

MIDWEST LAND GROUP PRESENTS

28 ACRES IN

SEQUOYAH COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HUNTING AND RECREATIONAL GEM IN THE HEART OF SEQUOYAH COUNTY, OKLAHOMA

If you're searching for a true hunting and recreational getaway, this stunning 28 +/- acre Sequoyah County tract delivers. Loaded with mature hardwoods and cedar cover, the property is marked with abundant deer sign and offers excellent habitat throughout. Webber Creek highlights the landscape, while dramatic elevation changes of 271 feet create natural funnels and stand locations. County-maintained gravel road frontage and utilities available along the roadway make access and

potential improvements easy. Partial fencing is in place, and the rolling terrain offers multiple secluded build sites. This property is conveniently located 14 miles from Lee Creek Reservoir in Van Buren, 20 miles from Fort Smith and Muldrow, 27 miles from Sallisaw, 30 miles from Stilwell, and within an hour of Lake Tenkiller, Tahlequah, and Robert South Kerr Reservoir. The annual 2025 taxes were \$16.00. Give Kevin Williams a call at (918) 559-8960 for more information on this Sequoyah County property!



PROPERTY FEATURES

COUNTY: **SEQUOYAH** | STATE: **OKLAHOMA** | ACRES: **28**

- County-maintained gravel road frontage
- Utilities are available along the county road
- Partial fencing
- Home site potential
- Mature hardwoods and cedars
- Incredible deer sign throughout
- Webber Creek frontage
- 271 feet of elevation changes
- 14 miles to Van Buren, Arkansas
- 20 miles to Fort Smith, Arkansas
- 20 miles to Muldrow
- 27 miles to Sallisaw
- 30 miles to Stilwell
- 55 miles to Tahlequah and Lake Tenkiller
- 60 miles to Robert South Kerr Reservoir
- 2025 taxes: \$16.00



MATURE HARDWOODS AND CEDARS



WEBBER CREEK FRONTAGE



271 FEET OF ELEVATION CHANGES



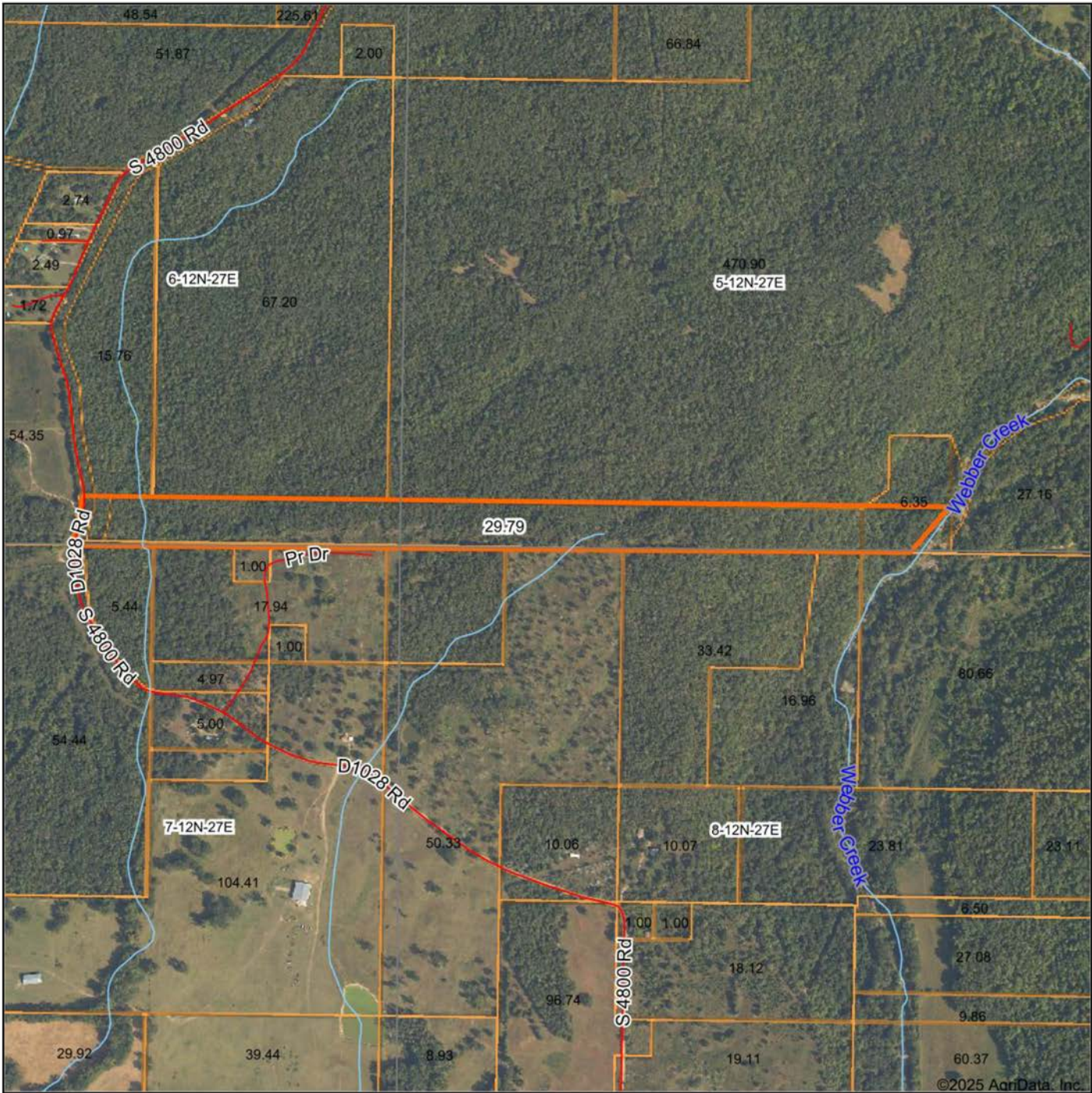
HOME SITE POTENTIAL



INCREDIBLE DEER SIGN THROUGHOUT



AERIAL MAP



Maps Provided By:



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Boundary Center: 35° 32' 9.72, -94° 28' 32.32

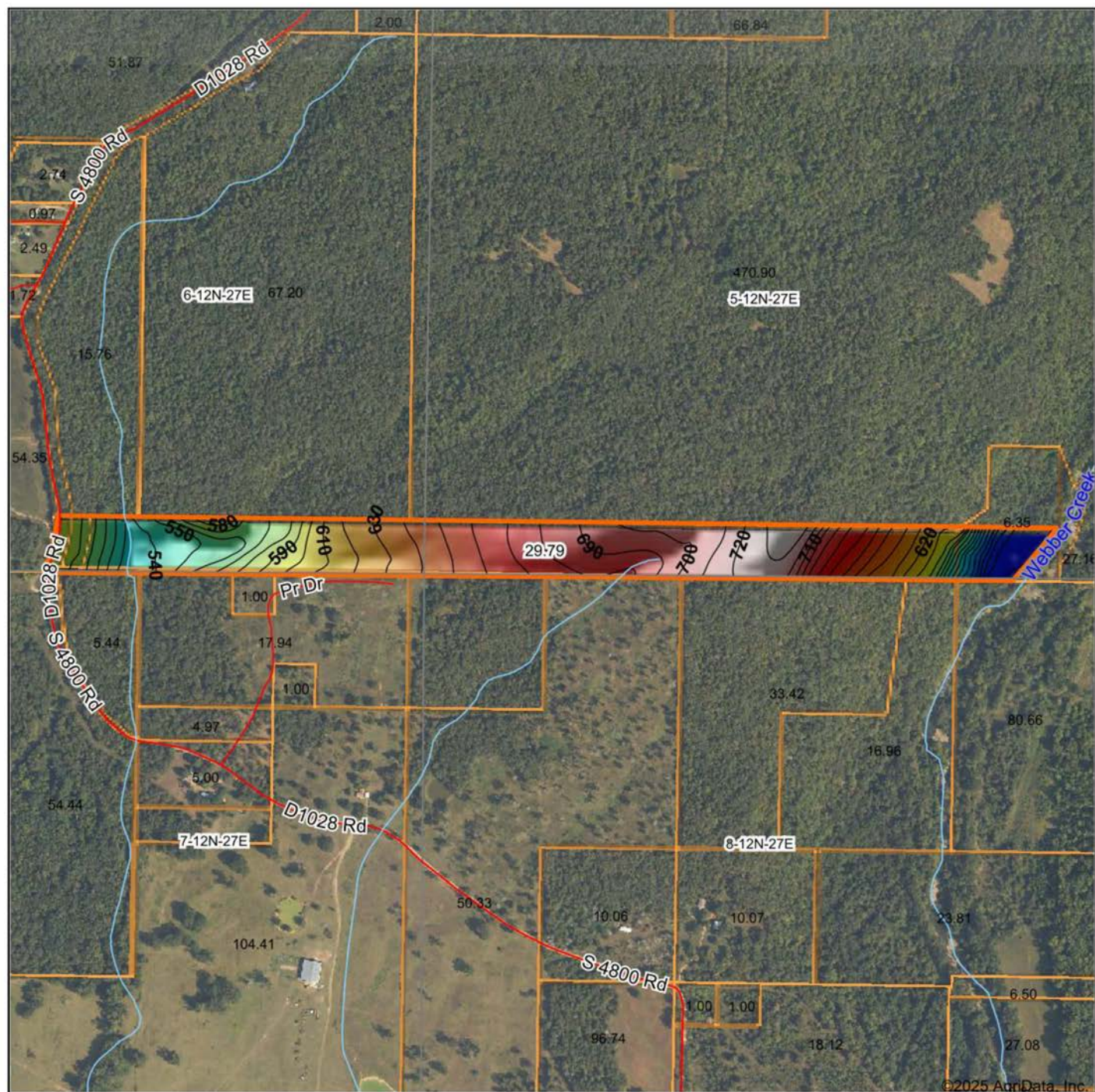
0ft 874ft 1748ft

5-12N-27E
Sequoyah County
Oklahoma



12/1/2025

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: 465.6
Max: 737.1
Range: 271.5
Average: 626.6
Standard Deviation: 67.42 ft

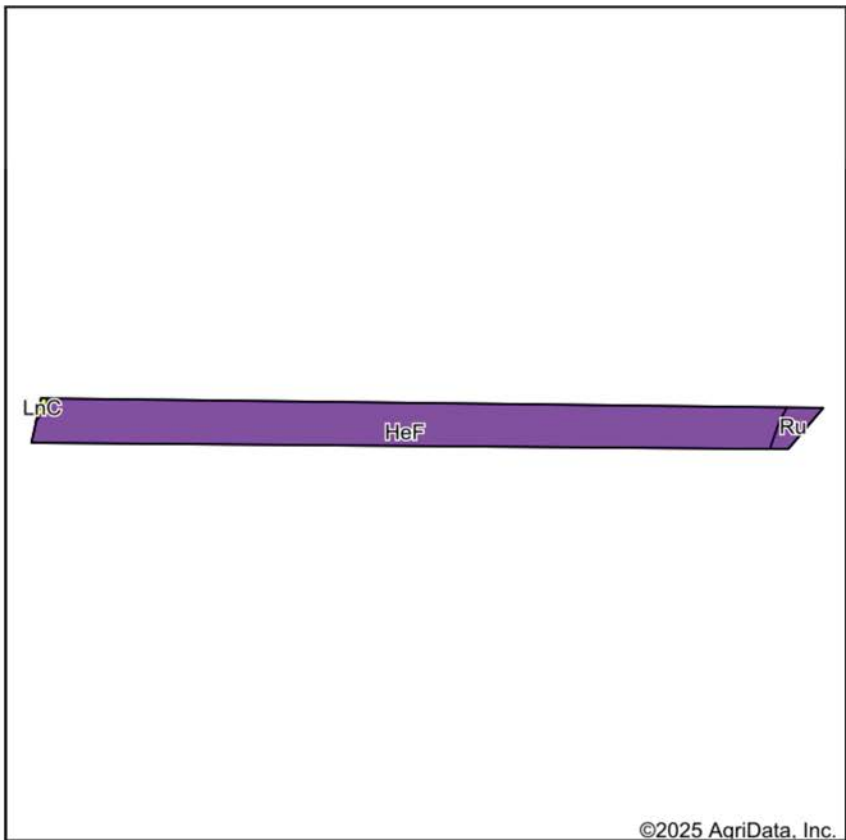
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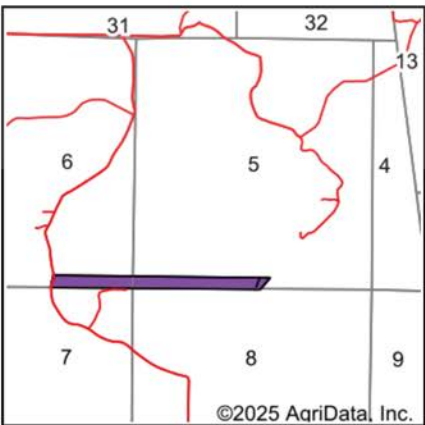
5-12N-27E
Sequoyah County
Oklahoma

Boundary Center: 35° 32' 9.72, -94° 28' 32.32

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
County: **Sequoyah**
Location: **5-12N-27E**
Township: **Roland**
Acres: **29.79**
Date: **12/1/2025**



Maps Provided By:

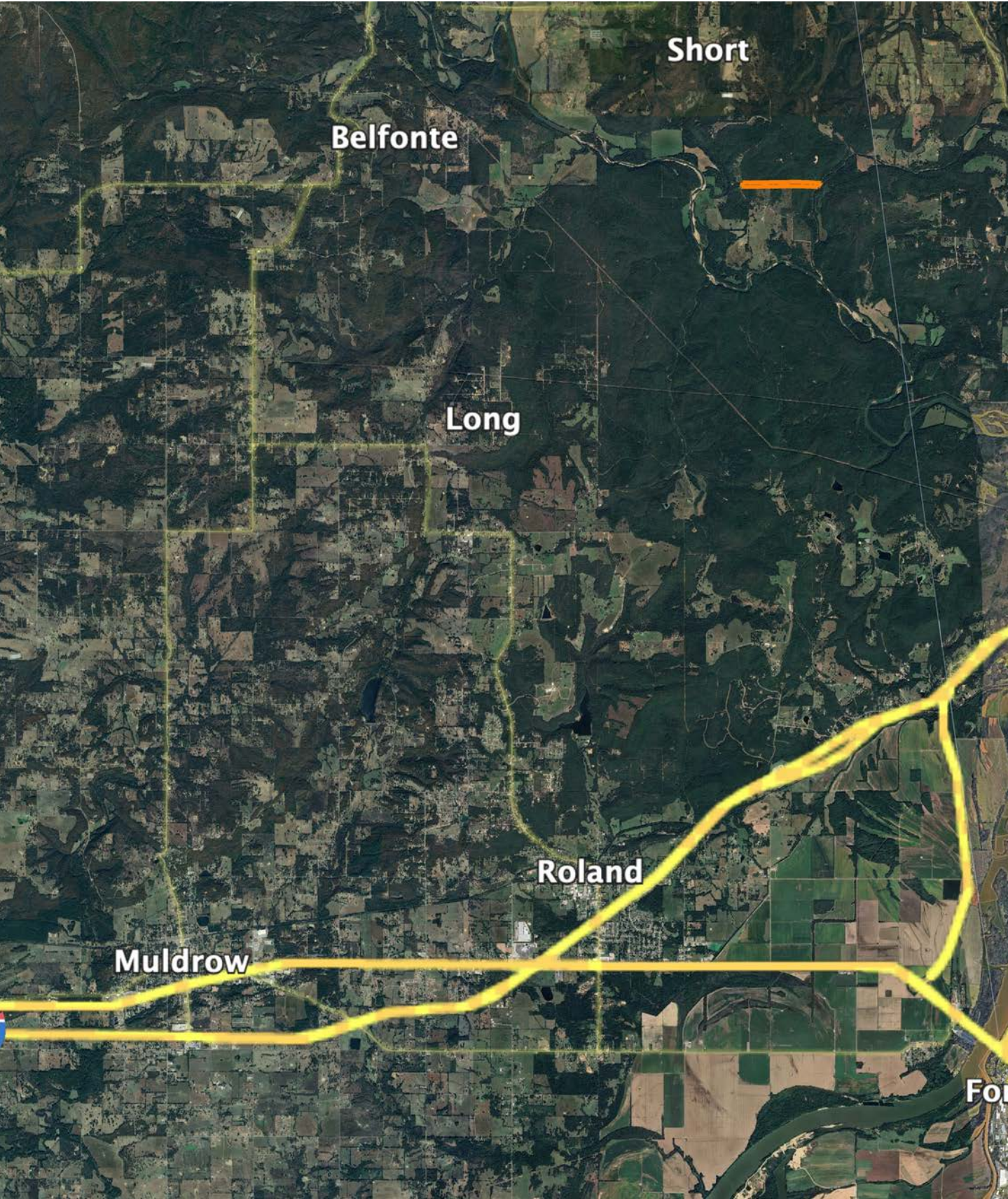


Area Symbol: OK135, Soil Area Version: 20

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
HeF	Hector-Linker-Enders complex, 5 to 40 percent slopes, extremely stony	28.63	96.1%		1.2ft. (Lithic bedrock)	Vlle	3023	20	20	4	5	15
Ru	Guyton and Rexor soils, 0 to 1 percent slopes, frequently flooded	1.06	3.6%		> 6.5ft.	Vw	0	36	27	33	26	29
LnC	Linker-Hector complex, 3 to 5 percent slopes	0.10	0.3%		3.1ft. (Lithic bedrock)	IVe	3206	38	28	34	27	33
Weighted Average						6.92	2916	*n 20.6	*n 20.3	*n 5.1	*n 5.8	*n 15.6

*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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