

MIDWEST LAND GROUP PRESENTS

115 ACRES IN

NOWATA COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

115 +/- ACRE NOWATA COUNTY, OKLAHOMA GRASS FARM WITH BLACKTOP FRONTAGE

Midwest Land Group is excited to offer this 115 +/- acre grass farm in southern Nowata County. The farm is located approximately 2.5 miles west of Highway 169 on Smoke Rise Ranch Road and offers incredible potential for agriculture, recreation, or development. The gently rolling Bermuda pastures, 3 ponds, perimeter fencing, and cross-fencing set this farm up to continue your livestock operation or start a new one. If you are looking for a property to build on, this property checks all the

boxes, with utilities readily available and blacktop road frontage to the north, as well as county-maintained gravel road frontage to the west. It is conveniently located just minutes from Nowata, Bartlesville, Owasso, and Tulsa. If you are searching for a property that offers ranching, farming, building, investment, or future development opportunities, please contact Kevin Williams at (918) 559-8960 for more details or to schedule a showing.



PROPERTY FEATURES

COUNTY: **NOWATA** | STATE: **OKLAHOMA** | ACRES: **115**

- Gently rolling Bermuda pasture
- Blacktop frontage to the north
- County maintained gravel road frontage on the west
- 3 ponds
- Perimeter fenced and cross-fenced
- Utilities available
- 2.5 miles west of Highway 169
- 5 miles south of Nowata, Oklahoma
- 30 minutes to Owasso, Oklahoma
- 30 minutes to Bartlesville, Oklahoma
- 45 minutes to Tulsa, Oklahoma



GENTLY ROLLING BERMUDA PASTURE



BLACKTOP FRONTAGE TO THE NORTH



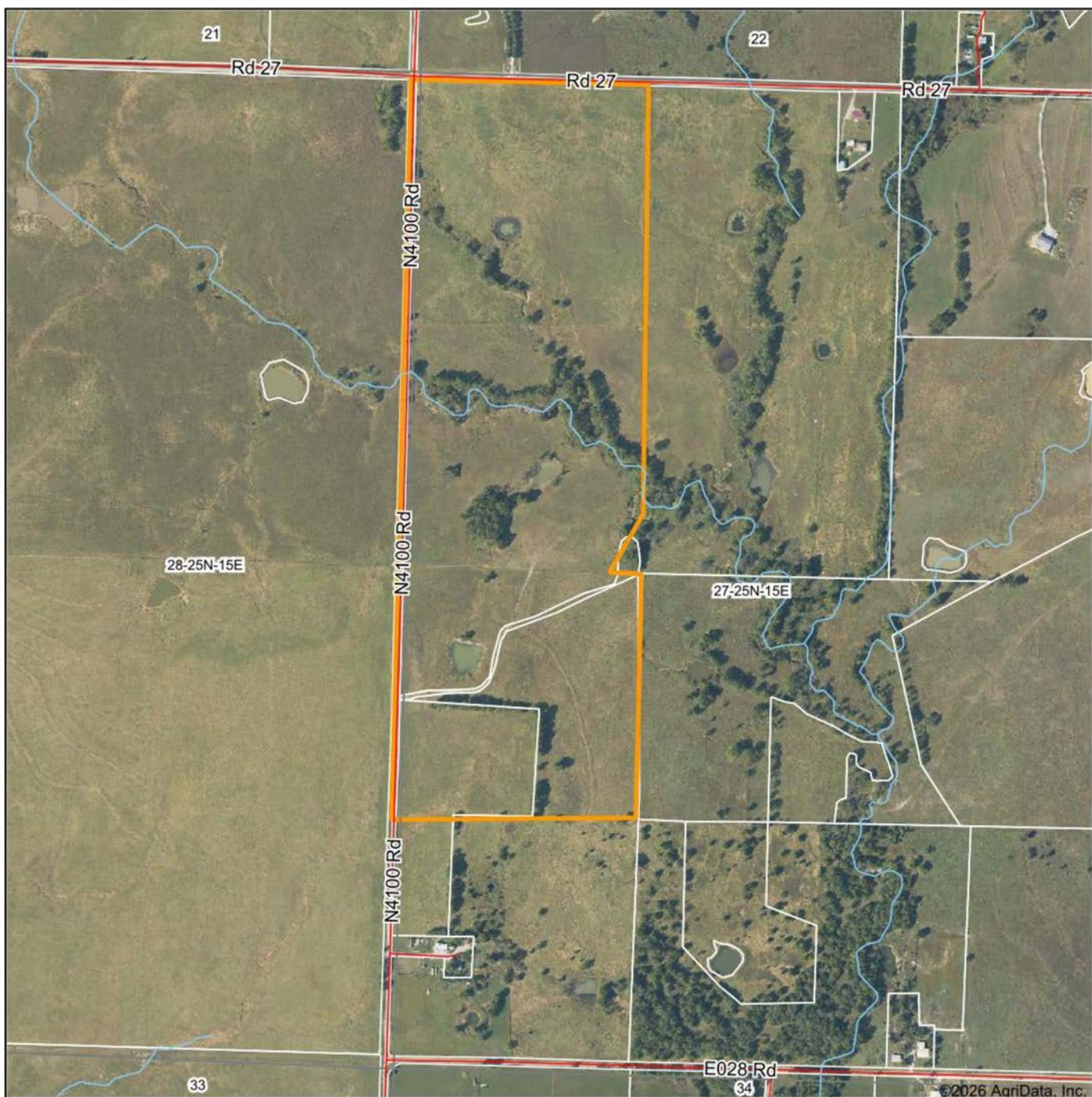
PERIMETER FENCED AND CROSS-FENCED



3 PONDS



AERIAL MAP



Maps Provided By:



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Boundary Center: 36° 37' 15.55", -95° 41' 57.86"

0ft 835ft 1669ft

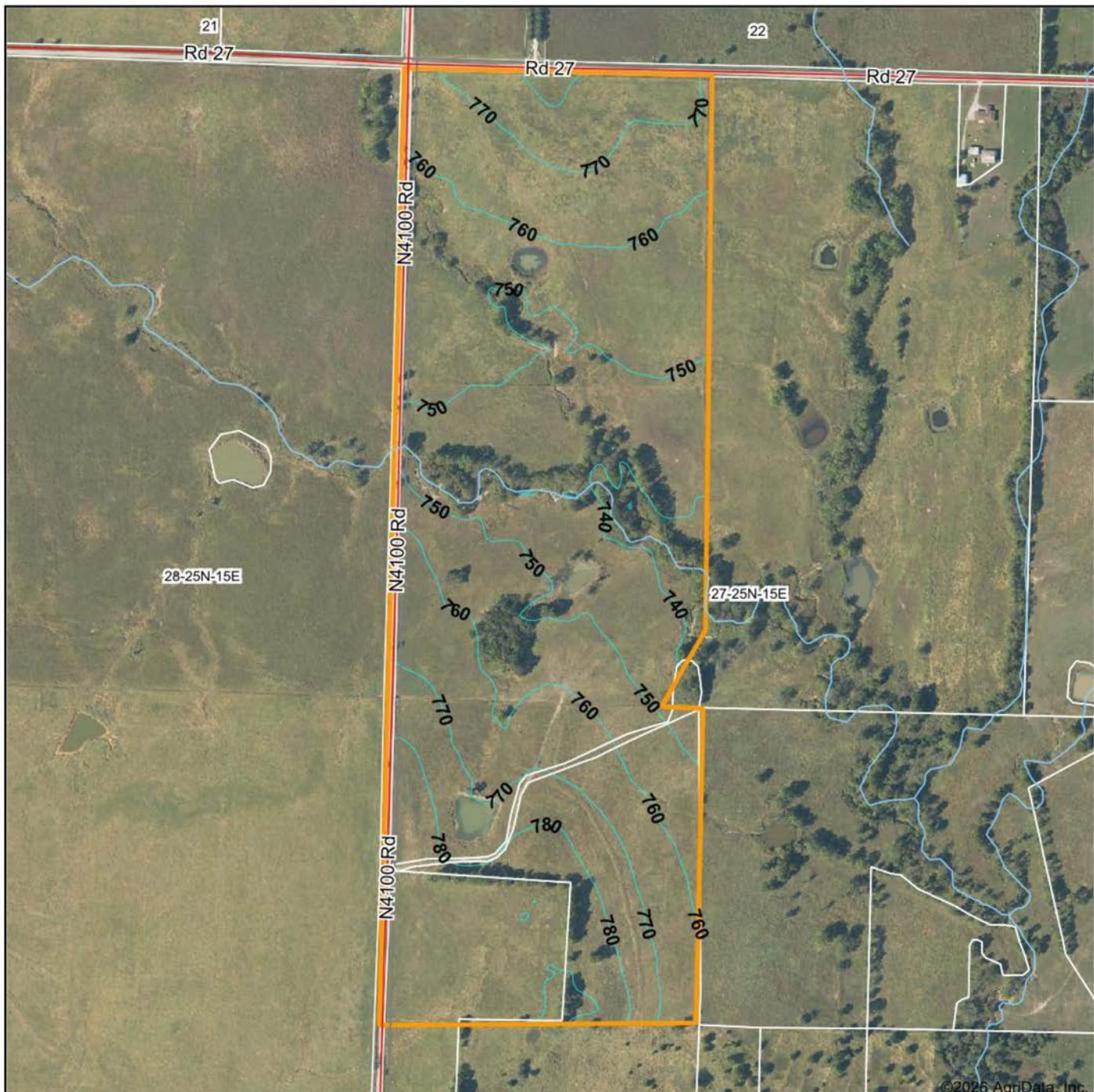
27-25N-15E
Nowata County
Oklahoma



1/23/2026

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

TOPOGRAPHY MAP



Maps Provided By



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

Source: USGS 10 meter dem

0ft

645ft

1289ft

Interval(ft): 10.0

Min: 731.8

Max: 791.8

Range: 60.0

Average: 762.2

Standard Deviation: 14.7 ft



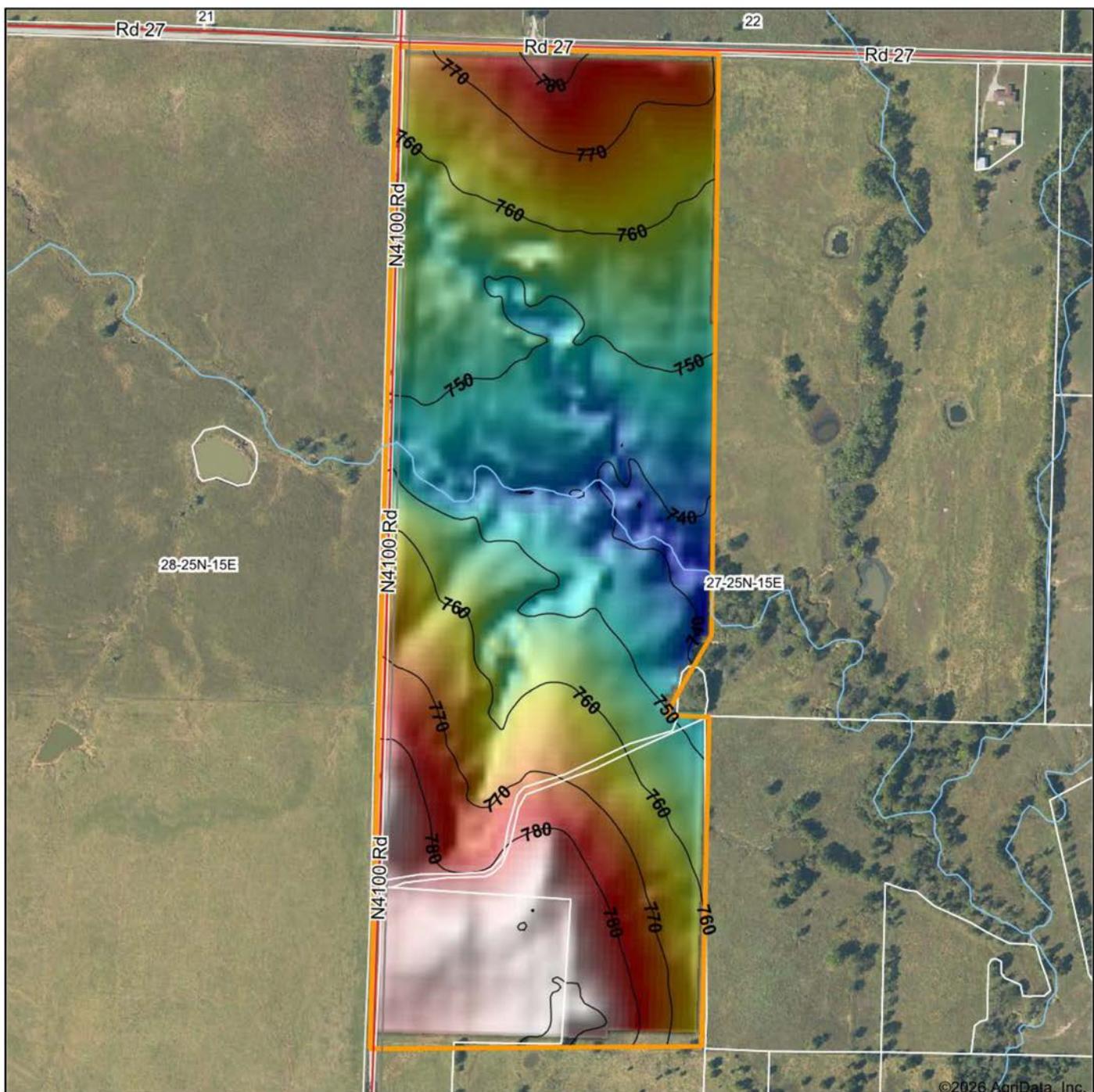
27-25N-15E

Nowata County
Oklahoma

1/23/2026

Boundary Center: 36° 37' 15.55", -95° 41' 57.86"

HILLSHADE MAP



Source: USGS 10 meter dem

0ft 614ft 1229ft

Interval(ft): 10

Min: 731.8

Max: 791.8

Range: 60.0

Average: 762.2



27-25N-15E
Nowata County
Oklahoma

1/23/2026 Boundary Center: 36° 37' 15.55, -95° 41' 57.86



Maps Provided By:

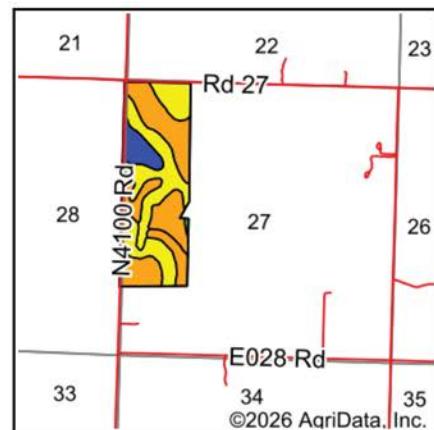
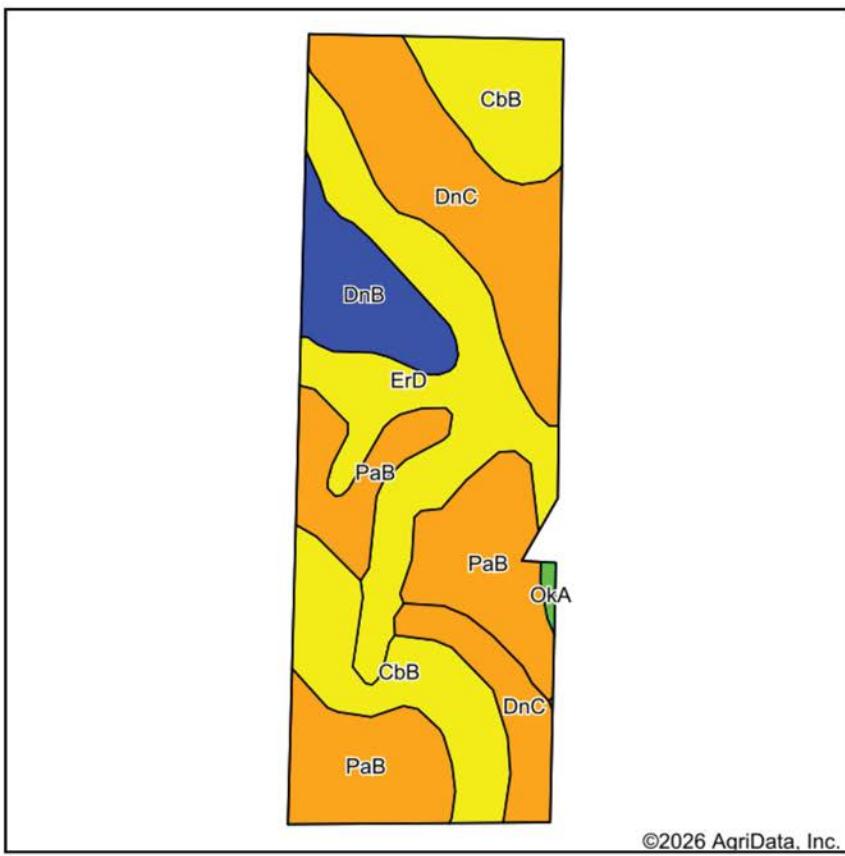


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Field borders provided by Farm Service Agency as of 5/21/2008.

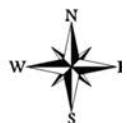
SOILS MAP



State: Oklahoma
County: Nowata
Location: 27-25N-15E
Township: Nowata
Acres: 117.23
Date: 1/23/2026



Maps Provided By:
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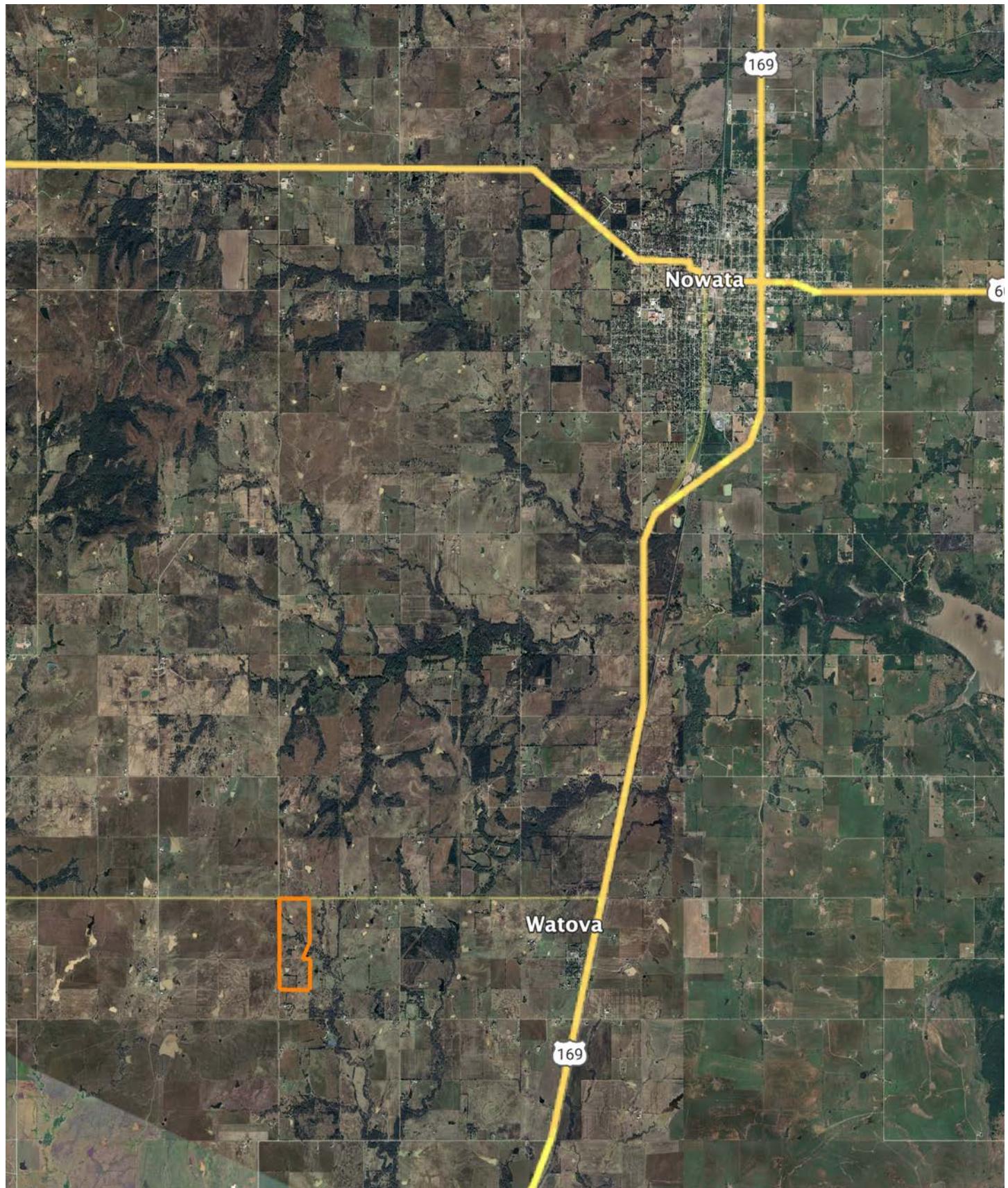


Area Symbol: OK105, Soil Area Version: 23										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
PaB	Parsons silt loam, 1 to 3 percent slopes	29.68	25.4%		1.1ft. (Abrupt textural change)	III ^s	3483	60	57	58
DnC	Dennis silt loam, 3 to 5 percent slopes	27.49	23.4%		> 6.5ft.	III ^e	4617	77	77	68
ErD	Eram-Radley complex, 0 to 8 percent slopes	26.89	22.9%		2.3ft. (Paralithic bedrock)	IV ^e	6088	53	53	48
CbB	Coweta-Bates complex, 1 to 5 percent slopes	23.18	19.8%		1.2ft. (Paralithic bedrock)	IV ^s	4005	43	41	34
DnB	Dennis silt loam, 1 to 3 percent slopes	9.53	8.1%		> 6.5ft.	II ^e	4838	79	78	64
OkA	Okemah silt loam, 0 to 1 percent slopes	0.46	0.4%		> 6.5ft.	I ^w	5034	74	73	69
Weighted Average						3.34	4565.9	*n 60.6	*n 59.4	*n 53.8

*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,
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