

MIDWEST LAND GROUP PRESENTS

15 ACRES IN

ROGERS COUNTY OKLAHOMA

EAST 340 ROAD, BIG CABIN, OK 74332



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

15 +/- ACRE ROGERS COUNTY BUILD SITE ON BLACKTOP

Located in desirable Rogers County, Oklahoma, this beautiful 15 +/- acre tract offers the perfect blend of functionality and country charm. With blacktop frontage along East 340 Road and South 4290 Road, access is convenient and reliable, making this property ideal for a homesite, small ranch, or investment opportunity.

The land features gently rolling topography with a mix of Bermuda and native bluestem pasture, providing excellent grazing potential while maintaining an attractive setting for building. A 0.5 acre pond adds both utility and scenic appeal, offering a water source for livestock and wildlife.

Partial fencing is already in place along the north and west boundaries, and utilities are available at the road, helping streamline future development. Whether you're

looking to build your dream home, establish a hobby farm, or expand your land portfolio, this property checks all the boxes.

Conveniently located just 16 miles from Vinita, 23 miles from Claremore, and 38 miles from Owasso, you'll enjoy peaceful rural living with easy access to nearby towns and amenities. Oologah Lake is only 25 miles away, offering excellent recreational opportunities, while Tulsa is less than an hour's drive.

Additional acreage is available, providing flexibility for those seeking more land.

Don't miss this opportunity to own a versatile piece of Rogers County land in the Chelsea School District.



PROPERTY FEATURES

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

- East 340 Road and South 4290 Road frontage (blacktop)
- Rolling Bermuda and native bluestem pasture
- Partial fencing on the north and west
- 0.5 acre pond
- Utilities available
- Additional acreage 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

0.5 ACRE POND



ROLLING PASTURE



AERIAL MAP



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Boundary Center: $36^{\circ} 31' 25.75$, $-95^{\circ} 21' 44.26$

0ft 390ft 779ft



Maps Provided By:



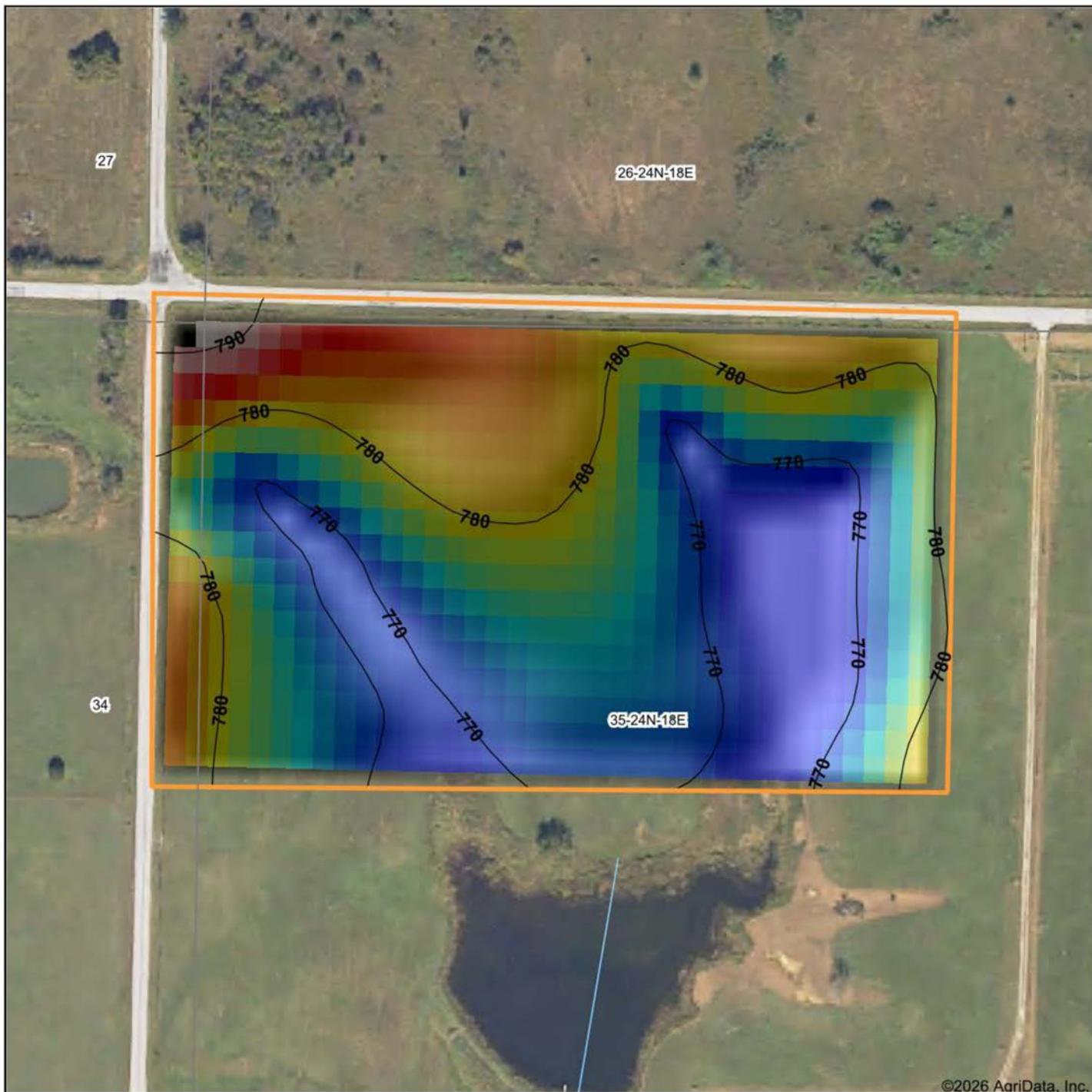
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35-24N-18E
Rogers County
Oklahoma



3/22/2026

HILLSHADE MAP



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Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 768.5
 Max: 791.8
 Range: 23.3
 Average: 775.5
 Standard Deviation: 5.41 ft



3/22/2026

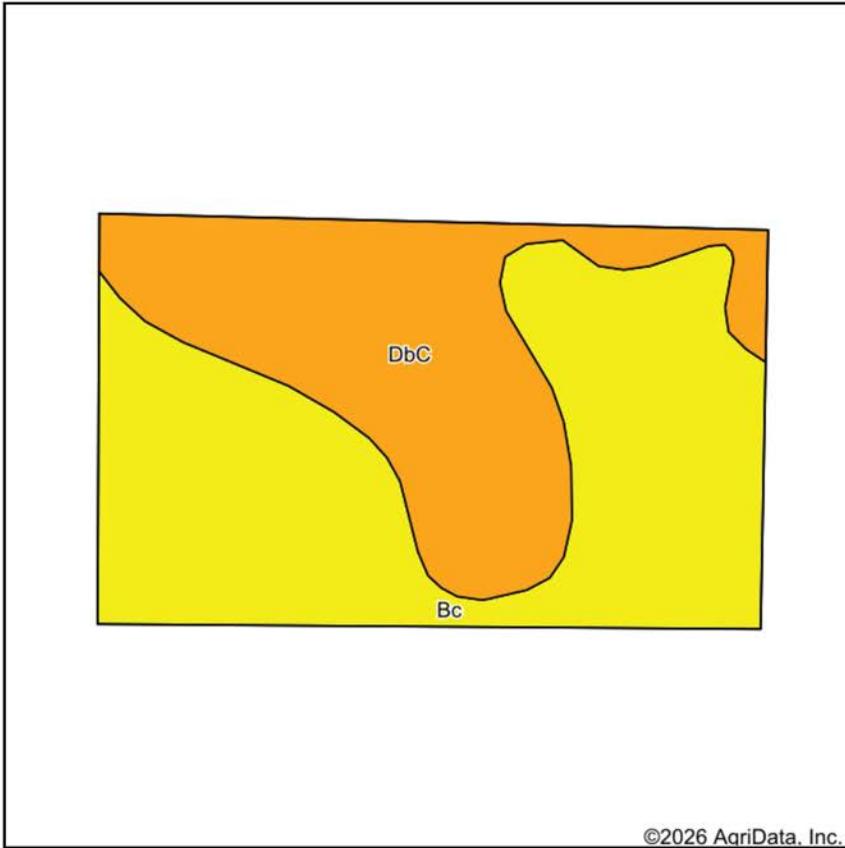
35-24N-18E
Rogers County
Oklahoma

Boundary Center: 36° 31' 25.75, -95° 21' 44.26

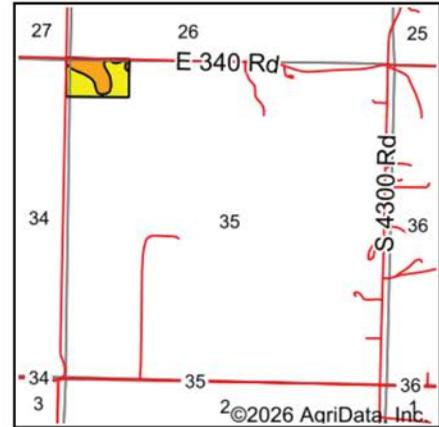


Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Rogers**
 Location: **35-24N-18E**
 Township: **Chelsea**
 Acres: **15.02**
 Date: **3/22/2026**



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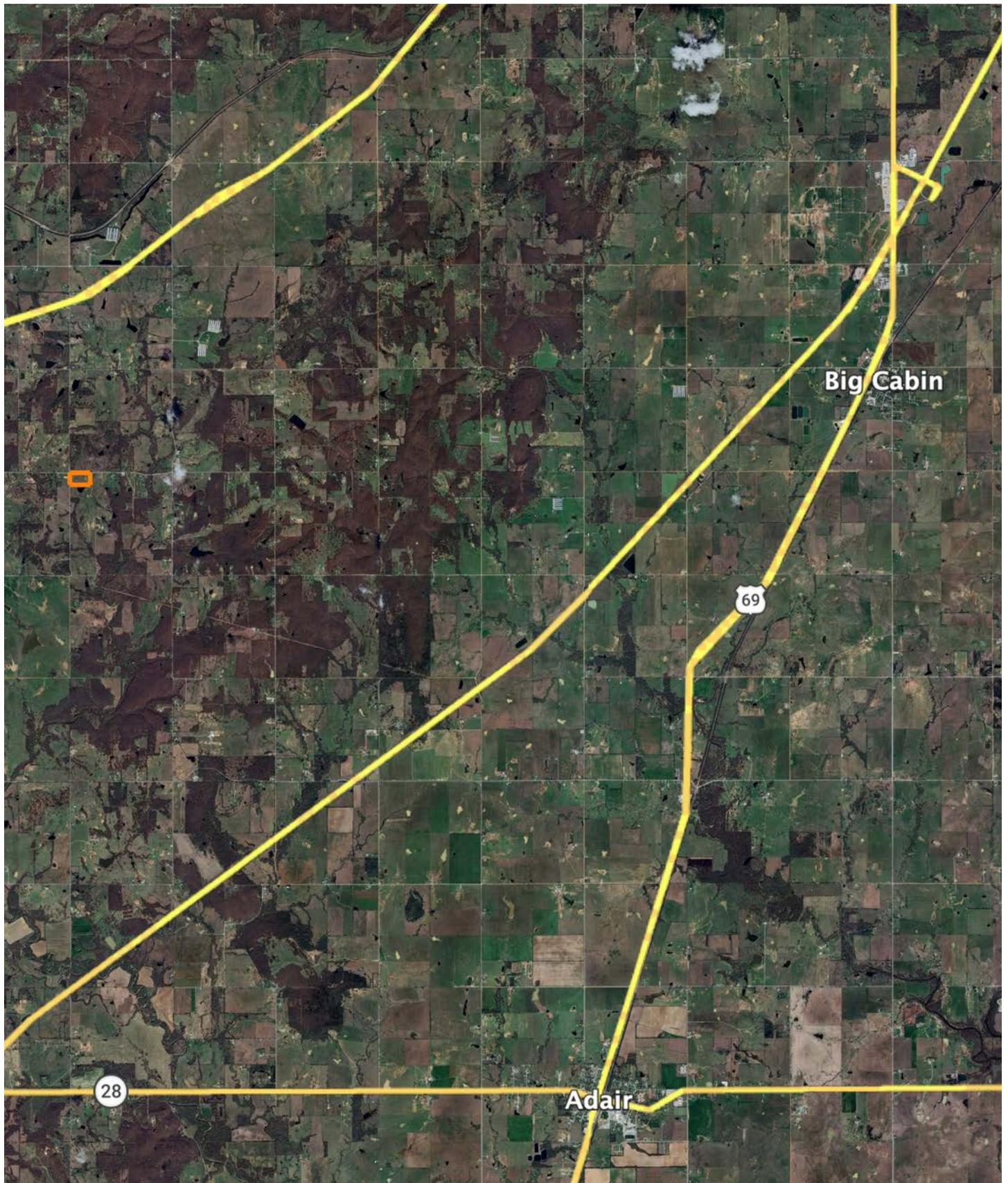
Area Symbol: OK131, Soil Area Version: 20

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	8.98	59.8%		2.6ft. (Paralithic bedrock)	IVe	4778	55	52	46	
DbC	Dennis-Bates complex, 3 to 5 percent slopes	6.04	40.2%		2.6ft. (Paralithic bedrock)	IIle	4940	67	65	57	
Weighted Average							3.60	4843.1	*n 59.8	*n 57.2	*n 50.4

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

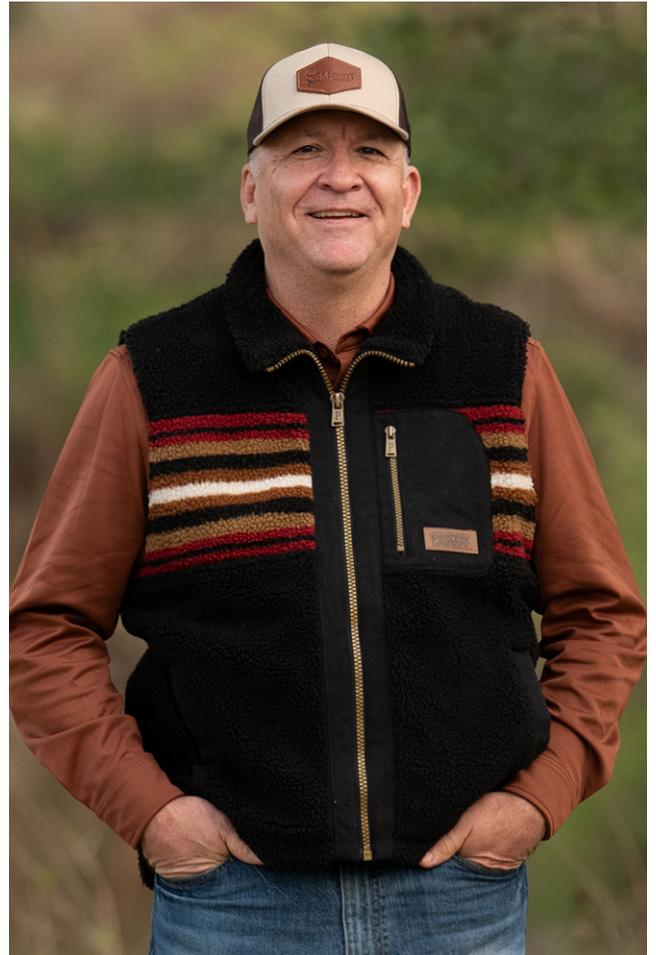
*c: Using Capabilities Class Dominant Condition Aggregation Method

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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