

MIDWEST LAND GROUP PRESENTS

10 ACRES

ROGERS COUNTY, OK

25568 E 320 ROAD, CHELSEA, OKLAHOMA 74016



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

10 +/- ACRE ROGERS COUNTY GRASS FARM WITH RANCH STYLE HOME

Discover the perfect blend of country living and convenience with this 10 +/- acre grass farm in Rogers County, Oklahoma. Ideally located just one mile north of Highway 66, this property offers easy access while maintaining the privacy and tranquility of rural life.

The 1,830 +/- square foot ranch-style home features 4 bedrooms and 2 bathrooms, providing ample space for family living or a peaceful retreat. With a functional layout and comfortable design, the home is well-suited for both full-time residence or a country getaway.

The farm is fully perimeter fenced and consists of productive pasture, making it ideal for livestock, horses, or recreational use. A pond in the southeast corner of

the farm adds practical water access for your animals. Blacktop county road frontage ensures convenient, all-weather access year-round.

Located within the Chelsea Public School district, this property is just 5 minutes from Chelsea, 15 minutes from Vinita, and only 20 minutes from Oologah Lake, offering excellent opportunities for fishing, boating, and outdoor recreation. You're also within 30 minutes of Claremore, 45 minutes to Owasso, and just an hour from Tulsa.

Whether you're looking for manageable acreage, a starter farm, or a quiet place to call home, this Rogers County farm checks all the boxes.

PROPERTY FEATURES

COUNTY: **ROGERS** | STATE: **ARKANSAS** | ACRES: **10**

- Rogers County, Oklahoma
- 10 +/- acres
- 1,830 square foot ranch-style home
- 4 bedrooms, 2 bathrooms
- Blacktop county road frontage
- Perimeter fenced
- Pond
- Chelsea Public Schools
- 1 mile north of Highway 66
- 5 minutes to Chelsea
- 15 minutes to Vinita
- 20 minutes to Oologah Lake
- 30 minutes to Claremore
- 45 minutes to Owasso
- 1 hour to Tulsa
- Additional 40 acres available

RANCH-STYLE HOME

The 1,830 +/- square foot ranch-style home features 4 bedrooms and 2 bathrooms, providing ample space for family living or a peaceful retreat.



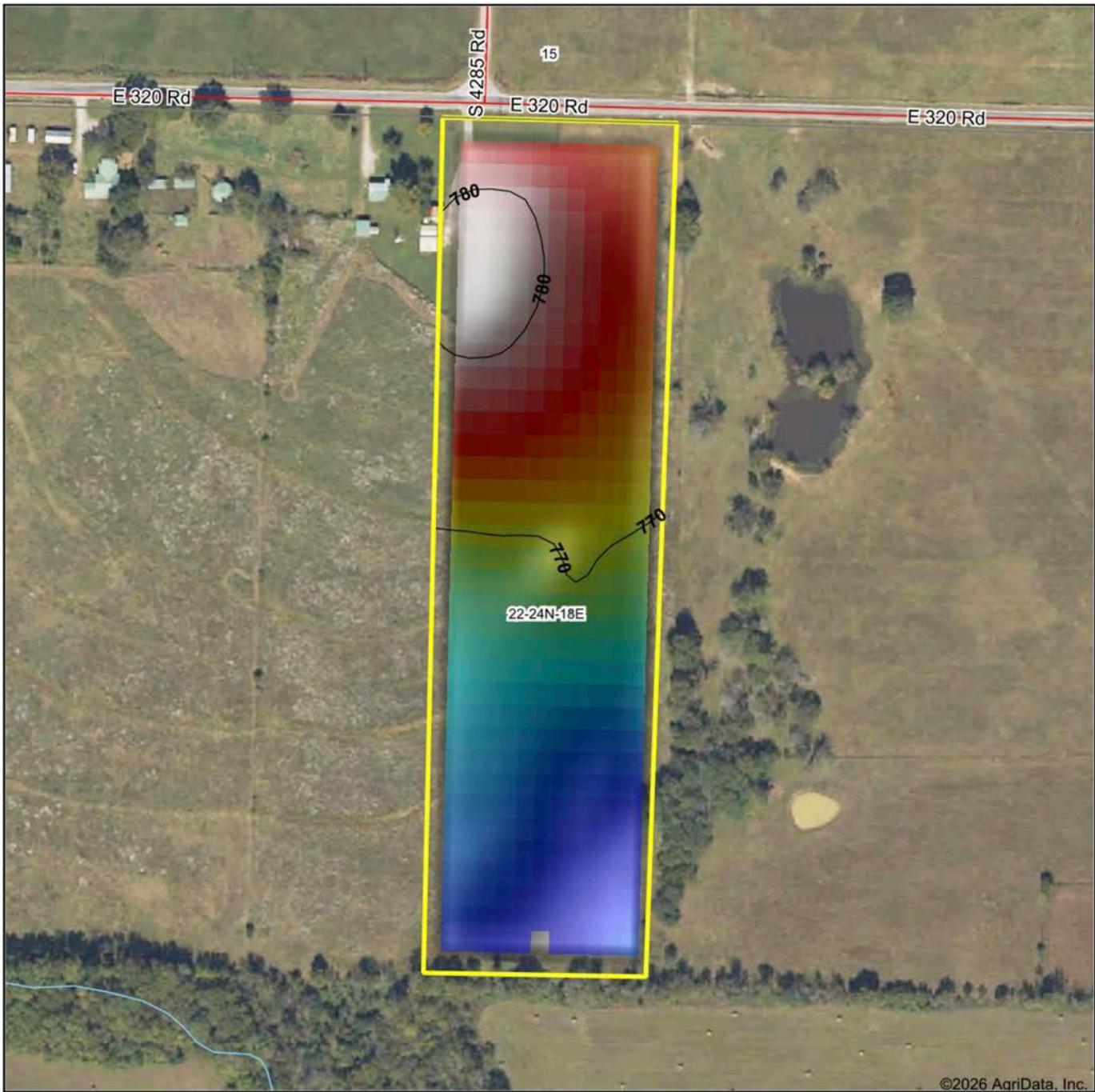
POND



10 +/- ACRES OF PASTURE



HILLSHADE MAP



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Maps Provided By
surety
 CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 760.2
 Max: 781.1
 Range: 20.9
 Average: 769.9
 Standard Deviation: 6.76 ft

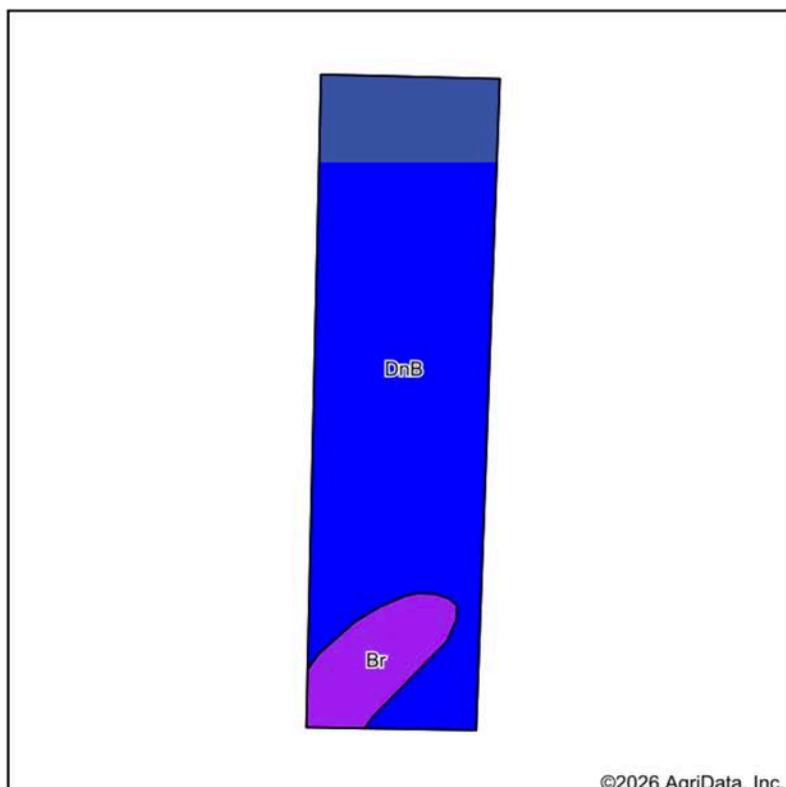


3/18/2026

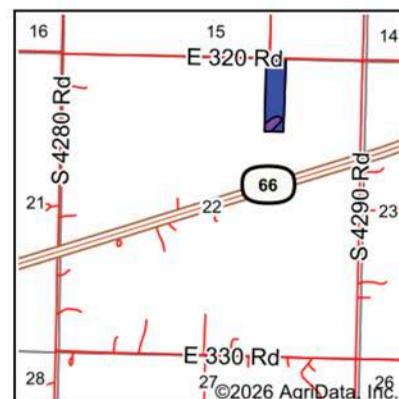
22-24N-18E
Rogers County
Oklahoma

Boundary Center: 36° 33' 6.62, -95° 22' 9.29

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Rogers**
 Location: **22-24N-18E**
 Township: **Chelsea**
 Acres: **10.01**
 Date: **3/18/2026**



Maps Provided By:



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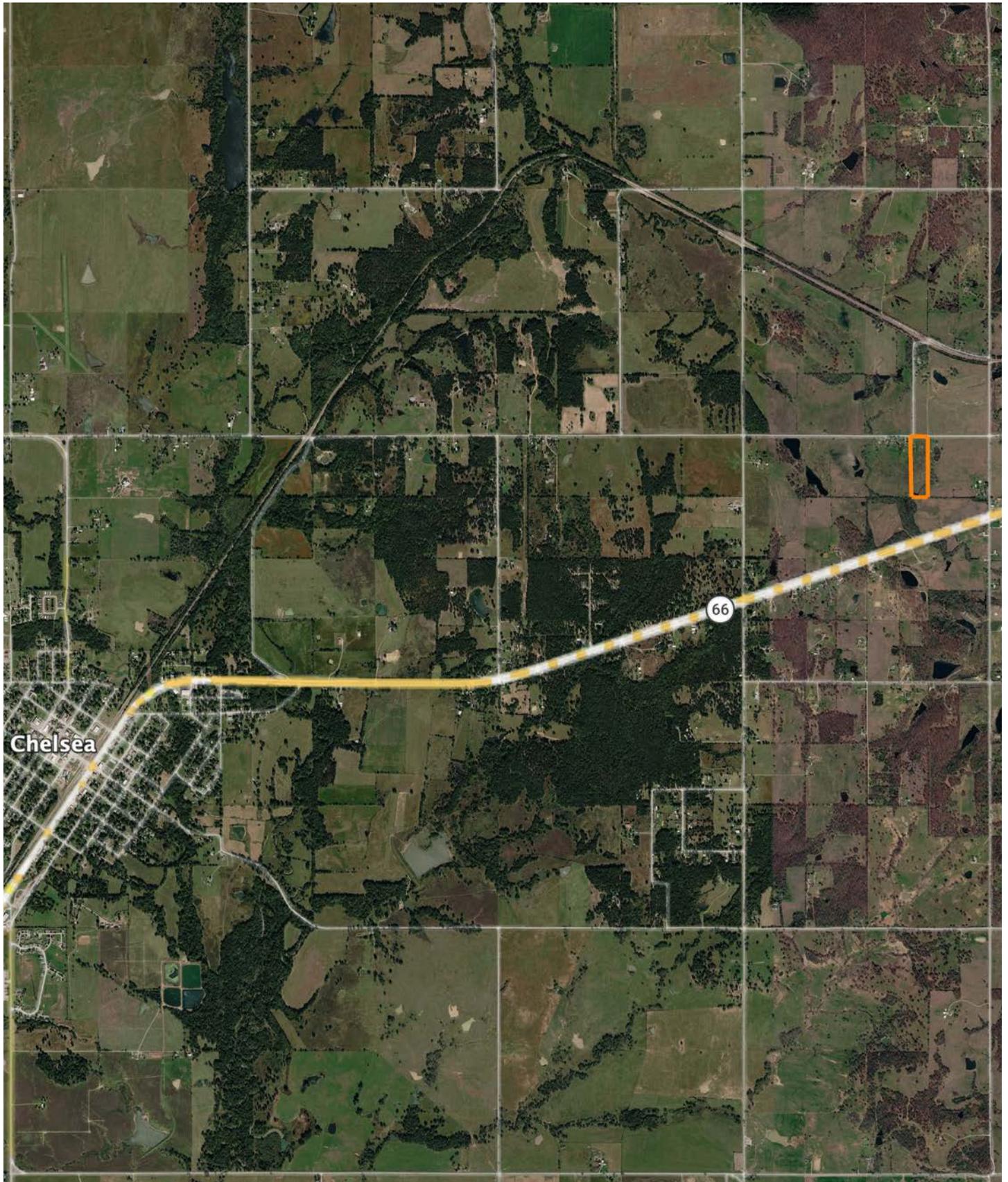


Area Symbol: OK131, Soil Area Version: 20										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
DnB	Dennis silt loam, 1 to 3 percent slopes	8.93	89.2%		> 6.5ft.	Ile	4838	79	78	64
Br	Eram-Verdigris complex, 0 to 12 percent slopes	1.08	10.8%		3ft. (Paralithic bedrock)	Vle	5922	60	58	54
Weighted Average						2.43	4955	*n 77	*n 75.8	*n 62.9

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

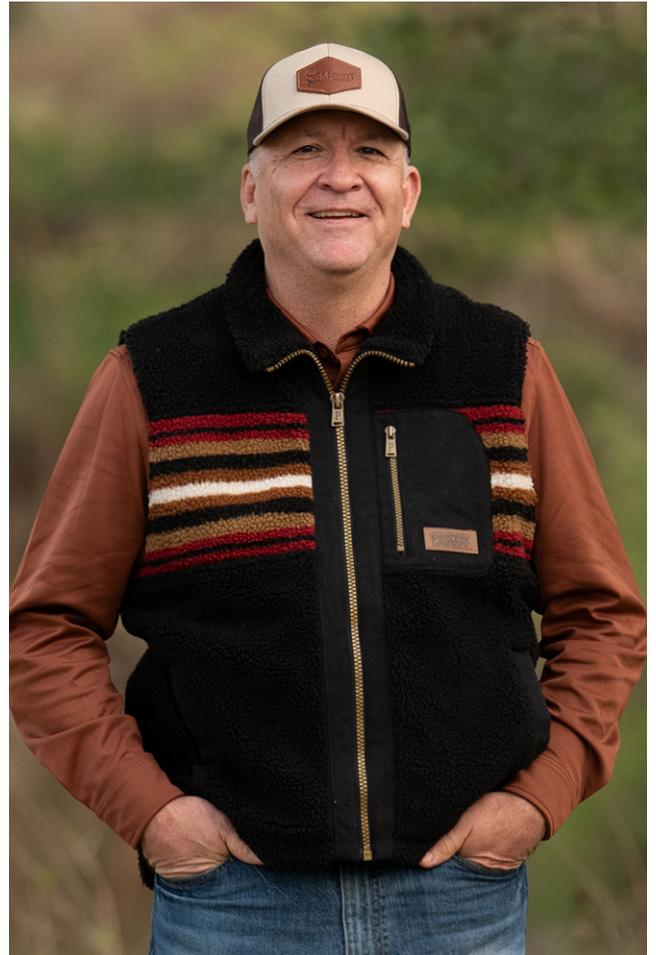
*c: Using Capabilities Class Dominant Condition Aggregation Method

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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