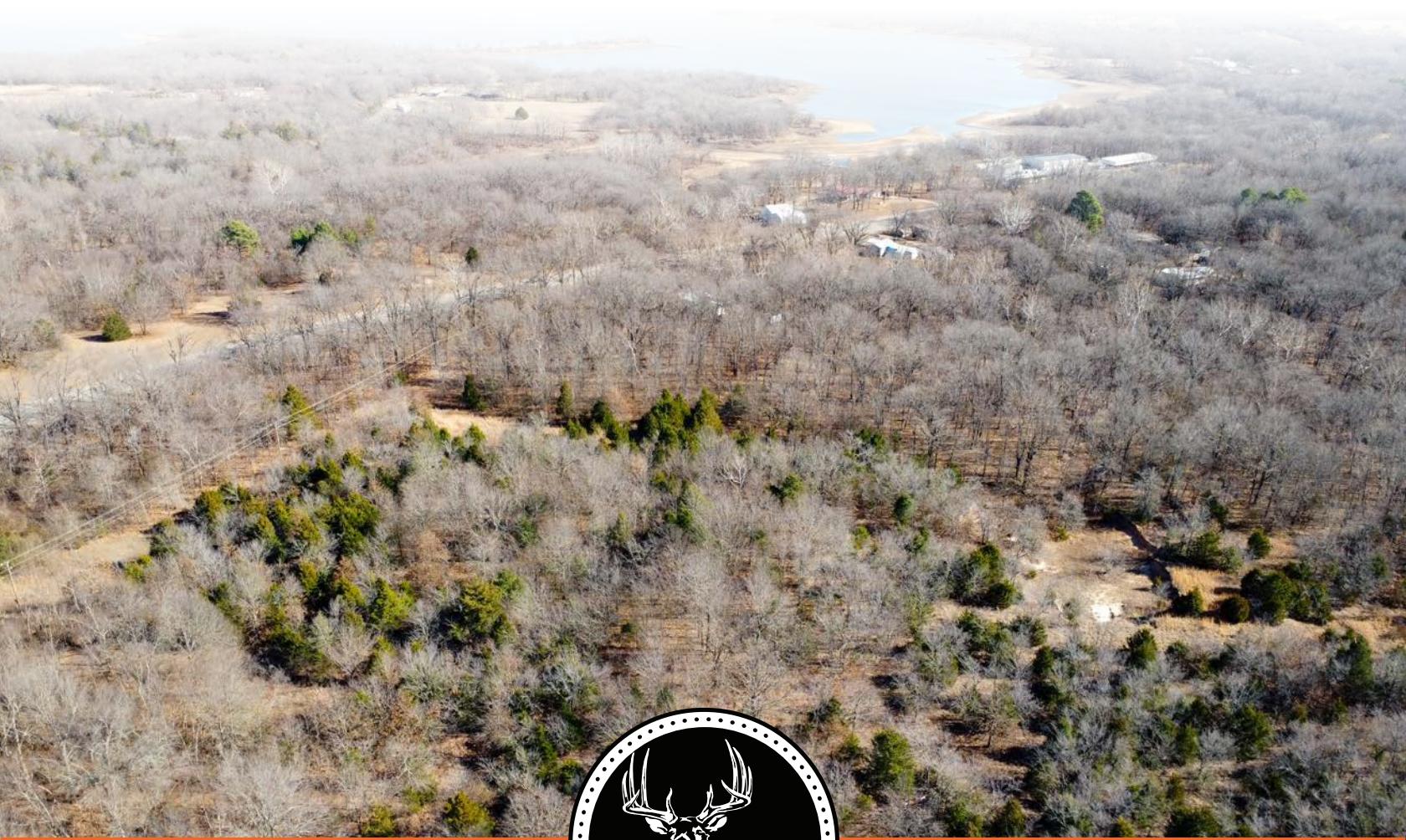


MIDWEST LAND GROUP PRESENTS

35 ACRES IN

McINTOSH COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BUILDING AND RECREATIONAL TRACT WITHIN CLOSE PROXIMITY TO LAKE EUFAULA

Located less than 5 miles from Oklahoma's largest lake, Lake Eufaula, is this 35 +/- acre building and recreational tract. The property is located on Highway 150 just south of I-40, approximately 1.5 miles. Partial fencing is in place along Highway 150 on the north side of the property. Utilities are readily available, including a septic system already in place for someone looking at a future build site. There are multiple cleared areas surrounded by cedars and hardwoods. The property also includes 2 ponds for the buyer looking to purchase a smaller tract for hunting and recreational desires. Lake Eufaula State

Park is located less than 5 miles from the property and will provide the new owners the opportunity to slip away for the evening or weekend for fantastic fishing, camping, and recreation. If convenience is a concern, the property is located less than 2 miles to I-40, less than 30 miles to Checotah, Eufaula, and Henryetta, and less than an hour drive to Tulsa and Fort Smith, Arkansas. If you are looking for a fantastic build site, recreation, or hunting tract, this smaller property is an ideal candidate within close proximity for everyday necessities. Give Kevin Williams a call at (918) 559-8960 for more information.

PROPERTY FEATURES

COUNTY: **McINTOSH**

STATE: **OKLAHOMA**

ACRES: **35**

- Highway 150 frontage
- Utilities available
- Septic in place
- Partial perimeter fencing
- 2 ponds
- 1.5 miles to I-40
- 5 miles to Lake Eufaula State Park
- 9 miles to Checotah
- 12 miles to Eufaula
- 22 miles to Henryetta
- 74 miles to Tulsa, AR
- 2025 taxes: \$62.00



HIGHWAY 150 FRONTAGE



FUTURE BUILD SITE



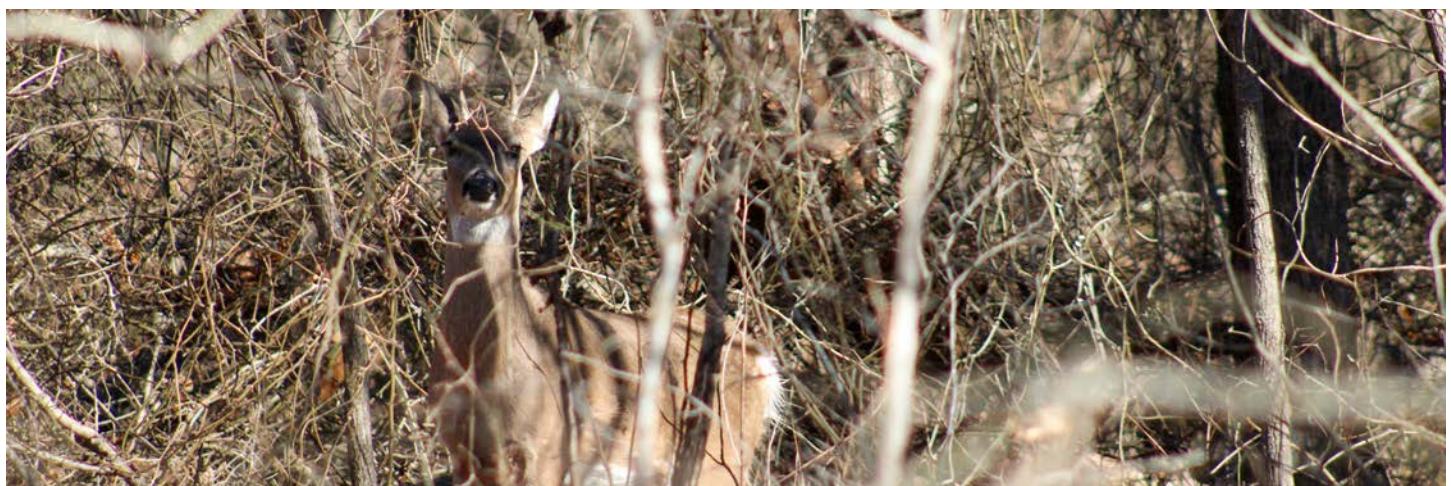
CLOSE TO LAKE EUFAULA STATE PARK



2 PONDS



HUNTING OPPORTUNITIES



AERIAL MAP



Maps Provided By:



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Boundary Center: 35° 26' 0.02, -95° 38' 20.83

0ft

279ft

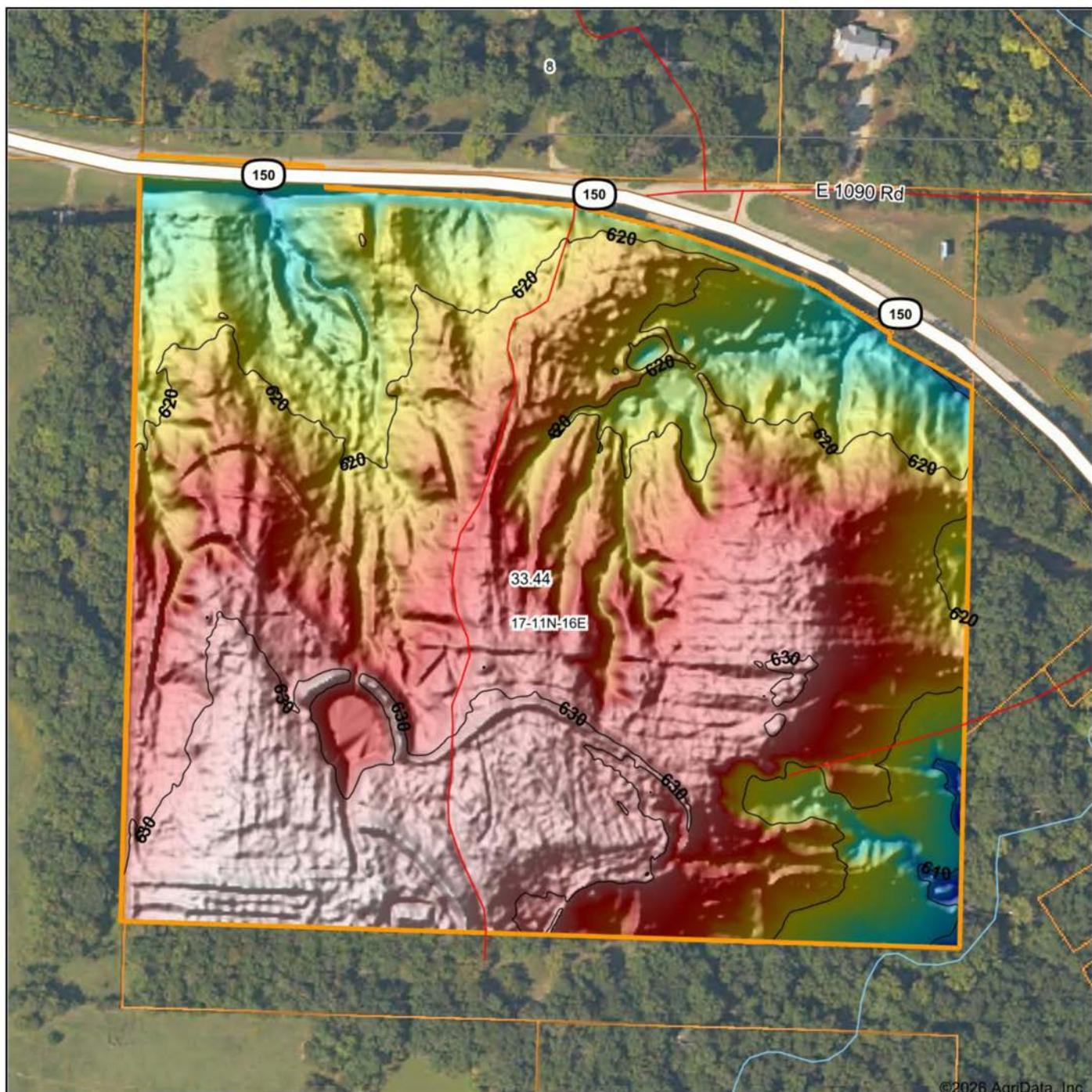
558ft

17-11N-16E
McIntosh County
Oklahoma



1/27/2026

HILLSHADE MAP



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Source: USGS 1 meter dem

0ft 243ft 487ft

Interval(ft): 10

Min: 605.3

Max: 633.4

Range: 28.1

Average: 623.9

Standard Deviation: 5.58 ft



17-11N-16E
McIntosh County
Oklahoma

1/27/2026 Boundary Center: 35° 26' 0.02, -95° 38' 20.83

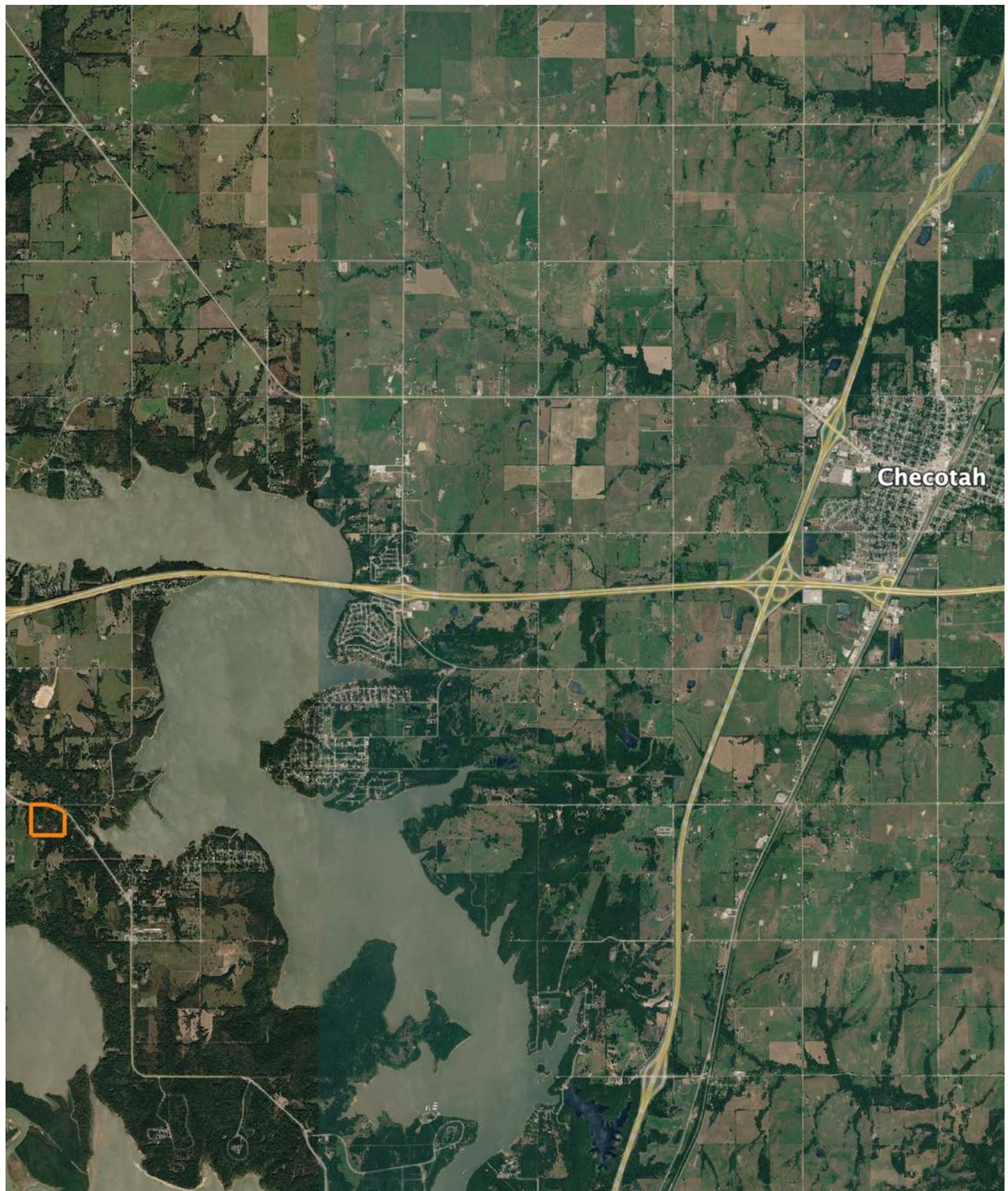


Maps Provided By:

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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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