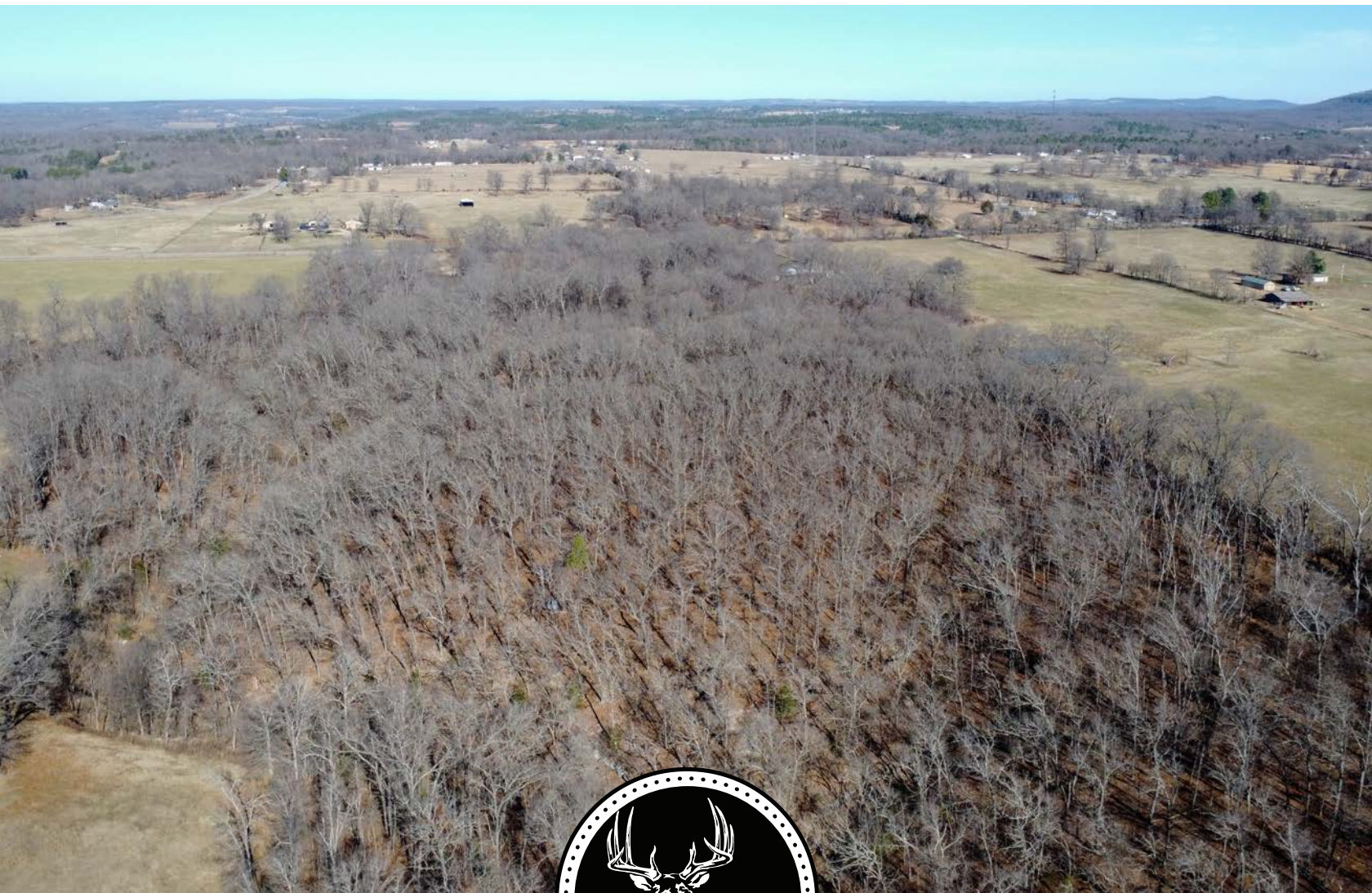


MIDWEST LAND GROUP PRESENTS

38.68 ACRES IN

CHEROKEE COUNTY OKLAHOMA

29855 SOUTH 585 ROAD, BUNCH, OK 74931



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CHEROKEE COUNTY, OKLAHOMA TIMBERED TRACT WITH CLEARED AND LEVEL BUILD SITE

This 38.68 +/- timbered acre tract in Cherokee County, Oklahoma, presents a rare combination of highway frontage, build readiness, and proximity to Tenkiller Lake. The land offers a beautiful elevation change of 93 feet, a wet-weather creek, and mature timber that creates an ideal setting for wildlife, hunting, or trail riding. A cleared, level building location, with utilities available,

provides a great spot for a cabin or home. The property is fully fenced and features dual road frontage on Highway 100 and South 585 Road. Ideally located just 10 minutes from Tenkiller Lake, 20 minutes from Tahlequah, and 1.5 hours from Tulsa, this tract is perfect for a recreational retreat or permanent residence. Give Kevin Williams a call at (918) 559-8960 for more information.



PROPERTY FEATURES

COUNTY: **CHEROKEE** | STATE: **OKLAHOMA** | ACRES: **38.68**

- Cleared, level build location
- Utilities available
- 1.5 hours to Tulsa
- 20 minutes to Tahlequah
- 10 minutes to Tenkiller Lake
- Highway 100 frontage
- South 585 Road frontage
- Fully fenced
- 93 feet of elevation
- Wet-weather creek
- 2025 taxes: \$26.00



93 FEET OF ELEVATION



CLEARED, LEVEL BUILD LOCATION



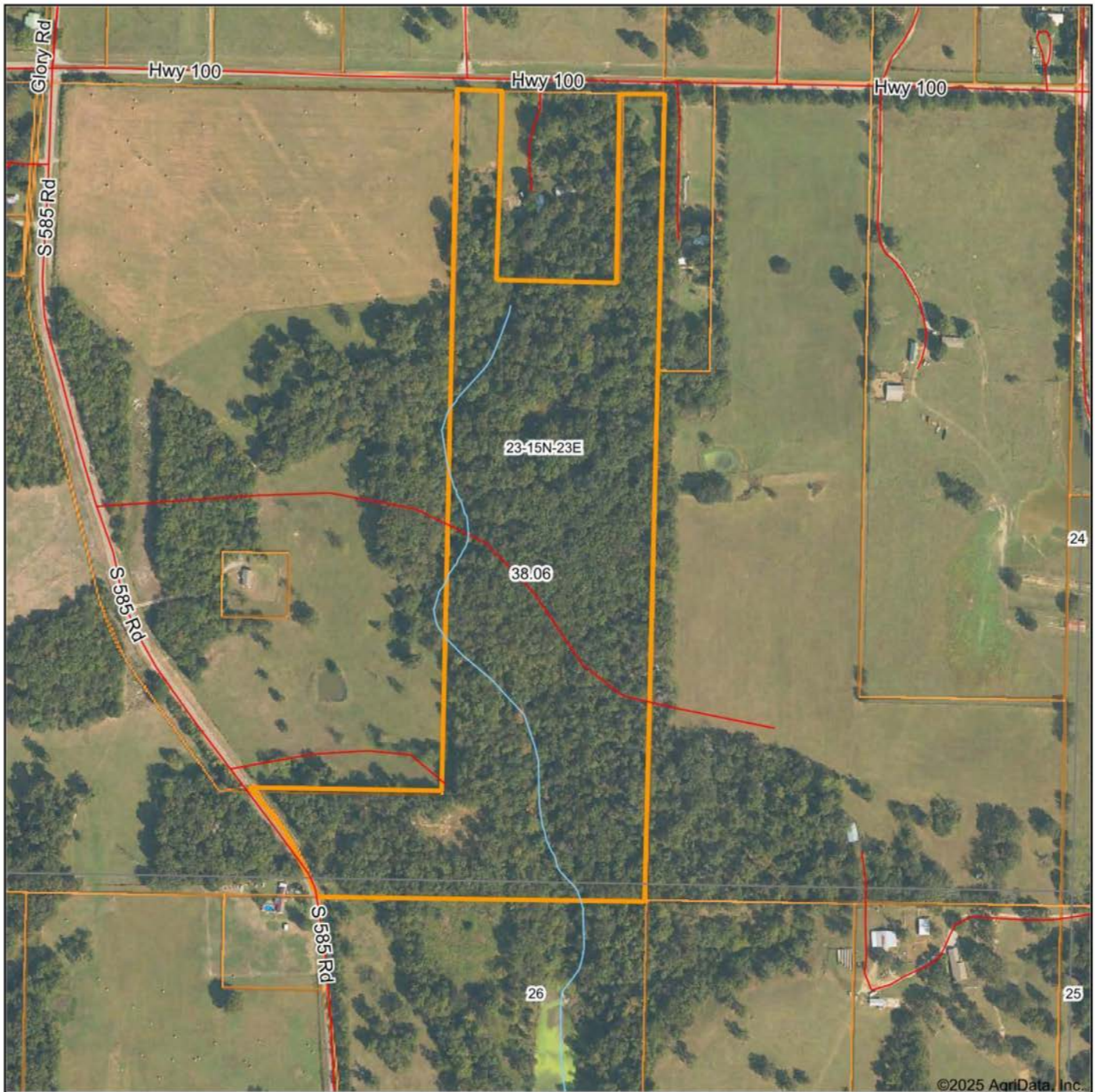
WET-WEATHER CREEK



TIMBERED ACRES



AERIAL MAP



Maps Provided By:



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Boundary Center: 35° 45' 29.9, -94° 49' 55.42

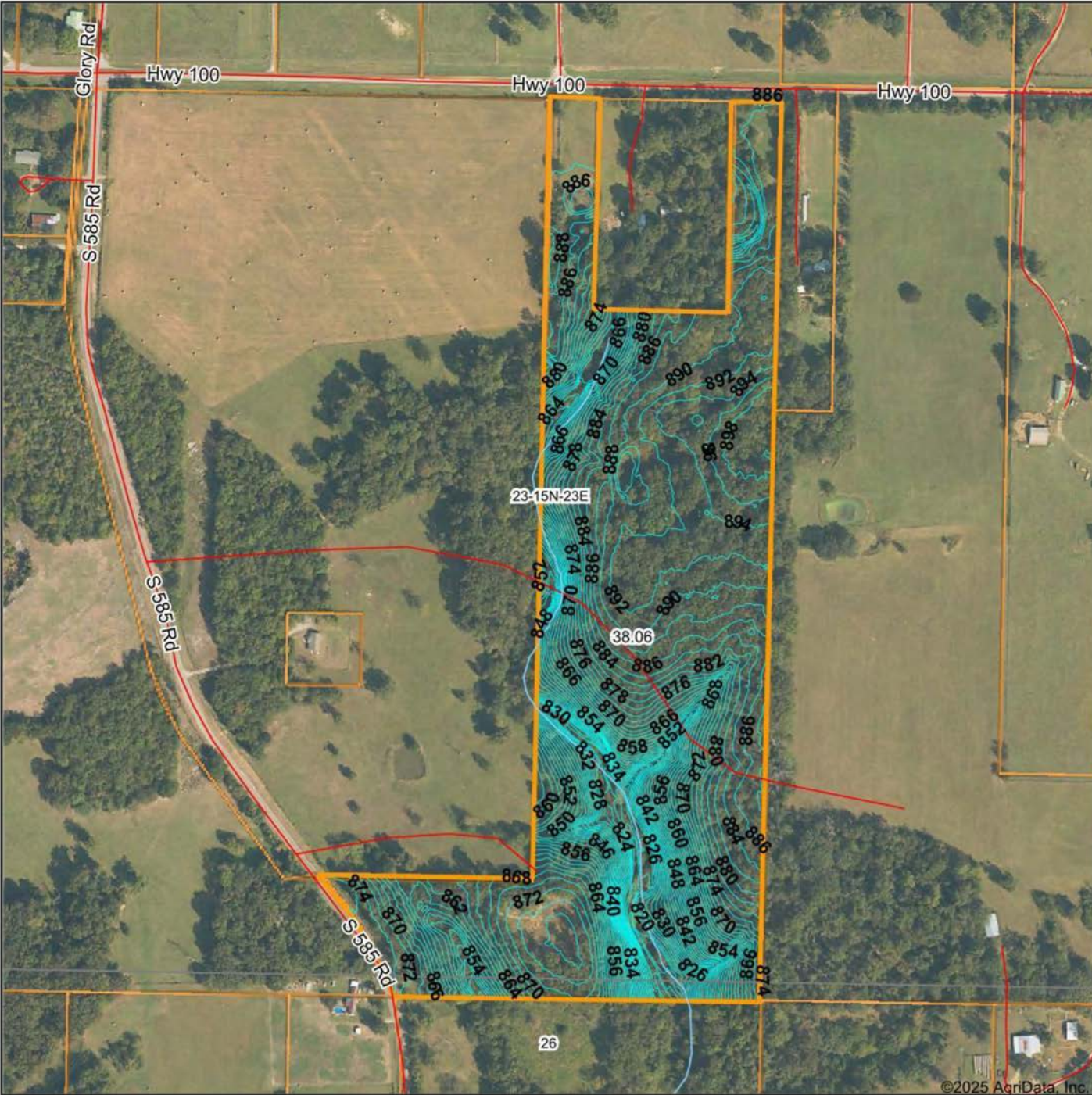
23-15N-23E
Cherokee County
Oklahoma

0ft 498ft 997ft



12/30/2025

TOPOGRAPHY MAP



Maps Provided By



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Source: USGS 1 meter dem

Interval(ft): 2.0

Min: 806.6

Max: 899.8

Range: 93.2

Average: 873.1

Standard Deviation: 19.98 ft

0ft 449ft 898ft



12/30/2025

23-15N-23E
Cherokee County
Oklahoma

Boundary Center: 35° 45' 29.9, -94° 49' 55.42

HILLSHADE MAP



Maps Provided By:

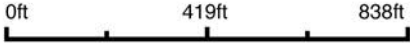


surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem
Interval(ft): 2
Min: 806.6
Max: 899.8
Range: 93.2
Average: 873.1
Standard Deviation: 19.98 ft

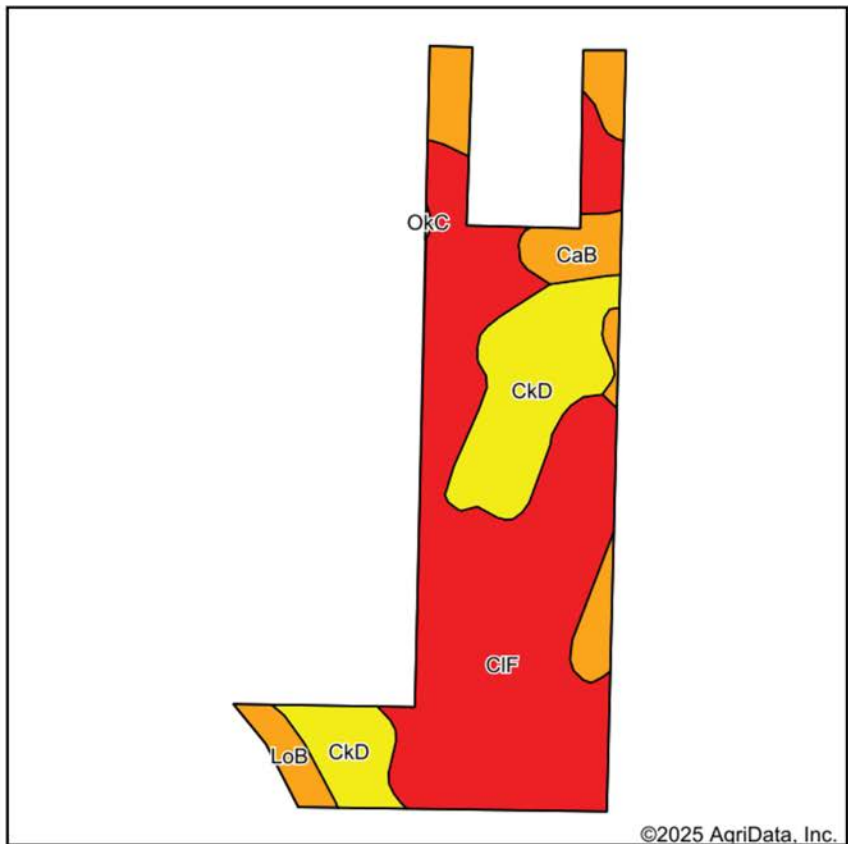


12/30/2025

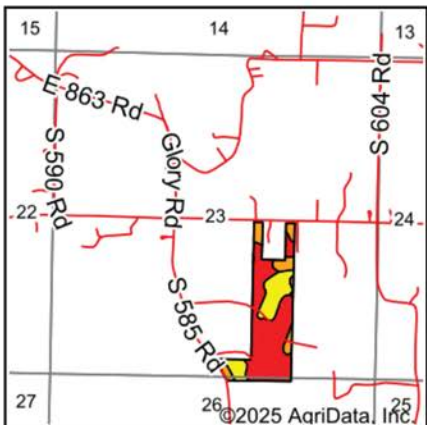
23-15N-23E
Cherokee County
Oklahoma

Boundary Center: 35° 45' 29.9, -94° 49' 55.42

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
County: **Cherokee**
Location: **23-15N-23E**
Township: **East Cherokee**
Acres: **38.06**
Date: **12/30/2025**



Maps Provided By

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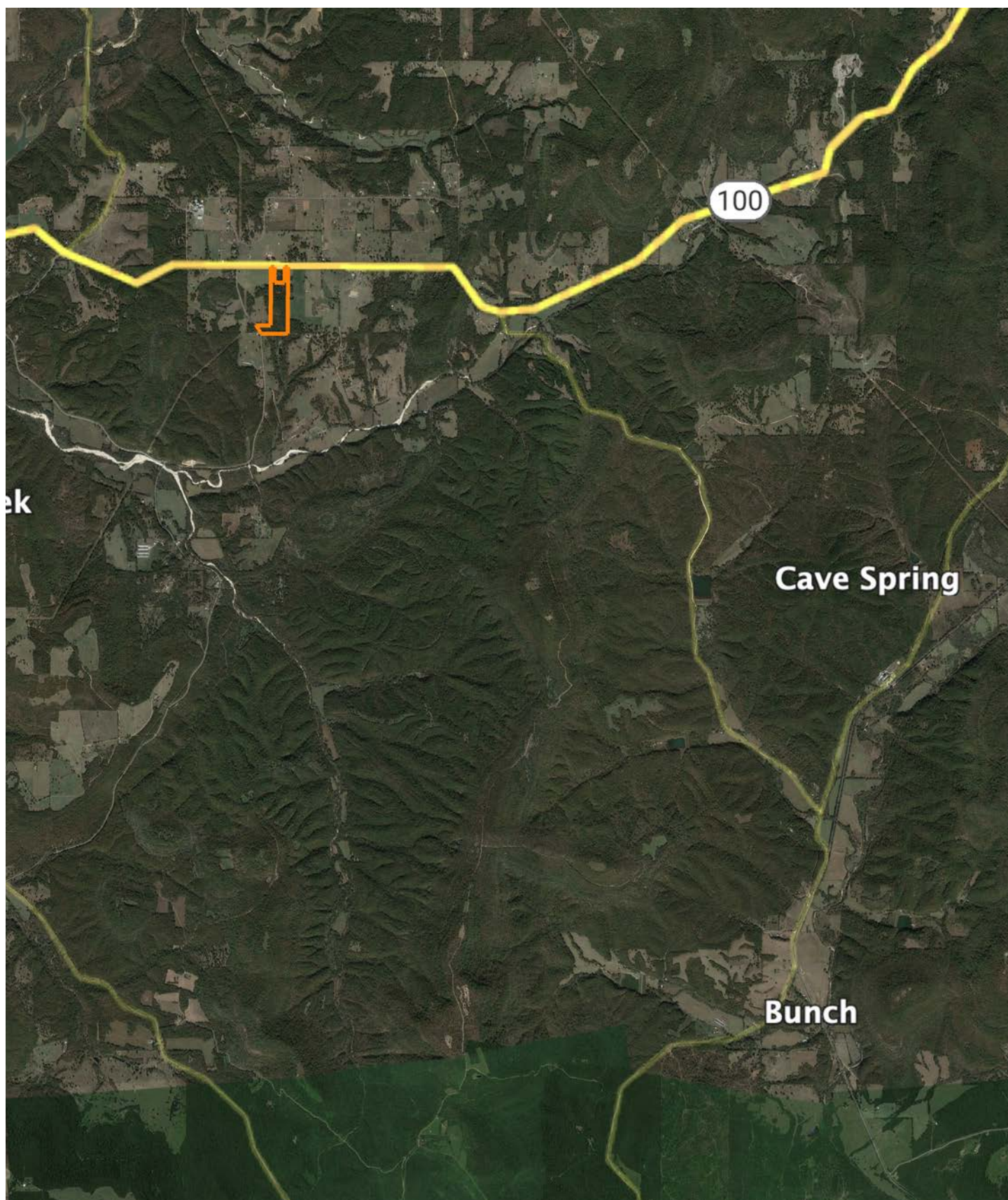
Area Symbol: OK021, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
CIF	Clarksville very gravelly silt loam, 20 to 50 percent slopes, stony	23.97	63.1%		> 6.5ft.	VIIIIs	10	9	8	4	10
CKD	Clarksville very gravelly silt loam, 1 to 8 percent slopes	8.39	22.0%		> 6.5ft.	IVe	40	40	35	28	34
CaB	Captina silt loam, 1 to 3 percent slopes	4.62	12.1%		2.1ft. (Fragipan)	IIIIs	53	46	44	37	52
LoB	Tonti gravelly silt loam, 1 to 3 percent slopes	1.08	2.8%		1.8ft. (Fragipan)	IIIIs	45	43	38	28	45
Weighted Average						6.37	*n 22.8	*n 21.3	*n 19.2	*n 14	*n 21.4

*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

918.514.3165

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