

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

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# OTTAWA COUNTY OKLAHOMA



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# OTTAWA COUNTY COMBINATION FARM WITH 2,015 SQUARE FOOT BRICK HOME

Located in Ottawa County, Oklahoma, this 80 +/- acre farm offers the perfect combination of productive pasture, mature timber, and comfortable country living. With approximately 57 +/- acres of timber and 23 +/- acres of pasture, the land is well-suited for livestock, recreation, or a private rural retreat. The farm is perimeter fenced and cross-fenced, providing excellent functionality for cattle or horses.

The 2,015 square foot home features 3 bedrooms and 2 bathrooms, offering plenty of space for a full-time residence or weekend getaway. Additional improvements include a 24'x24' storage building, a 30'x60' pole barn, and a 30'x75' hay barn - ideal for equipment storage and agricultural use.

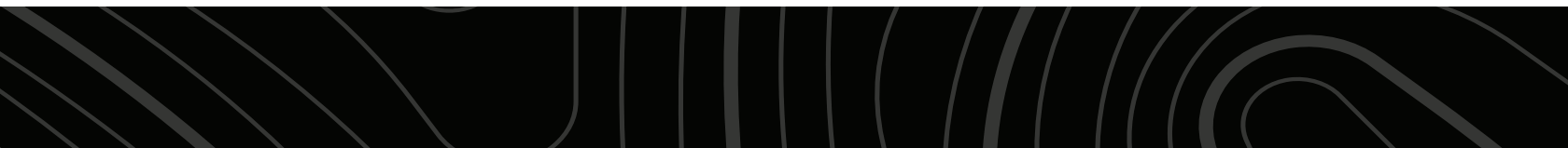
Two ponds provide water for livestock and wildlife, enhancing both the usability and recreational appeal

of the property. With county-maintained gravel road frontage, access is convenient and reliable year-round.

This farm is being sold "as-is/where-is" and is priced below recent appraisal value, presenting an outstanding opportunity for buyers seeking immediate equity.

Conveniently located just 18 miles from Miami, Oklahoma, 17 miles from Joplin, Missouri, 5 miles from Seneca, Missouri, and only 10 miles from the beautiful Spring River, this farm offers peaceful country living with close proximity to town amenities.

Whether you're looking for a working farm, recreational tract, or investment opportunity, this Ottawa County property checks all the boxes. Give Kevin Williams a call at (918) 559-8960 for more information.



# PROPERTY FEATURES

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

- 57 +/- acres of timber
- 23 +/- acres of pasture
- Perimeter fenced and cross-fenced
- 2,015 square foot home
- 3 bedrooms, 2 bathrooms
- 24'x24' storage building
- 30'x60' pole barn
- 30'x75' hay barn
- 2 ponds
- County-maintained gravel road frontage
- Selling "as-is/where-is"
- Priced below recent appraisal value
- 18 miles to Miami, OK
- 17 miles to Joplin, MO
- 5 miles to Seneca, MO
- 10 miles to Spring River



# 57 +/- ACRES OF TIMBER

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# 23 +/- ACRES OF PASTURE

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# 2,015 SQUARE FOOT HOME



## 2 PONDS

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## OUTBUILDINGS

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# AERIAL MAP



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Boundary Center: 36° 53' 55.44, -94° 37' 49.76

0ft 641ft 1283ft



Maps Provided By:



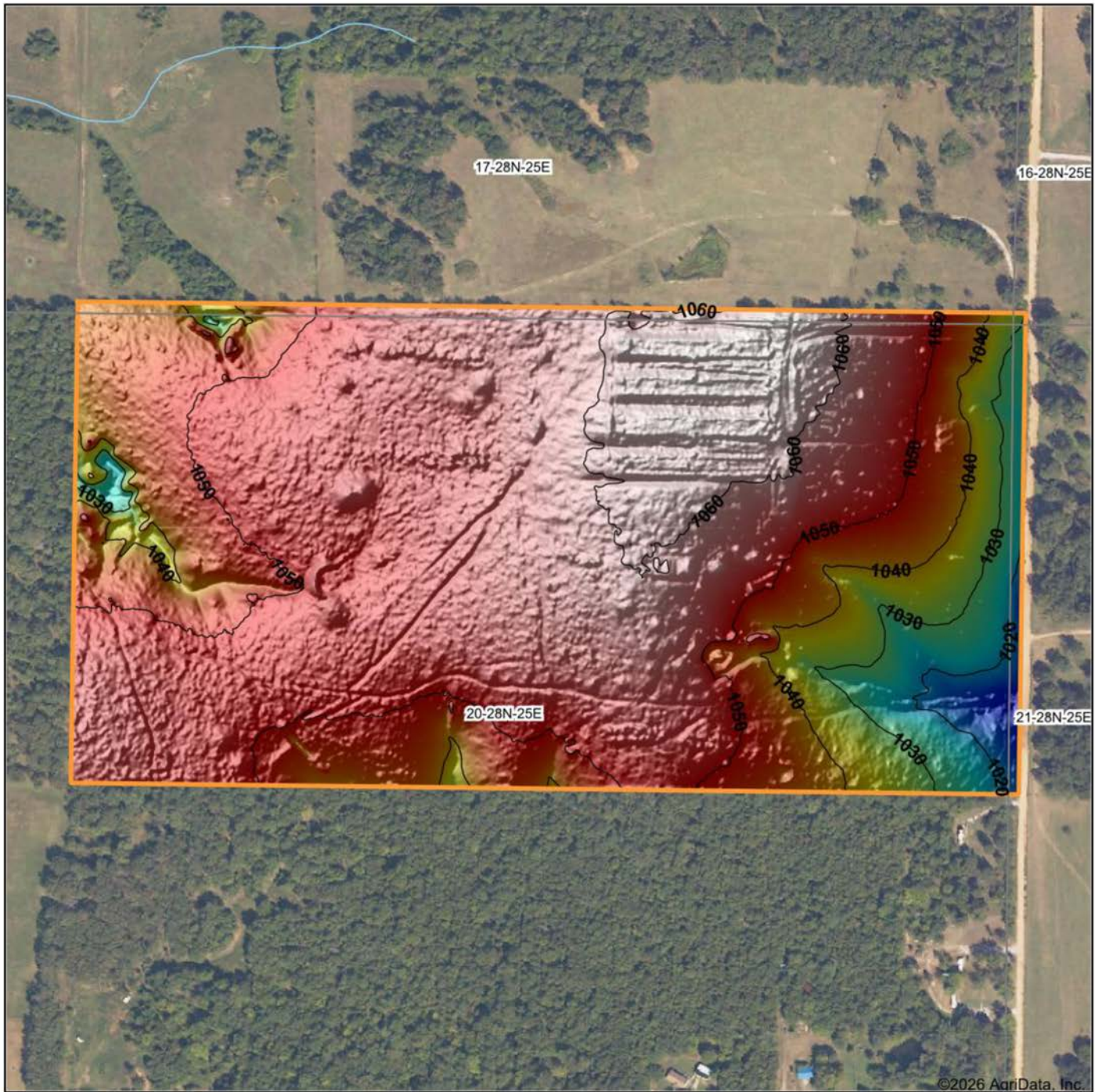
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**20-28N-25E**  
**Ottawa County**  
**Oklahoma**



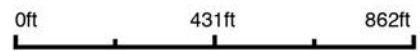
2/25/2026

# HILLSHADE MAP



Maps Provided By  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Source: USGS 1 meter dem  
 Interval(ft): 10  
 Min: 1,011.0  
 Max: 1,063.3  
 Range: 52.3  
 Average: 1,049.5  
 Standard Deviation: 10.07 ft

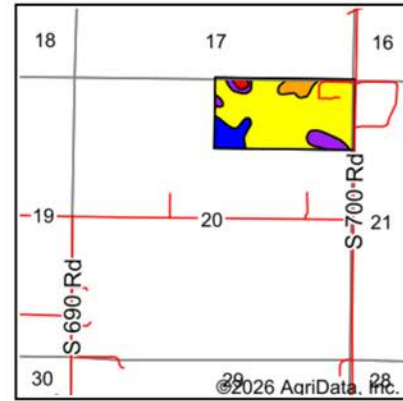
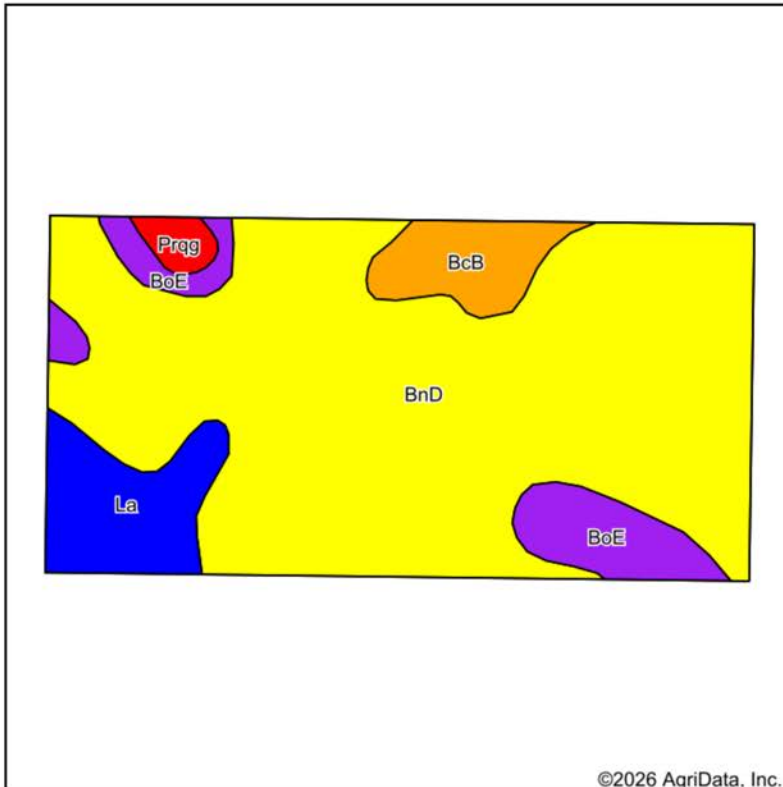


2/25/2026

**20-28N-25E**  
**Ottawa County**  
**Oklahoma**

Boundary Center: 36° 53' 55.44, -94° 37' 49.76

# SOILS MAP



State: **Oklahoma**  
 County: **Ottawa**  
 Location: **20-28N-25E**  
 Township: **Picher-Peoria**  
 Acres: **80.72**  
 Date: **2/25/2026**



Maps Provided By:  
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Soils data provided by USDA and NRCS.

Area Symbol: OK115, Soil Area Version: 20

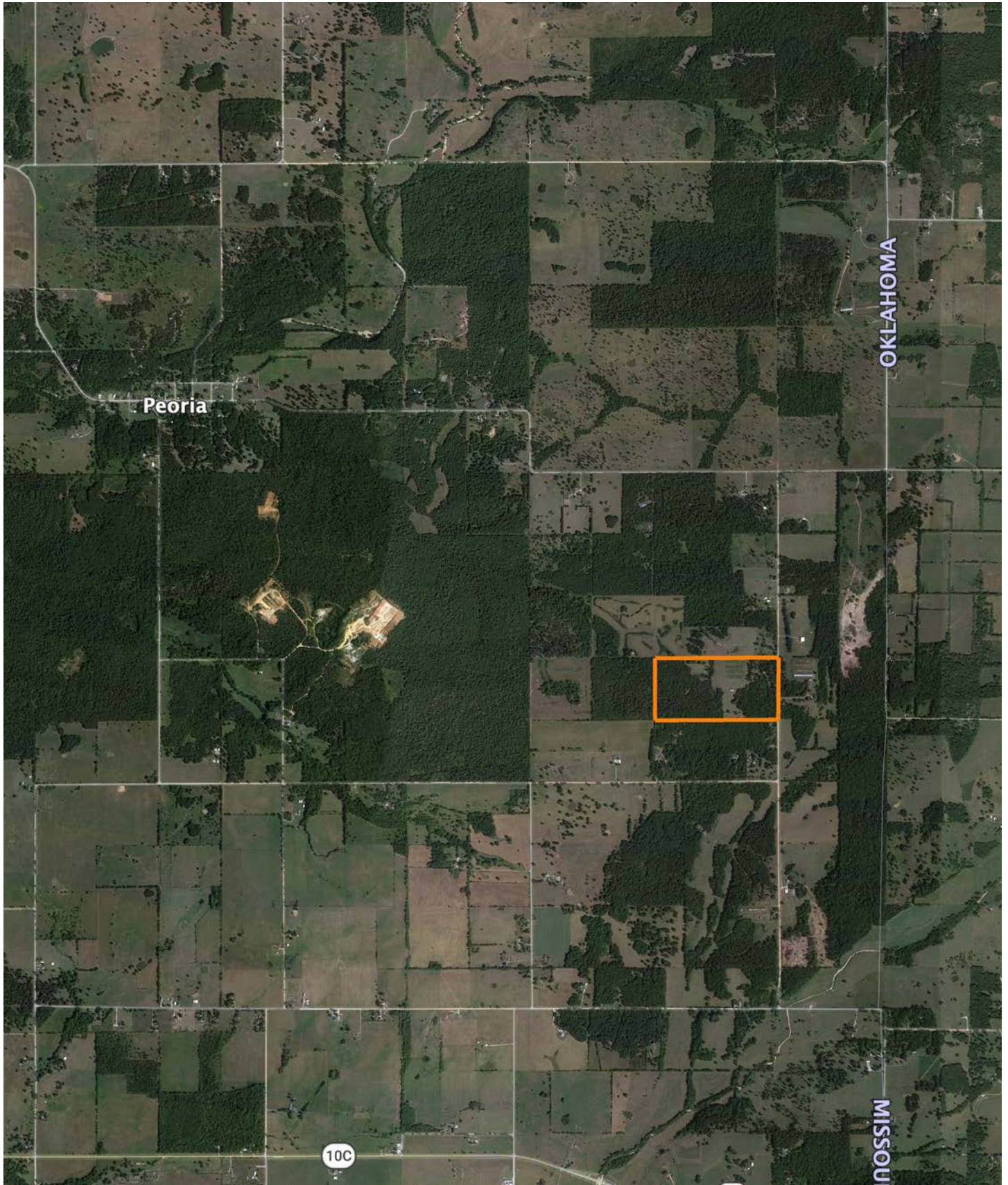
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
BnD	Clarksville very gravelly silt loam, 1 to 8 percent slopes	62.00	76.8%		> 6.5ft.	IVe	40	40	28
La	Captina silt loam, 0 to 1 percent slopes	6.75	8.4%		2.6ft. (Fragipan)	IIw	55	52	46
BoE	Clarksville stony silt loam, 12 to 50 percent slopes	6.39	7.9%		> 6.5ft.	VIIe	10	10	4
BcB	Macedonia silt loam, 1 to 3 percent slopes	4.46	5.5%		> 6.5ft.	IIIe	66	53	44
Prqg	Pits, gravel and quarry	1.12	1.4%		> 6.5ft.	VIII			
<b>Weighted Average</b>						<b>4.07</b>	<b>*n 39.8</b>	<b>*n 38.8</b>	<b>*n 28.1</b>

\*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  
**918.514.3165**  
KWilliams@MidwestLandGroup.com



**MidwestLandGroup.com**

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