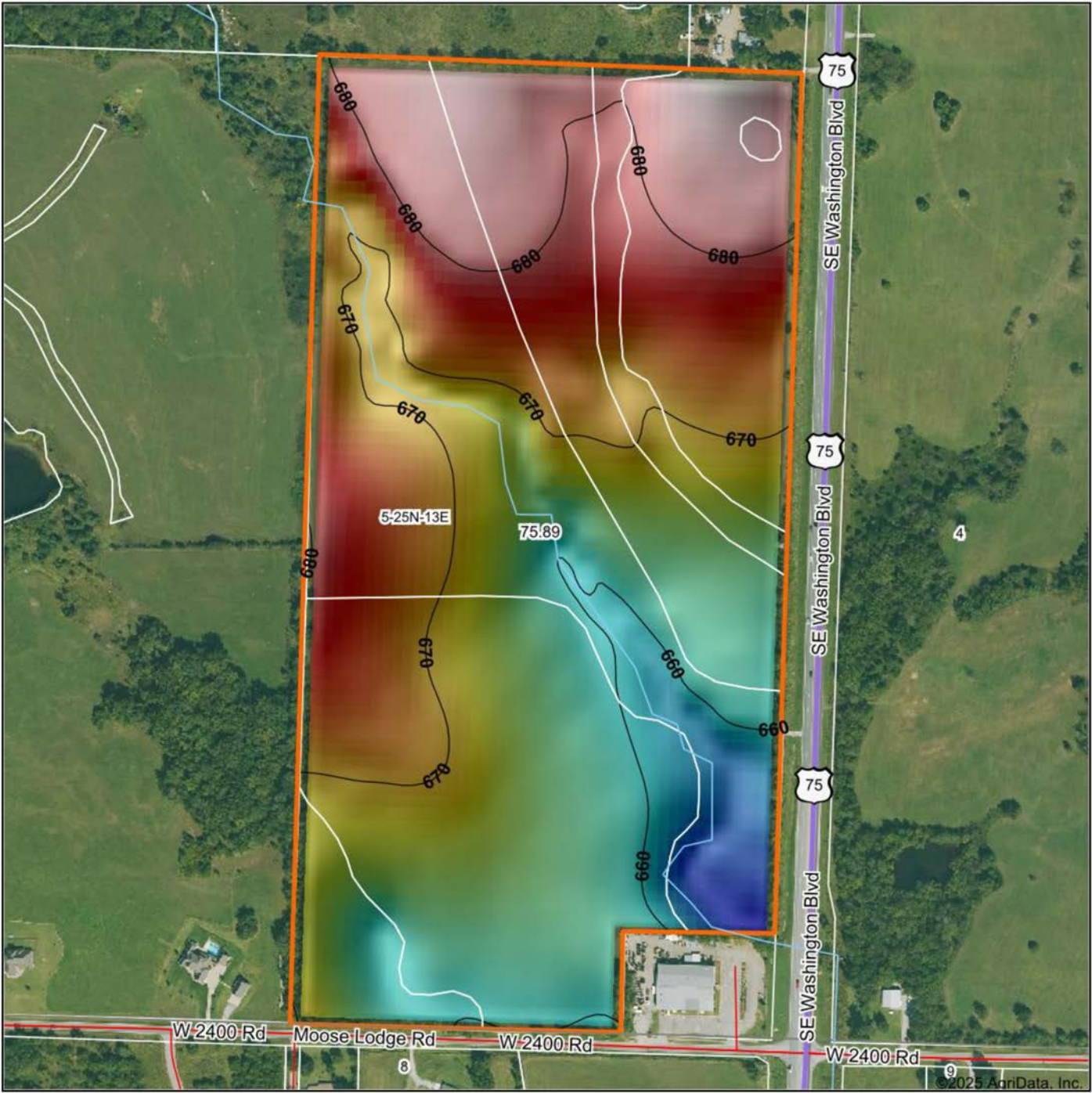
Field borders provided by Farm Service Agency as of 5/21/2008.

5-25N-13E
Washington County
Oklahoma



11/5/2025

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 10 meter dem
Interval(ft): 10
Min: 651.4
Max: 684.8
Range: 33.4
Average: 669.6
Standard Deviation: 7.68 ft

0ft 420ft 841ft

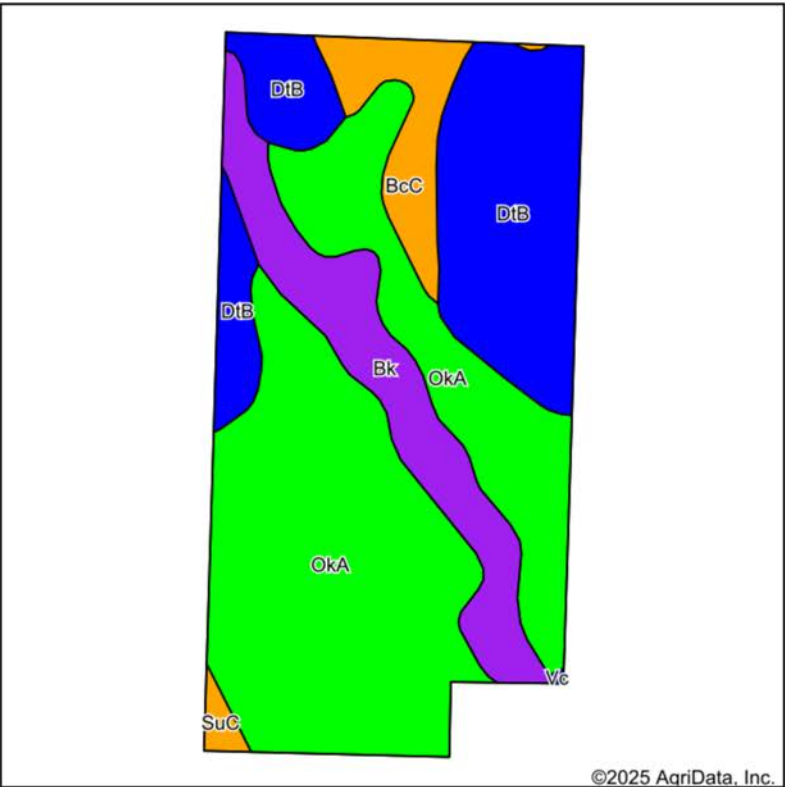


11/5/2025

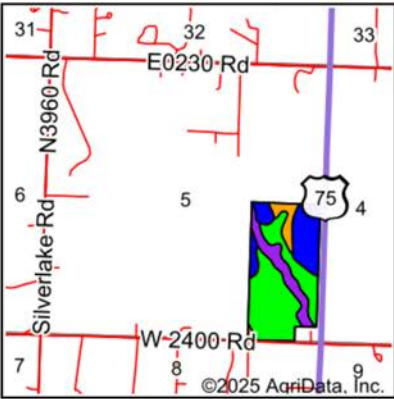
5-25N-13E
Washington County
Oklahoma

Boundary Center: 36° 40' 25.38, -95° 56' 15.66

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
County: **Washington**
Location: **5-25N-13E**
Township: **Bartlesville**
Acres: **75.89**
Date: **11/5/2025**



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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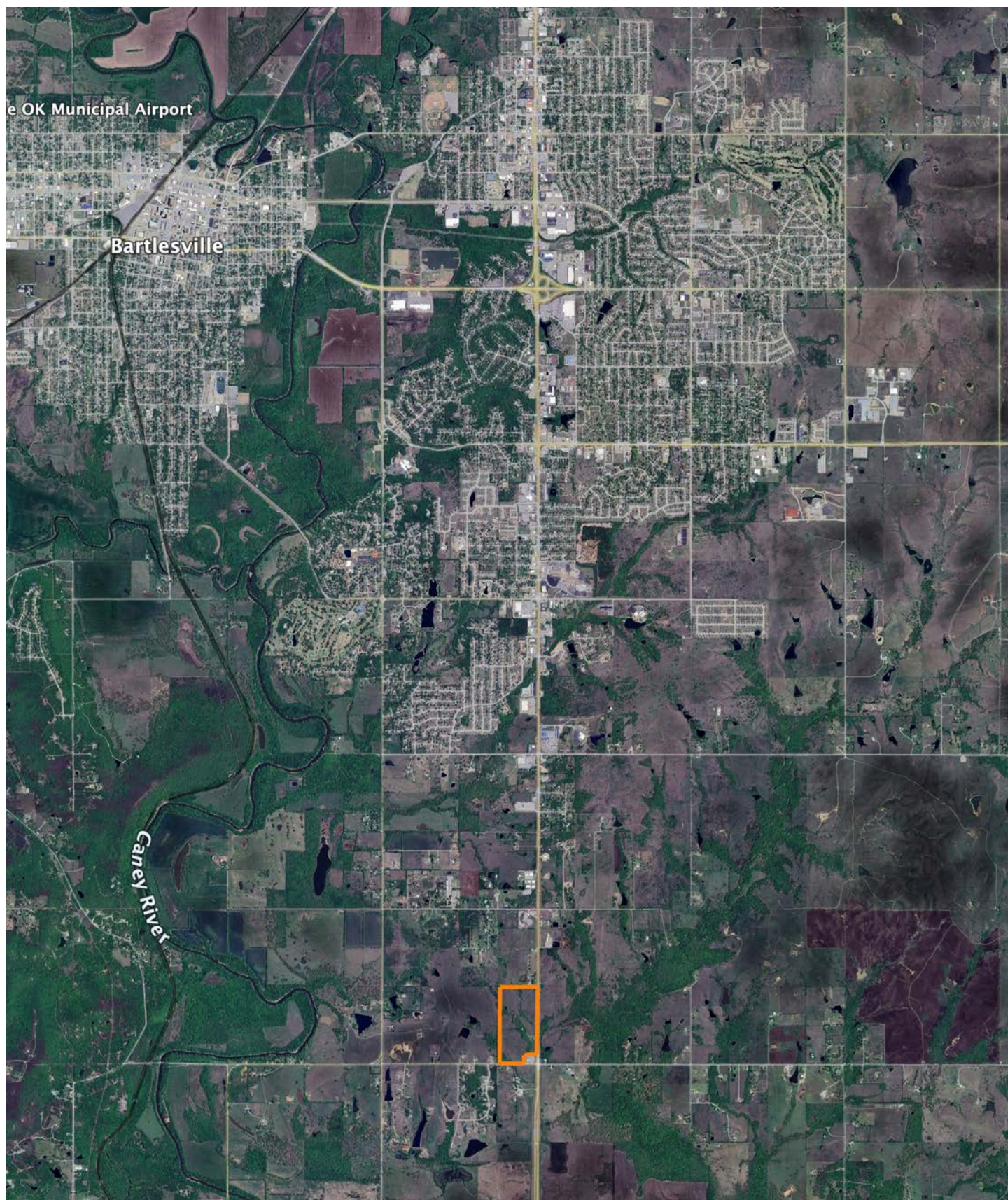
Area Symbol: OK147, Soil Area Version: 19												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
Oka	Okemah silt loam, 0 to 1 percent slopes	40.31	53.2%		> 6.5ft.	Iw	5034	74	73	67	69	70
DtB	Dennis silt loam, 1 to 3 percent slopes	19.37	25.5%		> 6.5ft.	Ile	4838	79	78	59	64	69
Bk	Eram-Verdigris complex, 0 to 12 percent slopes	10.80	14.2%		3ft. (Paralithic bedrock)	Vle	5922	60	58	54	54	46
BcC	Bates-Coweta complex, 3 to 5 percent slopes	4.78	6.3%		2.2ft. (Paralithic bedrock)	Ille	3074	42	36	39	34	40
SuC	Summit silty clay loam, 3 to 5 percent slopes	0.63	0.8%		> 6.5ft.	Ille	5165	60	53	53	59	53
Weighted Average						2.11	4988	*n 71.2	*n 69.6	*n 61.2	*n 63.3	*n 64.3

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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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