

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

OTTAWA COUNTY OKLAHOMA



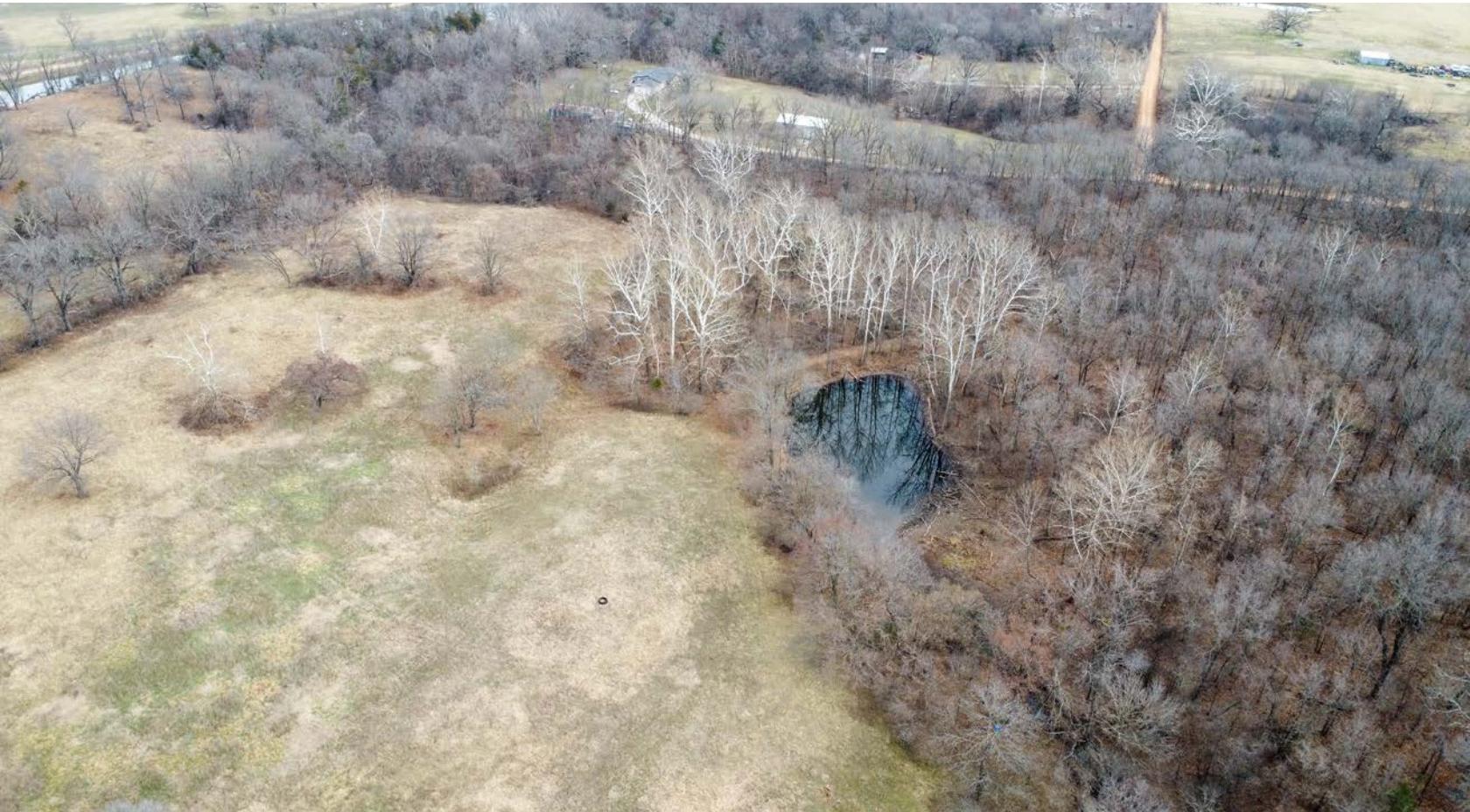
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

80 +/- ACRE OTTAWA COUNTY, OKLAHOMA GRASS FARM EAST OF MIAMI NEAR THE SPRING RIVER

Tucked away in Ottawa County, east of Miami, this 80 +/- acre farm provides privacy, water features, and strong recreational appeal. The rolling terrain, timber and pasture mix, live water creek, and spring-fed pond provide excellent livestock, recreational, and wildlife opportunities or future development. Heavy deer sign throughout the farm highlights the strong game presence. Access is easy via a county-maintained dead-end road, providing privacy with minimal through traffic. The property is fully fenced and offers multiple

potential build sites. An older home is present and selling "AS-IS/WHERE-IS," giving buyers flexibility to renovate, set up a hunting camp, or remove. Just minutes from Twin Bridges State Park and the scenic Spring River, this farm provides year-round recreation. Only 10 miles to Miami, Oklahoma, and 30 miles to Joplin, Missouri, making it convenient while maintaining a secluded feel. Located within the Wyandotte Public Schools District. Give Kevin Williams a call at (918) 559-8960 for more information.



PROPERTY FEATURES

COUNTY: **OTTAWA** | STATE: **OKLAHOMA** | ACRES: **80**

- County-maintained dead-end road access
- Fully fenced
- Pasture/timber mix
- Spring-fed pond
- Live water creek
- Rolling topography
- Impressive deer sign
- Close proximity to Spring River
- Older home being sold "AS-IS/WHERE-IS"
- 6 miles to Twin Bridges State Park
- 10 miles to Miami, Oklahoma
- 30 miles to Joplin, Missouri
- Wyandotte Public Schools



DEAD-END ROAD ACCESS



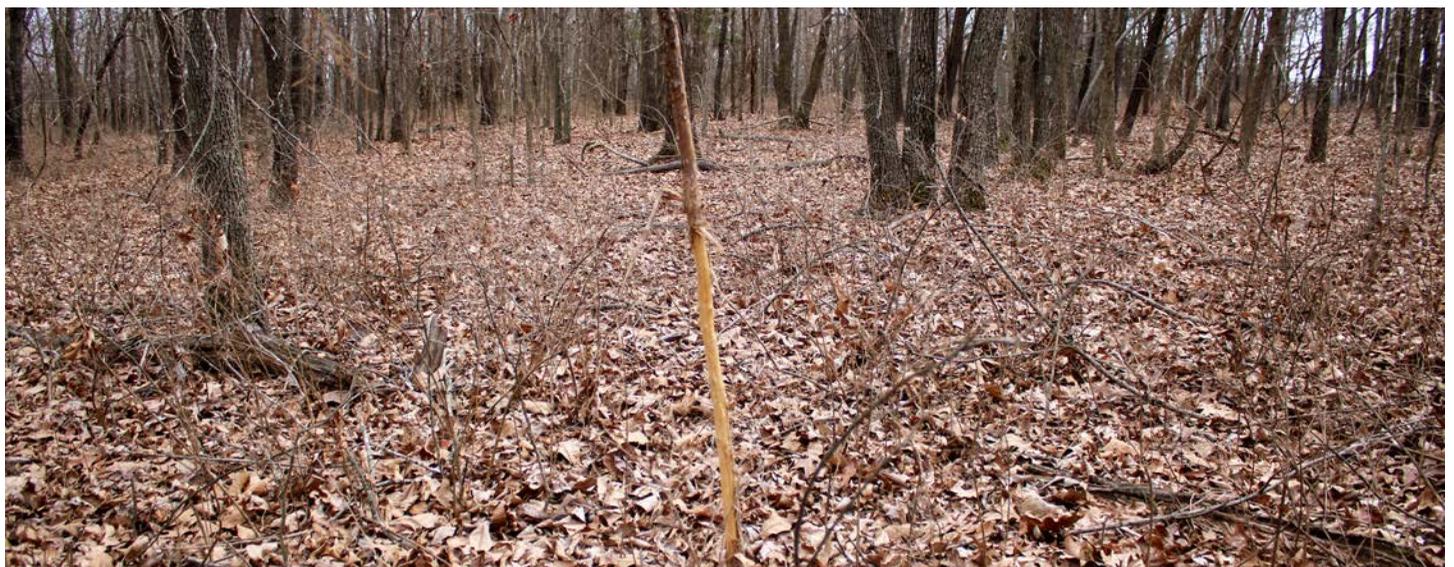
PASTURE/TIMBER MIX



SPRING-FED POND & LIVE WATER CREEK



IMPRESSIVE DEER SIGN



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 36° 51' 17.64, -94° 45' 24.7

0ft 639ft 1277ft



Maps Provided By:



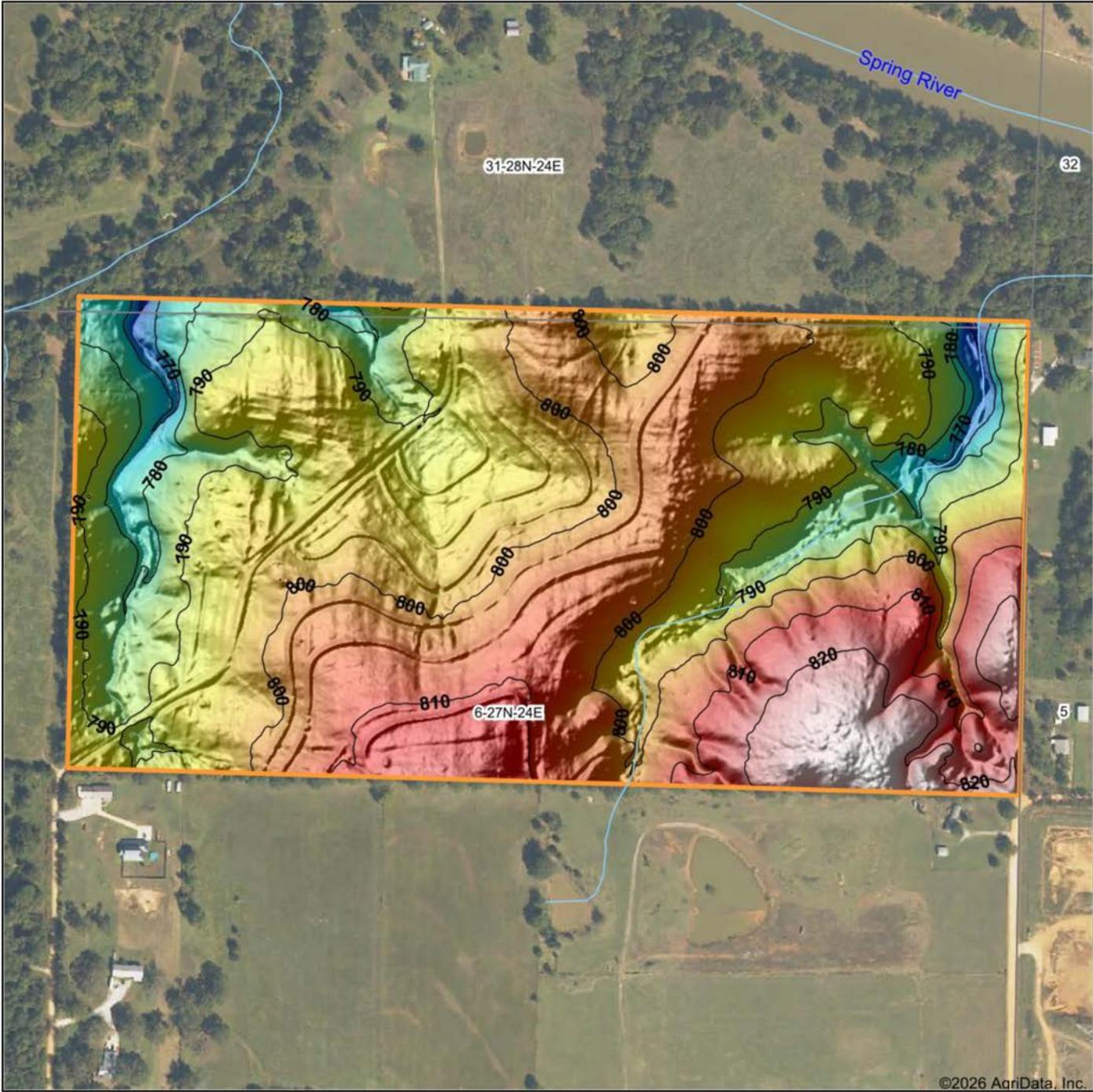
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6-27N-24E
Ottawa County
Oklahoma



2/25/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 755.8
 Max: 829.7
 Range: 73.9
 Average: 798.2
 Standard Deviation: 11.88 ft

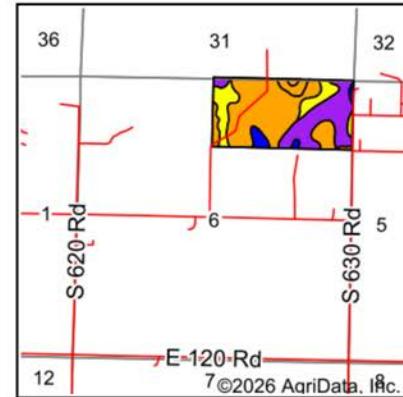
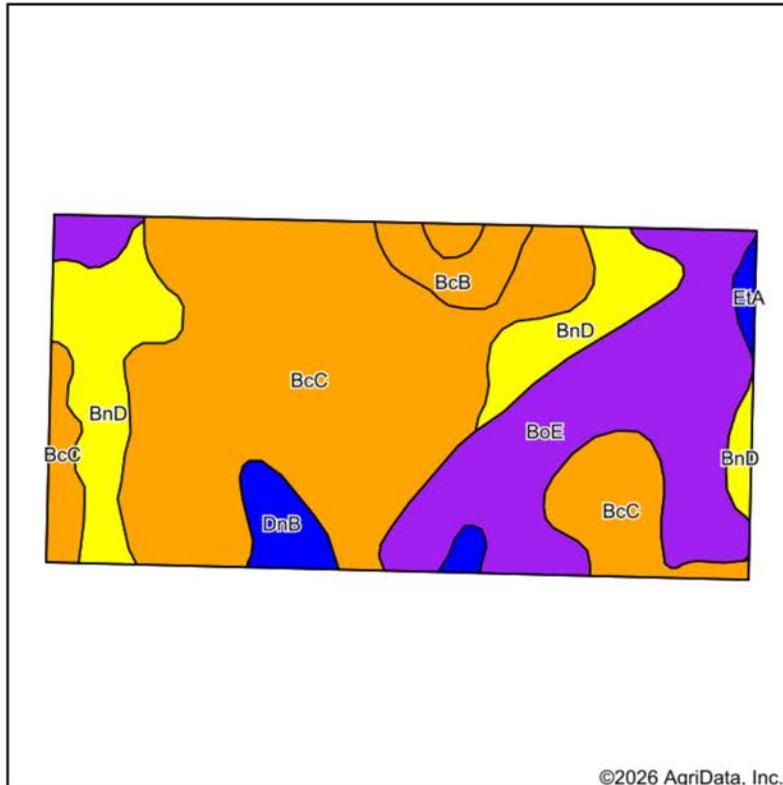


2/25/2026

6-27N-24E
Ottawa County
Oklahoma

Boundary Center: 36° 51' 17.64, -94° 45' 24.7

SOILS MAP



State: **Oklahoma**
 County: **Ottawa**
 Location: **6-27N-24E**
 Township: **Miami**
 Acres: **79.18**
 Date: **2/25/2026**



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surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: OK115, Soil Area Version: 20

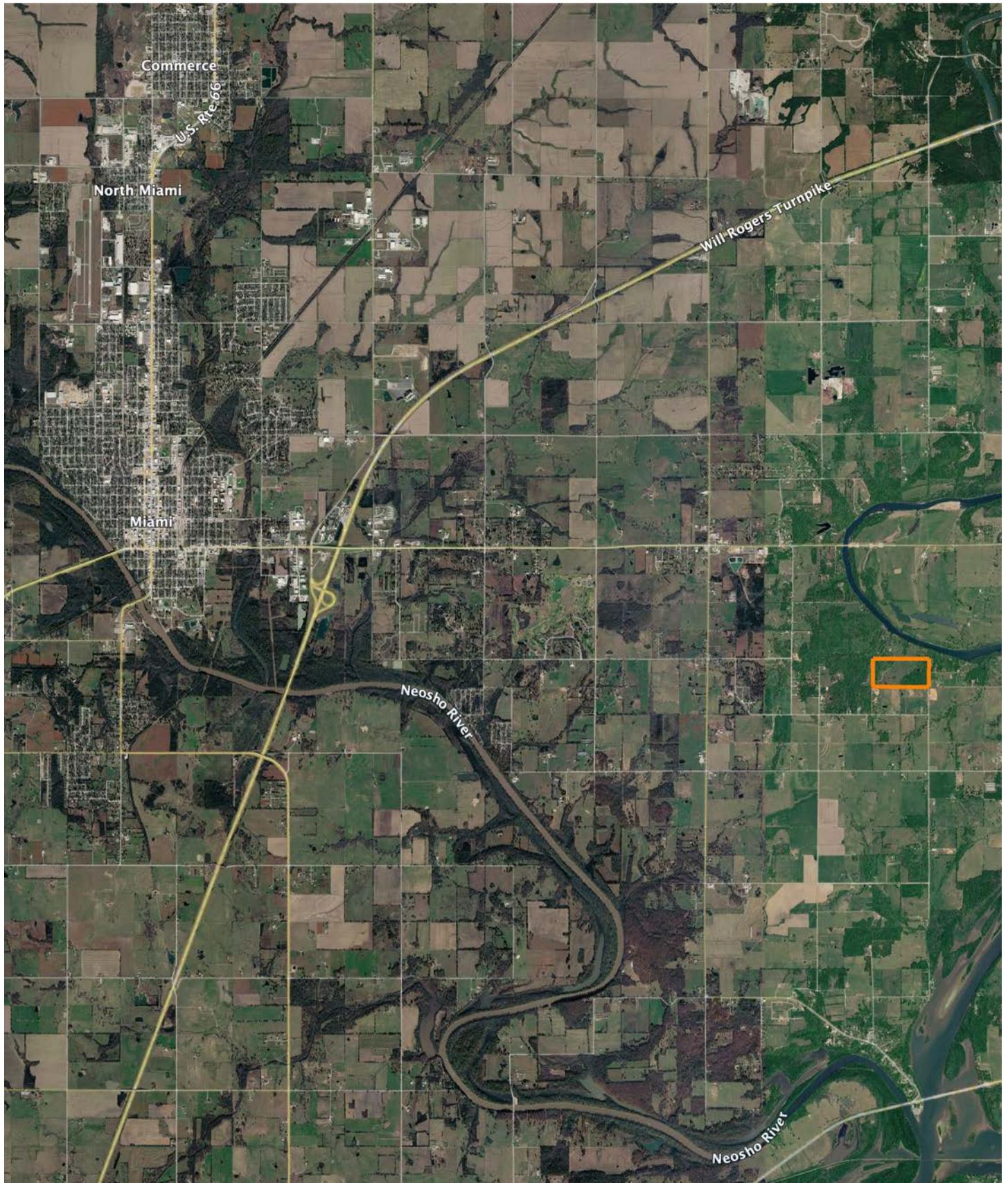
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
BcC	Macedonia silt loam, 3 to 5 percent slopes	41.01	51.8%		> 6.5ft.	IIle	0	66	53	44
BoE	Clarksville stony silt loam, 12 to 50 percent slopes	20.27	25.6%		> 6.5ft.	VIIle	0	10	10	4
BnD	Clarksville very gravelly silt loam, 1 to 8 percent slopes	12.11	15.3%		> 6.5ft.	IVe	0	40	40	28
DnB	Dennis silt loam, 1 to 3 percent slopes	2.69	3.4%		> 6.5ft.	Ile	4838	79	78	64
BcB	Macedonia silt loam, 1 to 3 percent slopes	2.55	3.2%		> 6.5ft.	IIle	0	66	53	44
EtA	Britwater silt loam, 0 to 3 percent slopes	0.55	0.7%		> 6.5ft.	Ile	0	76	76	66
Weighted Average						4.14	164.4	*n 48.2	*n 41	*n 32.1

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

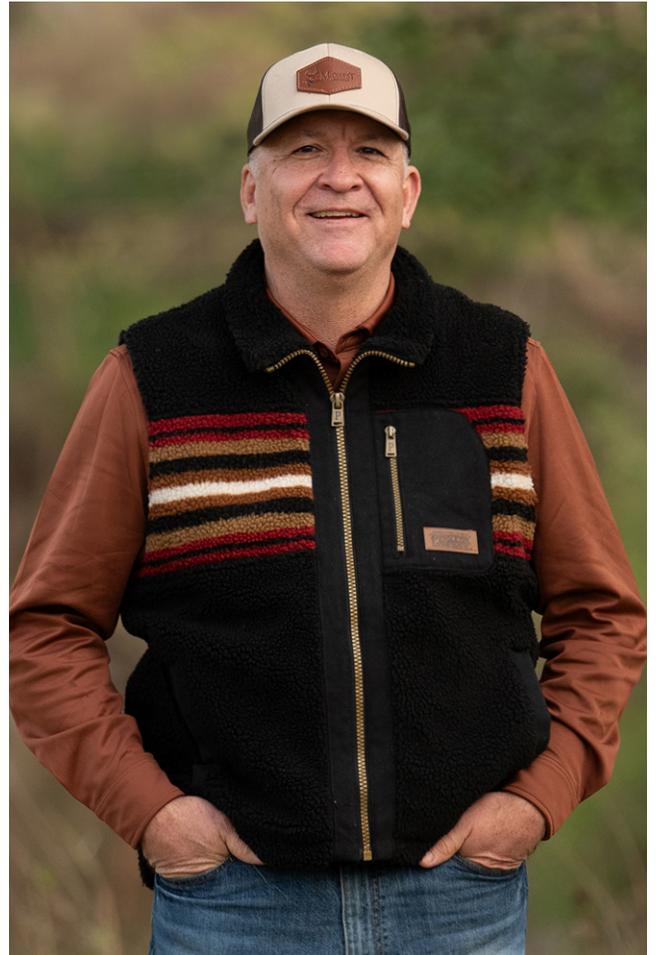
Soils data provided by USDA and NRCS.

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
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