

MIDWEST LAND GROUP PRESENTS

45 ACRES IN

ROGERS COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

45 +/- ACRE ROGERS COUNTY GRASS FARM WITH BLACKTOP FRONTAGE

Located just southwest of Chelsea, Oklahoma, this 45 +/- acre Rogers County farm offers an excellent opportunity for ranching, recreation, or building your dream home in the country. The farm features productive grass pasture and is fully perimeter fenced, making it ideal for livestock or hay production.

The farm includes two ponds that provide reliable water sources for cattle and wildlife, while 116 feet of elevation change creates attractive rolling terrain and scenic views across the surrounding countryside. With utilities available and county-maintained blacktop road frontage, access, and future development are both convenient and practical.

Outdoor enthusiasts will appreciate the proximity to Spencer Creek Cove, just 3.5 miles away, offering quick access to Oologah Lake for boating, fishing, and recreation. The farm is also conveniently located 4 miles from Highway 66, 5 miles southwest of Chelsea, and just 20 miles from Claremore, giving buyers the benefit of rural privacy with nearby town amenities.

Whether you are looking for a productive grass farm, a homesite with acreage, or a recreational retreat, this Rogers County farm checks all the boxes. Located in the Chelsea Public Schools district, with 2025 taxes of only \$55, this is an affordable opportunity to own a quality piece of Oklahoma land.



PROPERTY FEATURES

COUNTY: **ROGERS** | STATE: **OKLAHOMA** | ACRES: **45**

- Full perimeter fencing
- 2 ponds
- 116 feet of elevation changes
- Utilities available
- County maintained blacktop frontage
- 3.5 miles to Spencer Creek Cove
- 4 miles to Highway 66
- 5 miles southwest of Chelsea, Oklahoma
- 20 miles to Claremore, Oklahoma
- Chelsea Public Schools
- 2025 taxes: \$55.00



BLACKTOP FRONTAGE



2 PONDS



PRODUCTIVE GRASS PASTURE



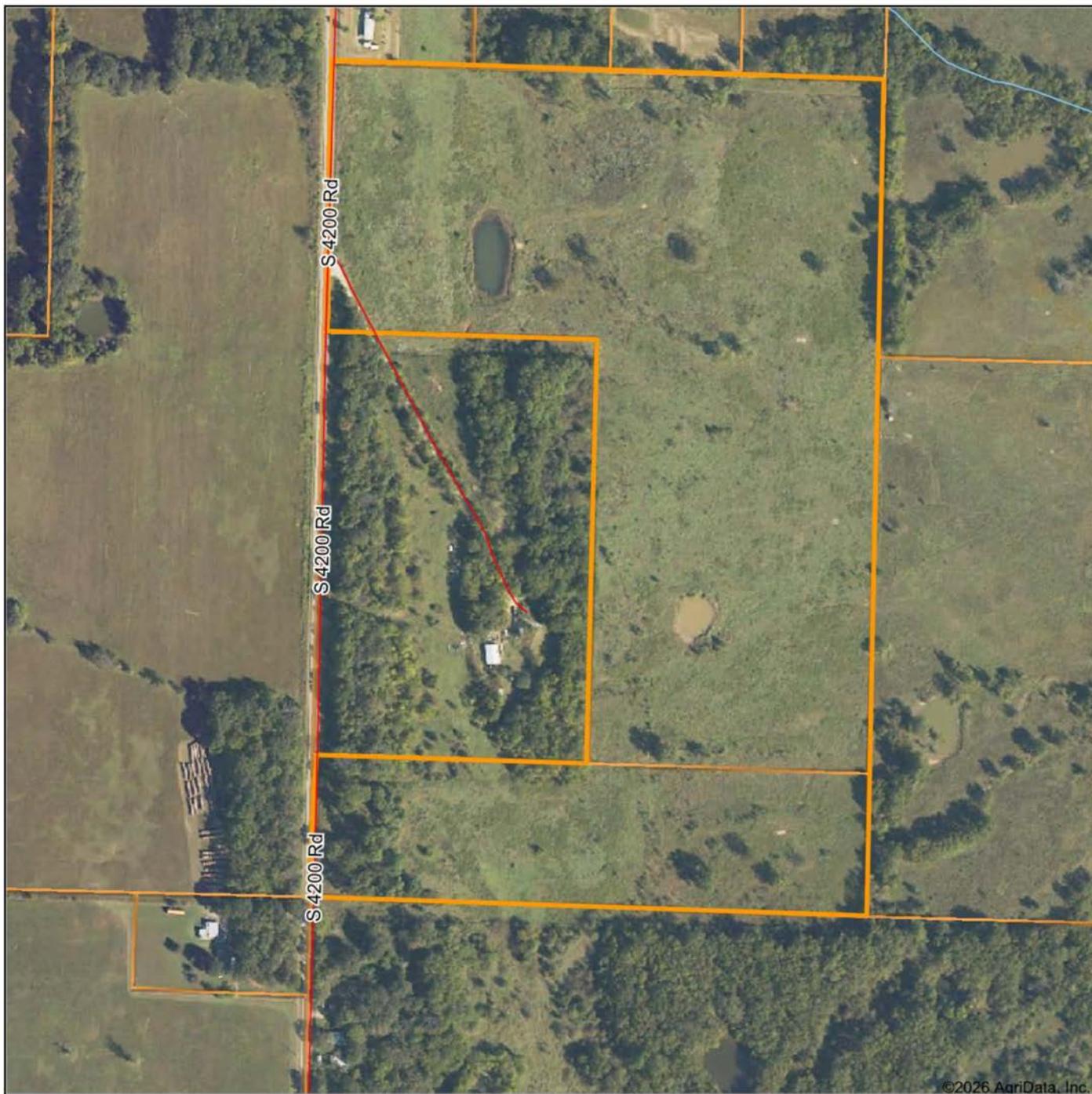
ROLLING TERRAIN AND SCENIC VIEWS



ADDITIONAL PHOTOS



AERIAL MAP



©2026 AgriData, Inc.

Boundary Center: 36° 30' 21.21, -95° 31' 23.08

0ft 368ft 737ft



Maps Provided By:



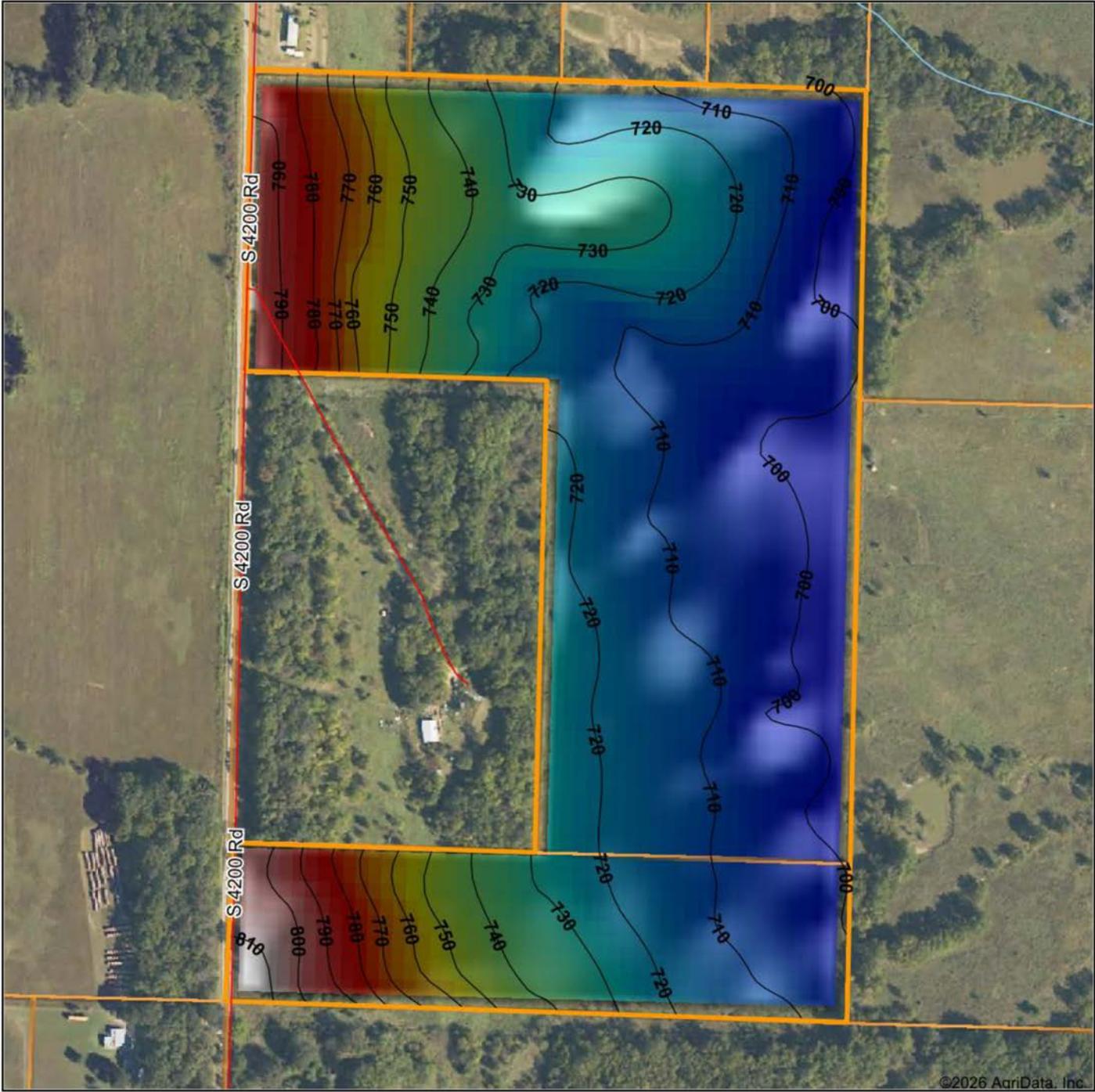
© AgriData, Inc. 2025 www.AgriDataInc.com

5-23N-17E
Rogers County
Oklahoma



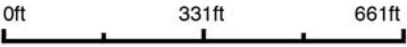
3/15/2026

HILLSHADE MAP



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 697.0
 Max: 813.2
 Range: 116.2
 Average: 726.6
 Standard Deviation: 27.66 ft



3/15/2026

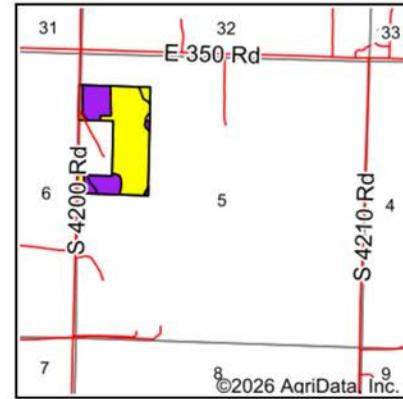
5-23N-17E
Rogers County
Oklahoma

Boundary Center: 36° 30' 21.21, -95° 31' 23.08

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Rogers**
 Location: **5-23N-17E**
 Township: **Chelsea**
 Acres: **44.77**
 Date: **3/15/2026**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com



Area Symbol: OK131, Soil Area Version: 20

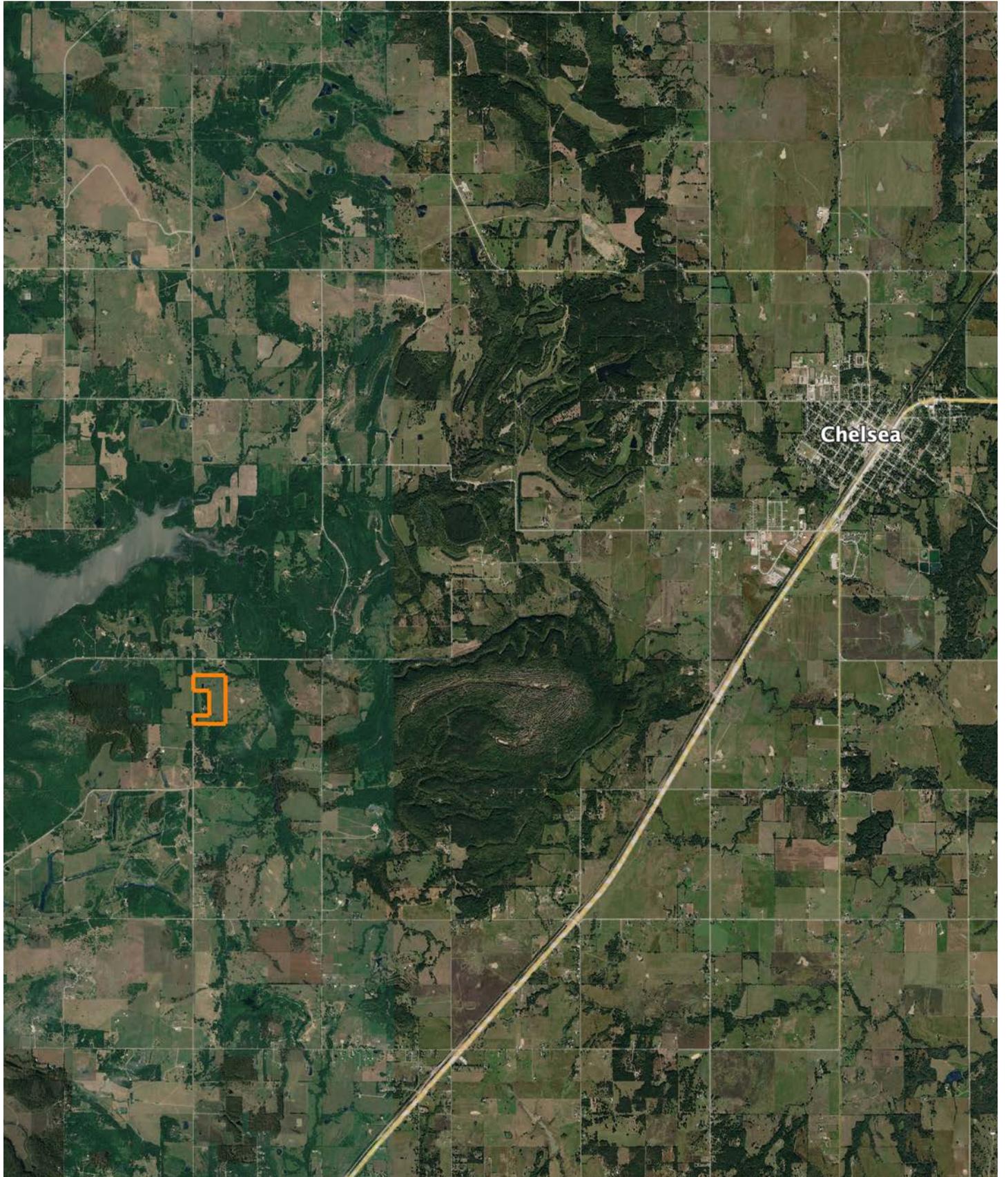
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
Bc	Bates-Collinsville complex, 3 to 8 percent slopes	30.93	69.1%		2.6ft. (Paralithic bedrock)	IVe	4778	55	52	46	
FoTE	Foyil and Talala soils, 0 to 12 percent slopes	11.15	24.9%		1.9ft. (Densic material)	Vle	0	37	33	32	
Rs	Hector-Endsaw complex, 20 to 35 percent slopes	1.13	2.5%		1.2ft. (Lithic bedrock)	Vlls	2550	8	7	3	
BdC2	Bates and Dennis soils, 3 to 5 percent slopes, eroded	1.10	2.5%		2.6ft. (Paralithic bedrock)	IVe	5150	61	59	47	
DeBD3	Dennis and Bucyrus soils, 2 to 8 percent slopes, severely eroded	0.46	1.0%		5.9ft. (Lithic bedrock)	Vle	0	61	59	47	
Weighted Average							4.59	3491.8	*n 49.5	*n 46.4	*n 41.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

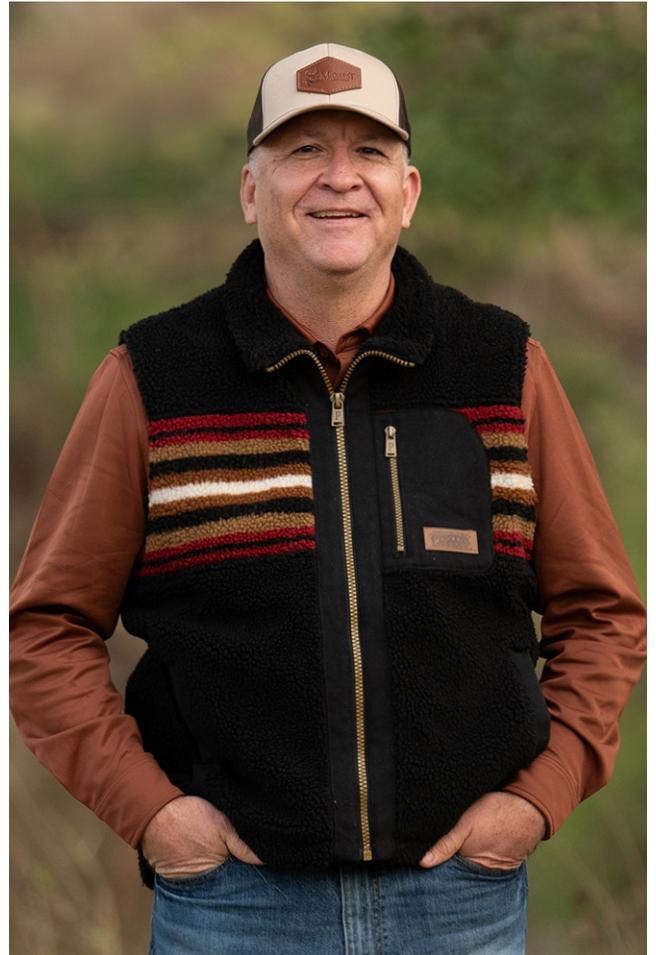
Soils data provided by USDA and NRCS.

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

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.