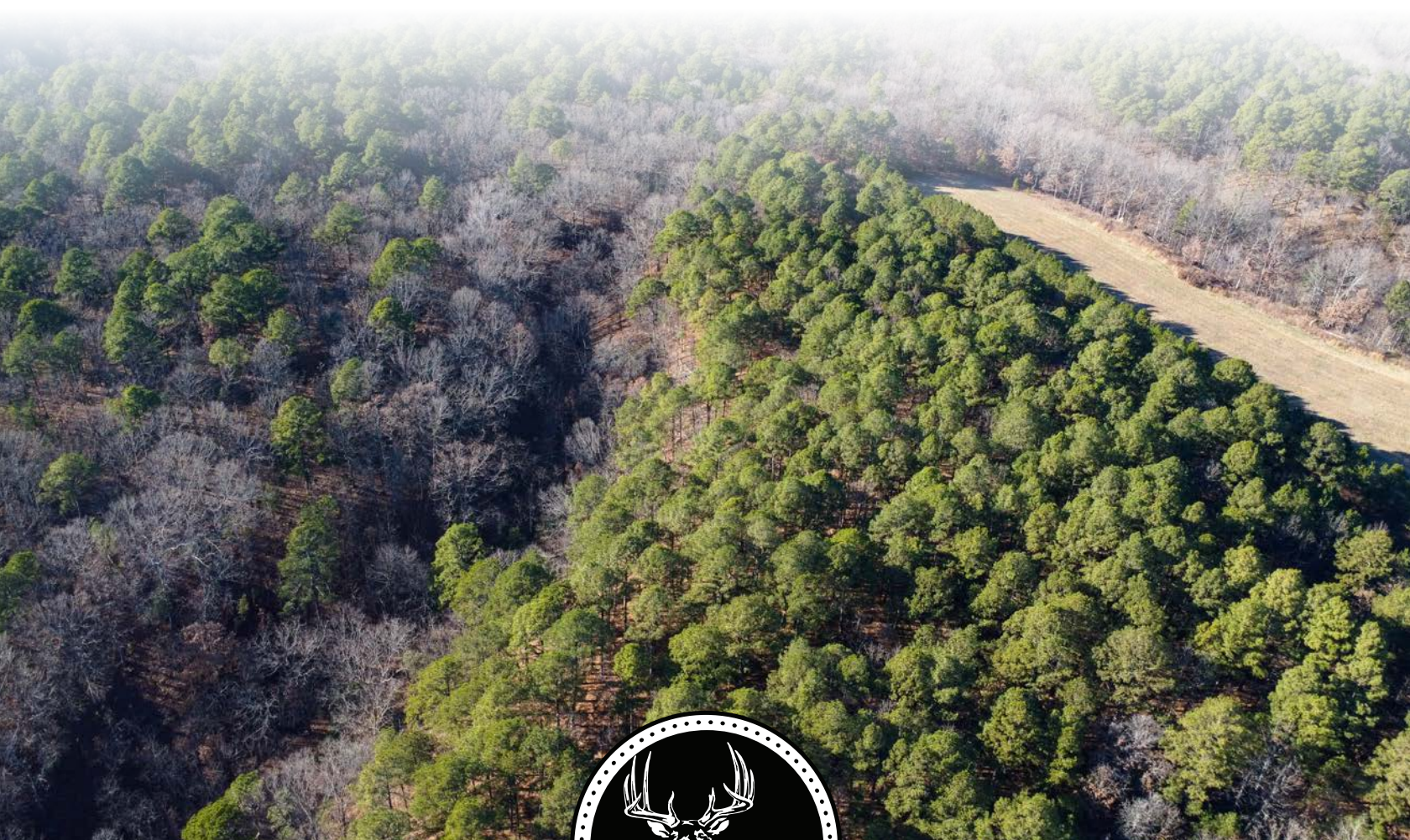


MIDWEST LAND GROUP PRESENTS

20 ACRES IN

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# DELAWARE COUNTY OKLAHOMA



[MidwestLandGroup.com](http://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# 20 +/- ACRE DELAWARE COUNTY HUNTING, BUILDING, AND RECREATION TRACT

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This secluded Delaware County tract consists of 20 +/- acres and will provide the new owners with several possibilities and opportunities in a smaller parcel. Electric is available within close proximity to the south along County Road 49.5 for someone looking to build. The seclusion and privacy will provide incredible hunting, due to the fact that adjacent to the property to the north is the 500-acre Salt Fork Hunting Club, and the amount of wildlife traffic that calls this small tract of land home is impressive. There is approximately 120 feet of elevation change. The mature hardwoods to the

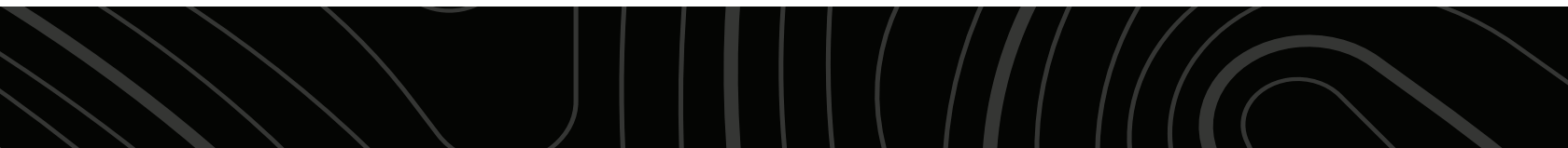
impressive pines that encapsulate the property are sure to provide a gorgeous future build site and tremendous hunting and recreation opportunities. The property is located within close proximity to Lake Eucha, Grand Lake, and Spavinaw Lake. Jay, Grove, and Siloam Springs, Arkansas, are all a short drive from the property. If you are looking for a future secluded and private build site, hunting and recreation opportunities, please call Kevin Williams at (918) 559-8960 to schedule your personal tour of this Delaware County property.

## PROPERTY FEATURES

COUNTY: **DELAWARE** | STATE: **OKLAHOMA** | ACRES: **20**

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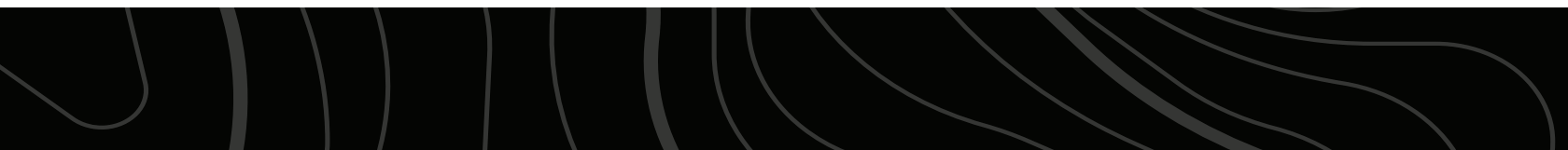
- Adjoining 27 +/- acres available
- Massive pines and hardwoods
- 120 feet of elevation changes
- Electric available
- Fabulous build sites
- Tremendous hunting
- Investment opportunity
- Close proximity to Lake Eucha, Grand Lake, & Spavinaw Lake
- Colcord Public Schools
- 30 minutes to Siloam Springs, AR
- 1.5 hours to Joplin, MO
- 1.5 hours to Tulsa





# MASSIVE PINES AND HARDWOODS

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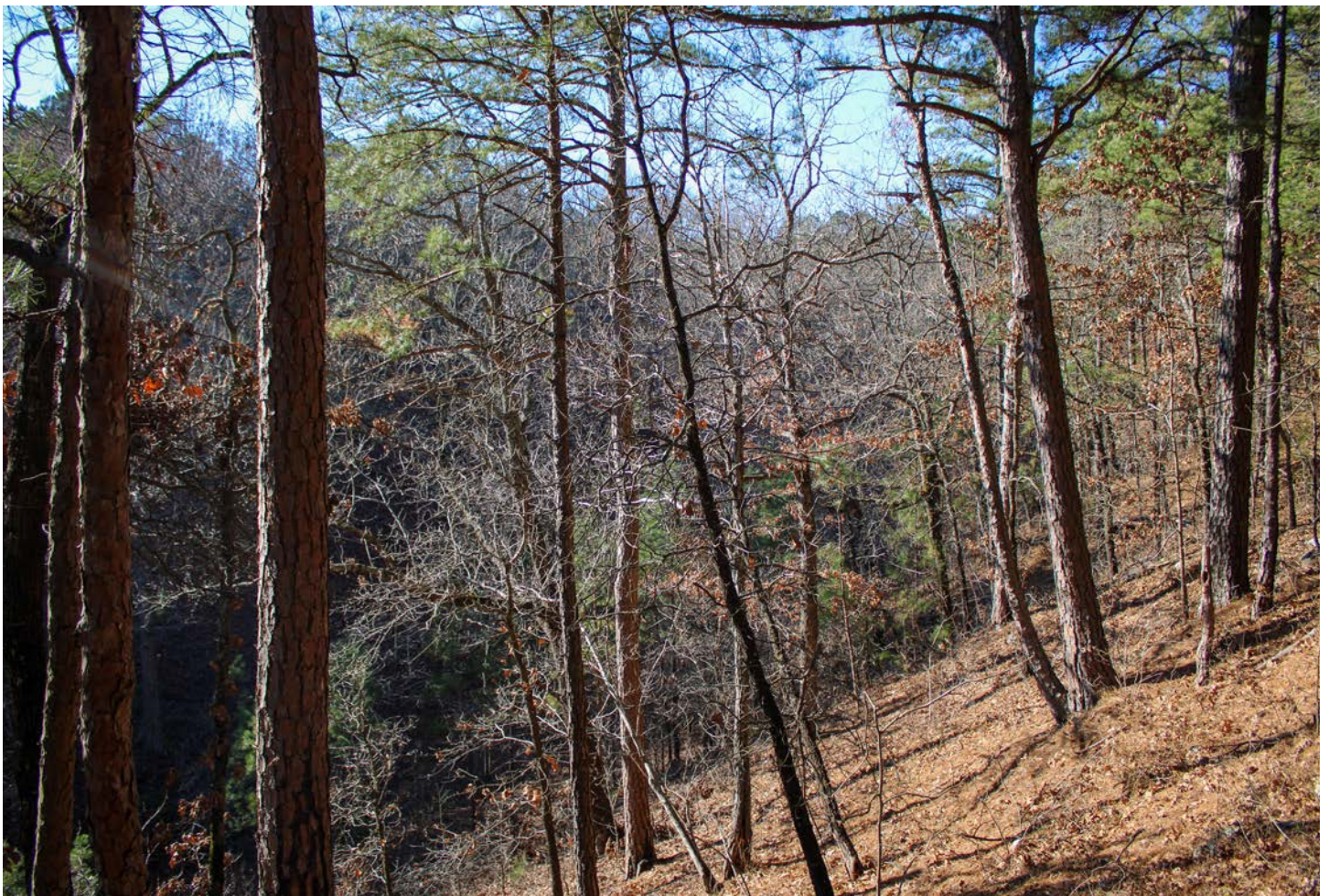
# FABULOUS BUILD SITES

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## 120 FEET OF ELEVATION CHANGES

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# TOPOGRAPHY MAP



Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 996.0

Max: 1,113.5

Range: 117.5

Average: 1,059.7

Standard Deviation: 28.84 ft

0ft 268ft 536ft



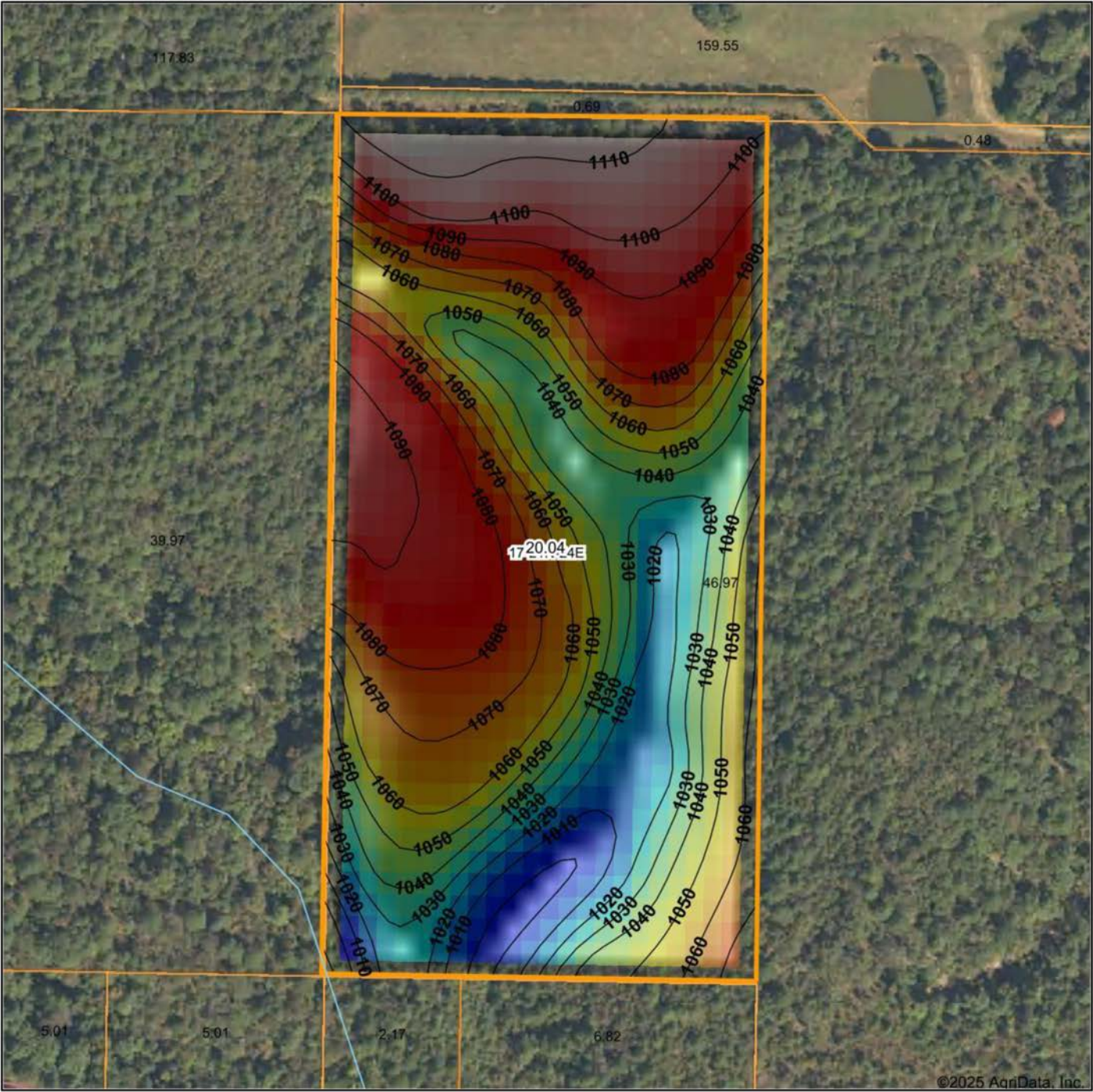
12/9/2025

17-21N-24E  
Delaware County  
Oklahoma

Boundary Center: 36° 17' 54.54, -94° 45' 47.86



# HILLSHADE MAP



Maps Provided By:



© AgriData, Inc. 2025

Source: USGS 10 meter dem  
Interval(ft): 10  
Min: 996.0  
Max: 1,113.5  
Range: 117.5  
Average: 1,059.7  
Standard Deviation: 28.84 ft



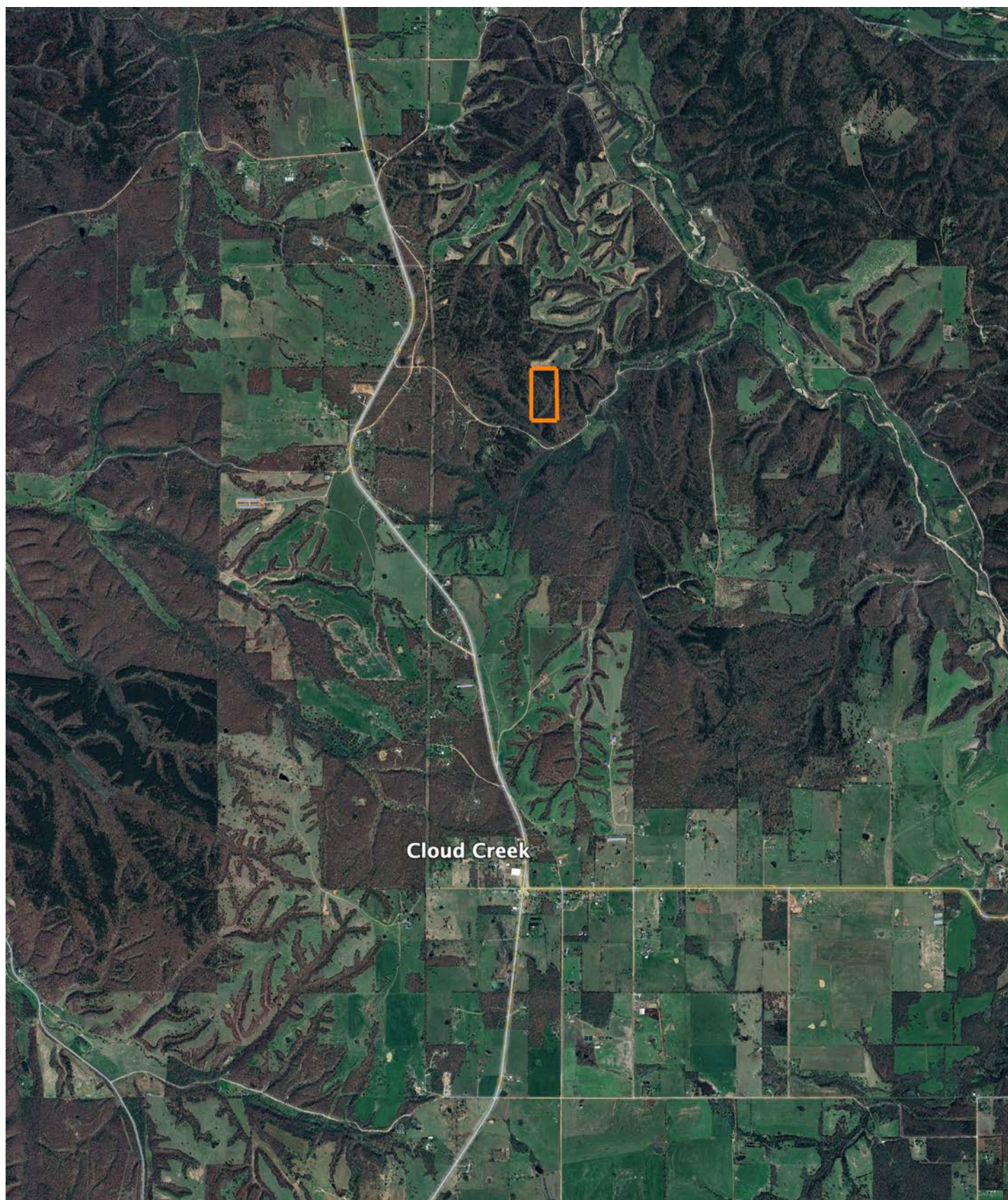
**17-21N-24E**  
**Delaware County**  
**Oklahoma**

Boundary Center: 36° 17' 54.54, -94° 45' 47.86



# OVERVIEW MAP

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# 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](mailto:KWilliams@MidwestLandGroup.com)



## MidwestLandGroup.com

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