

MIDWEST LAND GROUP PRESENTS

15 ACRES IN

ROGERS COUNTY OKLAHOMA



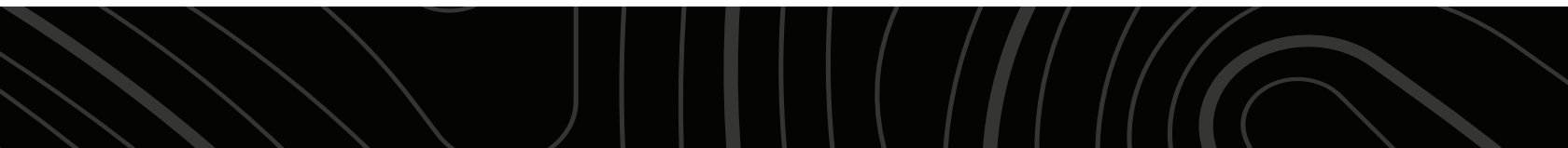
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

ROGERS COUNTY HOBBY FARM

Midwest Land Group is offering this 15 +/- acre hobby farm northeast of the community of Chelsea. Located in the Chelsea School District, with easy access to Oologah Lake and a quick commute to Vinita, Claremore, Owasso, and Tulsa, this farm will provide a great landscape for your future homestead. The farm has a great mix of rolling Bermuda and native bluestem pasture for your livestock operation. An ample water source for your livestock

is available via the pond located in the southeastern portion of the farm. There is also a set of working pens in the northwest corner of the farm. Utilities are available along East 340 Road, and water has been run to the property with a meter already in place for your future build site. Give Kevin Williams a call at (918) 559-8960 to view this Rogers County Farm.



PROPERTY FEATURES

COUNTY: **ROGERS** | STATE: **OKLAHOMA** | ACRES: **15**

- East 340 Road frontage (blacktop)
- Rolling Bermuda and native bluestem pasture
- Partial fencing on the north, south, and east sides
- Working pens
- Utilities available
- 25 miles to Oologah Lake
- 16 miles to Vinita
- 23 miles to Claremore
- 38 miles to Owasso
- 49 miles to Tulsa
- Chelsea School District



ROLLING BERMUDA AND BLUESTEM PASTURE



EAST 340 ROAD FRONTAGE



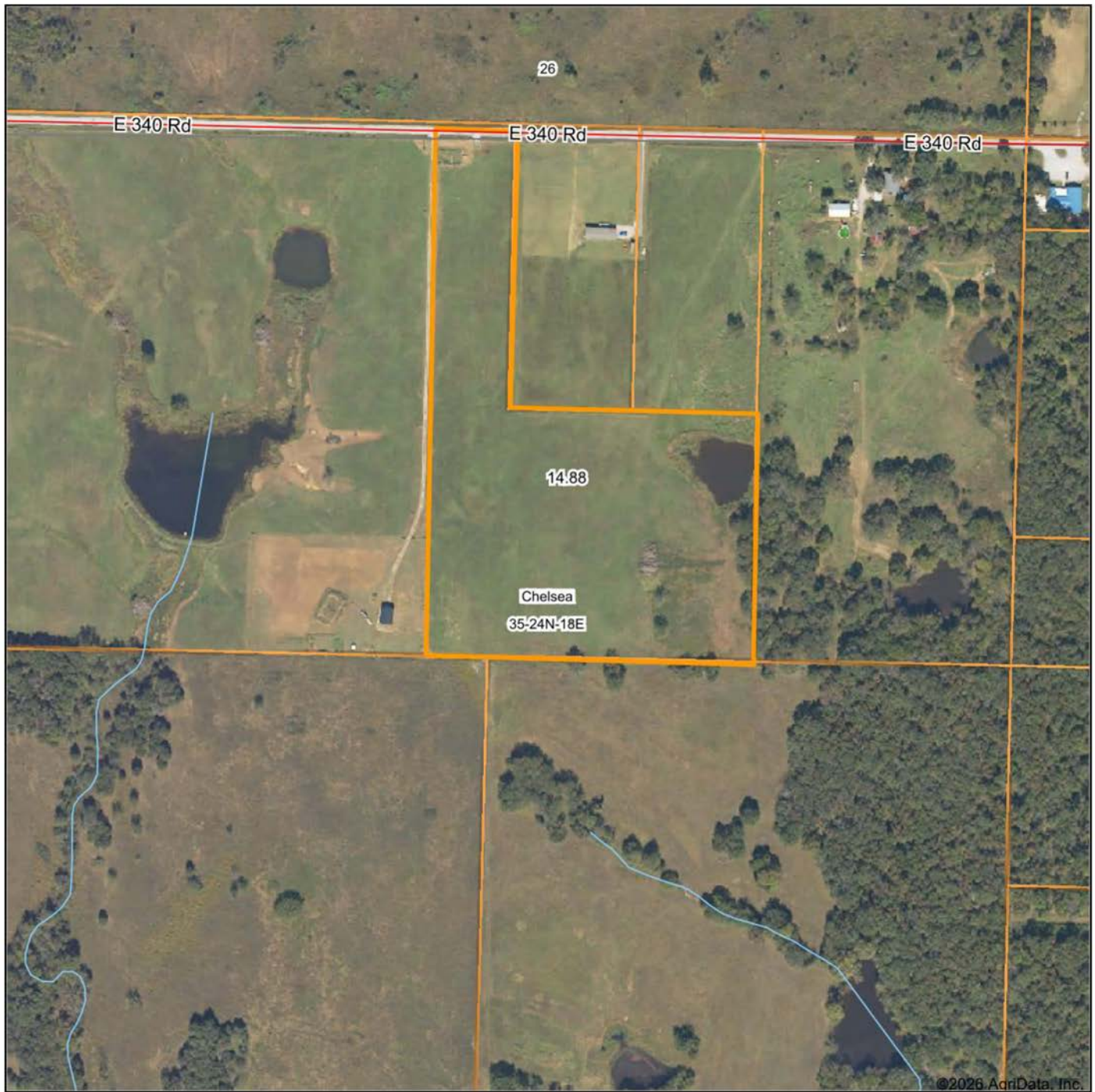
WORKING PENS



PARTIAL FENCING



AERIAL MAP



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Boundary Center: 36° 31' 22.46, -95° 21' 31.43

35-24N-18E
Rogers County
Oklahoma

0ft 386ft 772ft



2/11/2026

TOPOGRAPHY MAP



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Source: USGS 10 meter dem
Interval(ft): 10.0
Min: 766.3
Max: 841.1
Range: 74.8
Average: 802.2
Standard Deviation: 22.41 ft

0ft 266ft 532ft

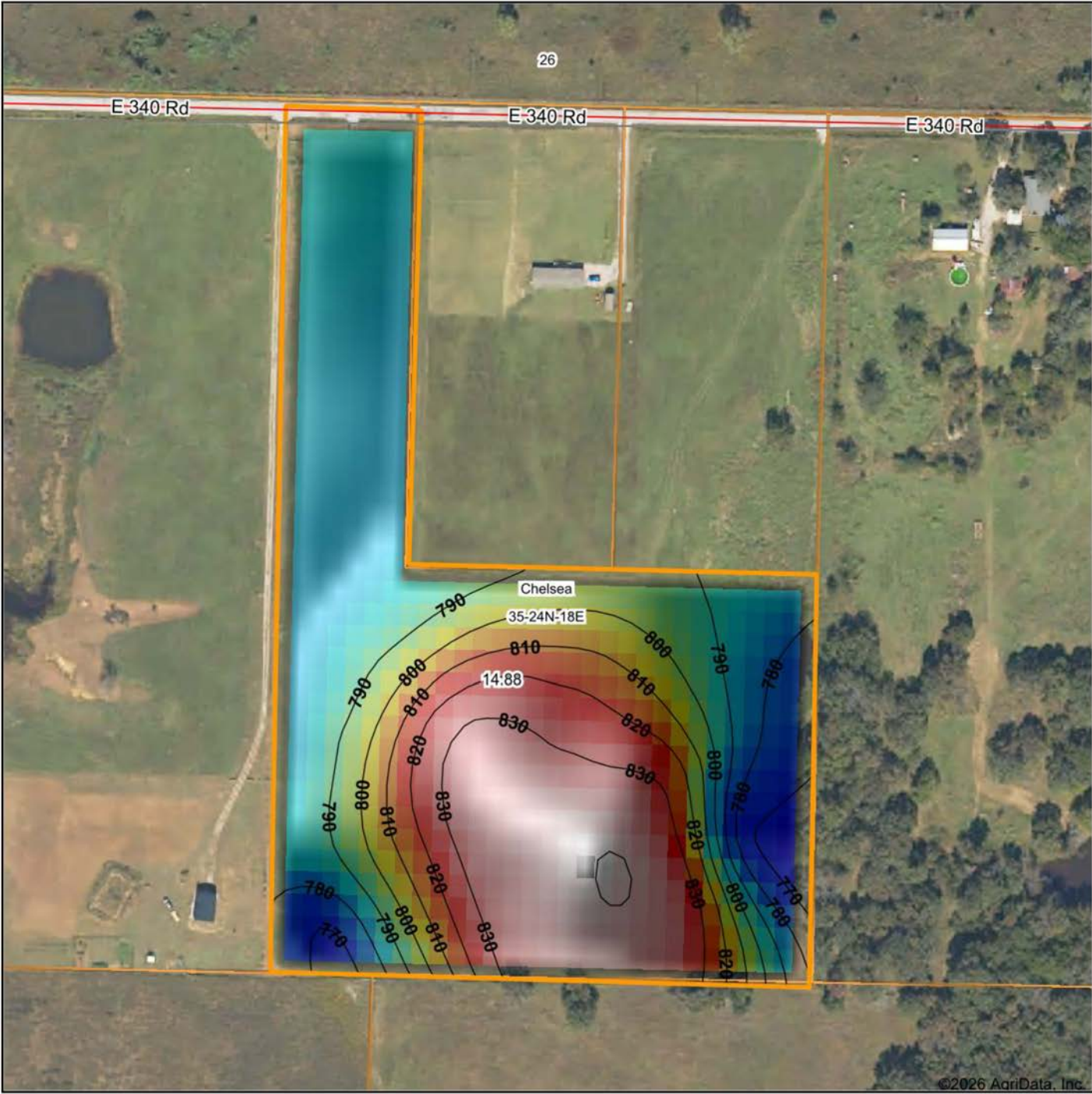


2/11/2026

35-24N-18E
Rogers County
Oklahoma

Boundary Center: 36° 31' 22.46, -95° 21' 31.43

HILLSHADE MAP



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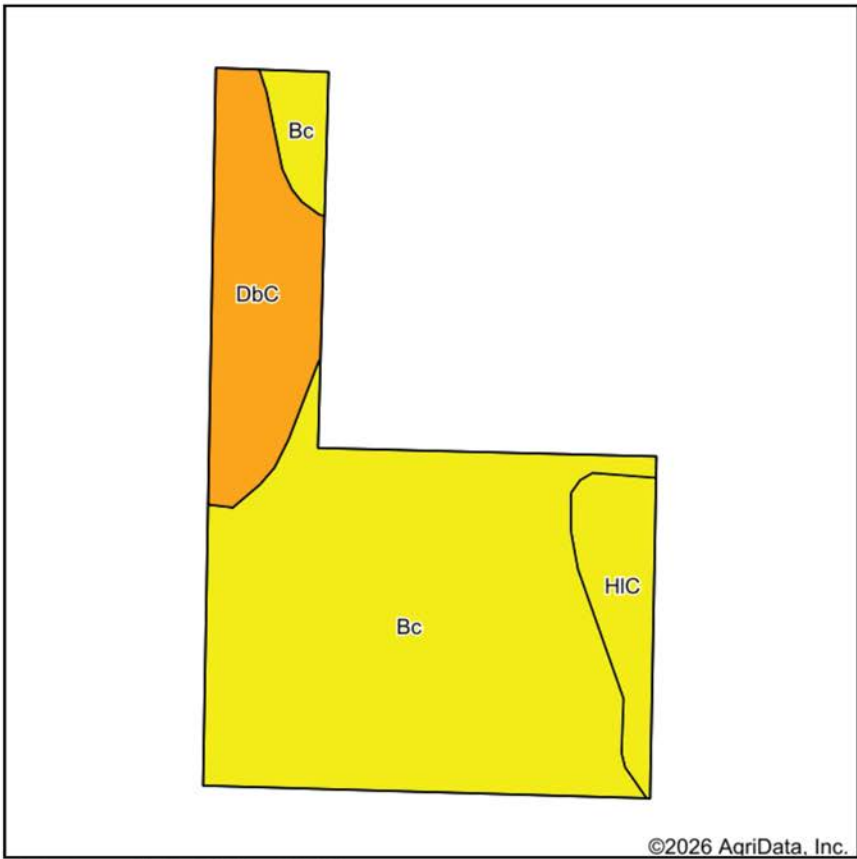
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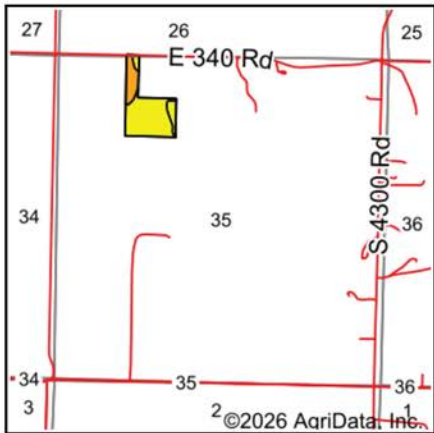
35-24N-18E
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Boundary Center: 36° 31' 22.46, -95° 21' 31.43

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
County: **Rogers**
Location: **35-24N-18E**
Township: **Chelsea**
Acres: **14.88**
Date: **2/11/2026**



Maps Provided By:

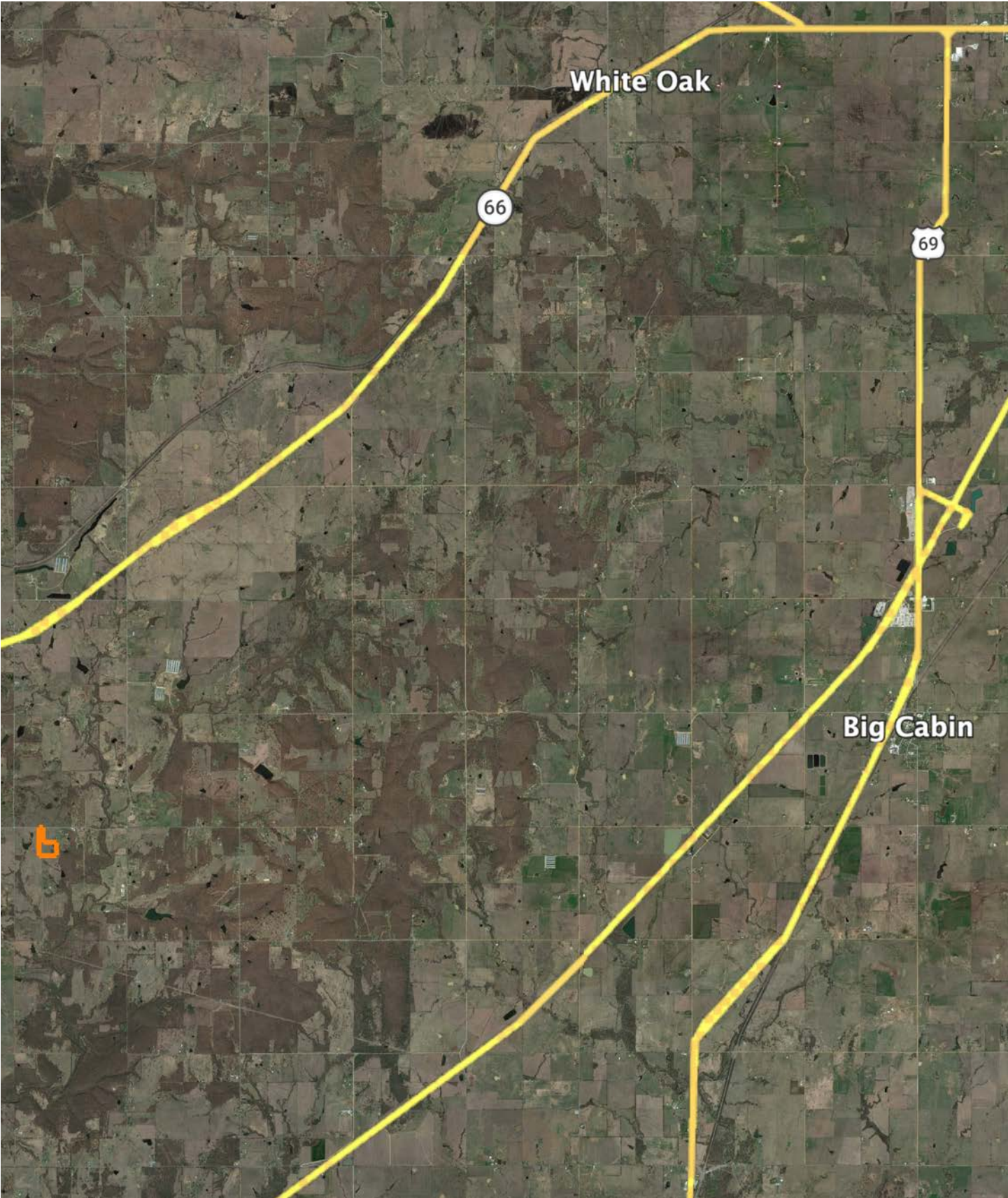


Area Symbol: OK131, Soil Area Version: 20										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
Bc	Bates-Collinsville complex, 3 to 8 percent slopes	10.77	72.3%		2.6ft. (Paralithic bedrock)	IVe	4778	55	52	46
DbC	Dennis-Bates complex, 3 to 5 percent slopes	2.82	19.0%		2.6ft. (Paralithic bedrock)	IIle	4940	67	65	57
HIC	Hector-Linker complex, 1 to 5 percent slopes	1.29	8.7%		1.2ft. (Lithic bedrock)	IVs	3015	31	22	20
Weighted Average						3.81	4655.9	*n 55.2	*n 51.9	*n 45.8

*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,

LAND AGENT

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