

MIDWEST LAND GROUP PRESENTS

36.59 ACRES IN

OTTAWA COUNTY OKLAHOMA



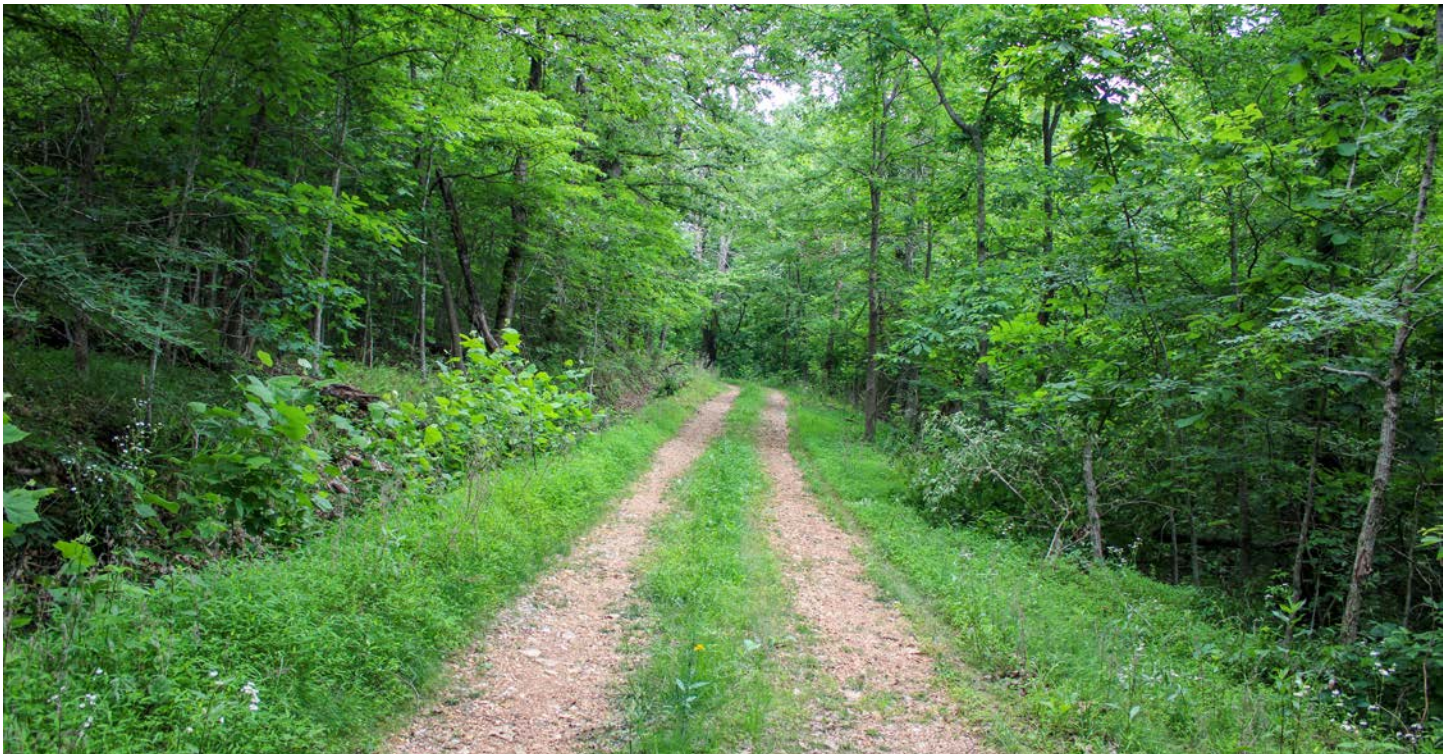
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

OTTAWA COUNTY, OKLAHOMA TIMBER TRACT WITH OVER 1/2 MILE OF GRAND LAKE FRONTAGE AND 185 FEET OF ELEVATION CHANGES

Midwest Land Group is honored to present this 36.59 +/- acre Grand Lake tract that offers the kind of diversity and recreational appeal that is becoming increasingly difficult to find in northeast Oklahoma. Located in the rolling hills of Ottawa County, this property offers a rare combination of recreation, investment potential, stunning natural beauty, and county-maintained blacktop frontage. The property features approximately 0.6 miles of Grand Lake frontage, mature hardwood timber, impressive 185-foot elevation changes, and an extensive trail system that provides access throughout the acreage.

Several outstanding build sites are positioned across the property, offering opportunities for lakeview cabins, a private residence, or a weekend retreat. The rolling terrain and dense hardwoods provide excellent cover for wildlife, making this property a fantastic hunting and recreation tract. Conveniently situated just 3 miles from Wyandotte, 10 miles from Seneca, Missouri, 20 miles from Miami, 30 miles from Joplin, Missouri, and 35 miles from Vinita, this property combines accessibility, natural beauty, and value with pricing offered below the recent appraisal value. Give Kevin Williams a call at (918) 559-8960 for more information.



PROPERTY FEATURES

COUNTY: **OTTAWA** | STATE: **OKLAHOMA** | ACRES: **36.59**

- Offered below the recent appraisal value
- Ottawa County, Oklahoma
- 0.6 miles of Grand Lake frontage
- 185 feet of elevation changes
- Outstanding trail system
- Multiple build sites
- Mature hardwoods
- Fantastic recreation and hunting opportunities
- County-maintained blacktop frontage
- 3 miles to Wyandotte, Oklahoma
- 10 miles to Seneca, Missouri
- 20 miles to Miami, Oklahoma
- 30 miles to Joplin, Missouri
- 35 miles to Vinita, Oklahoma

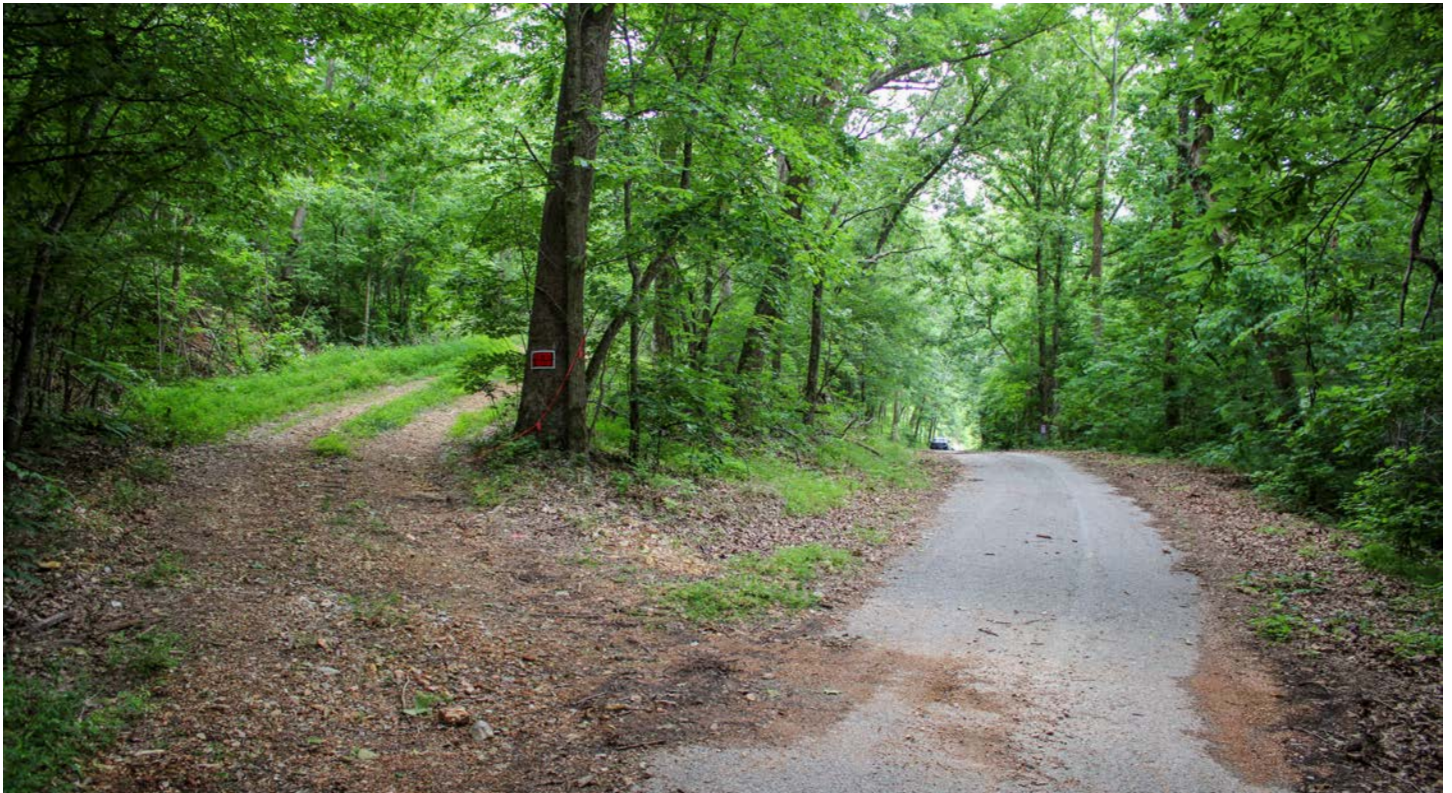


GRAND LAKE FRONTAGE

The property features approximately 0.6 miles of Grand Lake frontage, mature hardwood timber, impressive 185-foot elevation changes, and an extensive trail system that provides access throughout the acreage.



BLACKTOP FRONTAGE



HUNTING OPPORTUNITIES



MULTIPLE BUILD SITES



OUTSTANDING TRAIL SYSTEM



AERIAL MAP



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Boundary Center: 36° 45' 10.5, -94° 42' 40.14

0ft 550ft 1100ft



Maps Provided By:



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10-26N-24E
Ottawa County
Oklahoma



5/26/2026

Field borders provided by Farm Service Agency as of 5/21/2008.

TOPOGRAPHY MAP



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 743.1

Max: 928.1

Range: 185.0

Average: 840.7

Standard Deviation: 50.16 ft

0ft 365ft 730ft

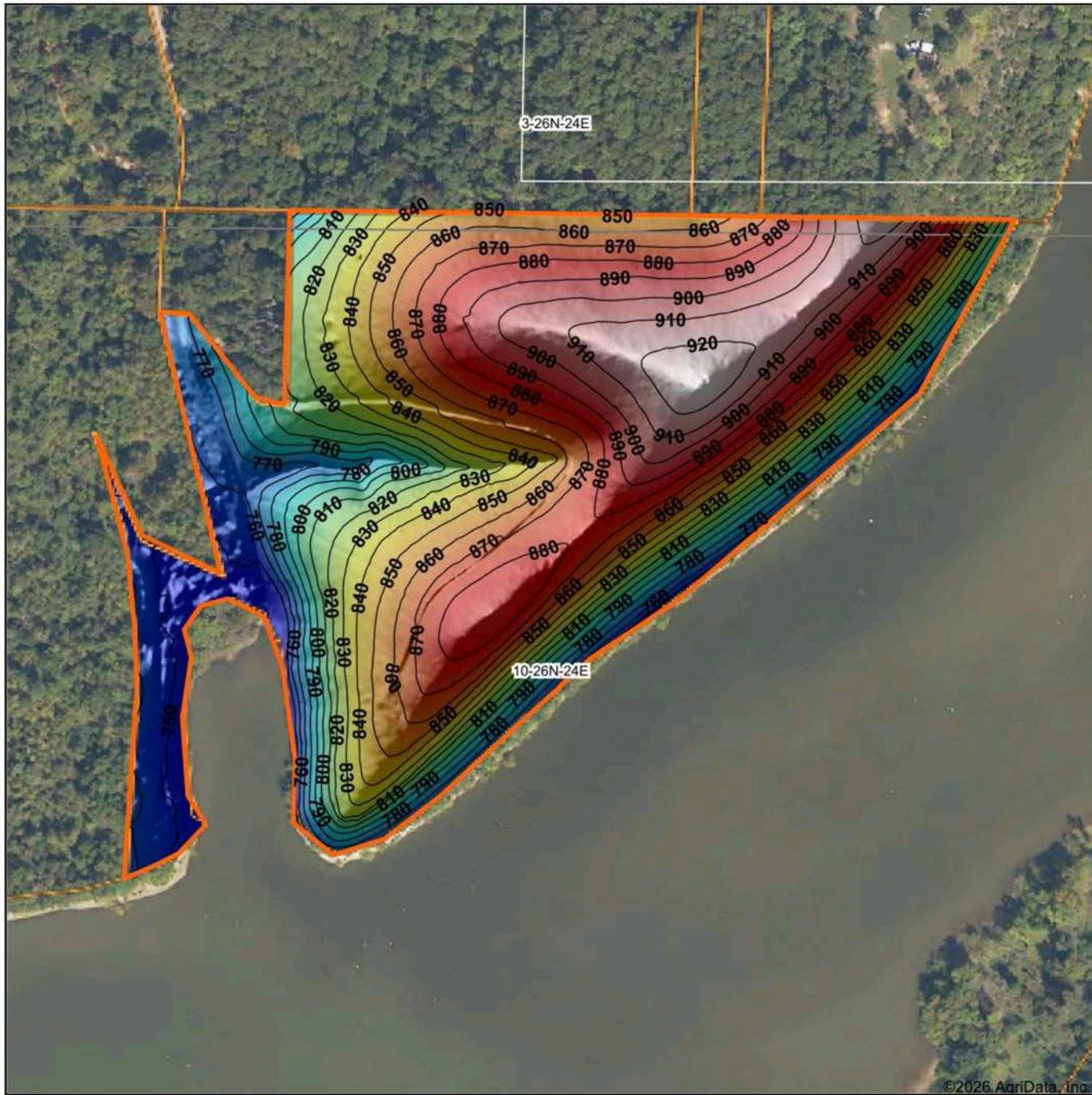


5/26/2026

10-26N-24E
Ottawa County
Oklahoma

Boundary Center: 36° 45' 10.5, -94° 42' 40.14

HILLSHADE MAP



Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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Field borders provided by Farm Service Agency as of 5/21/2008.

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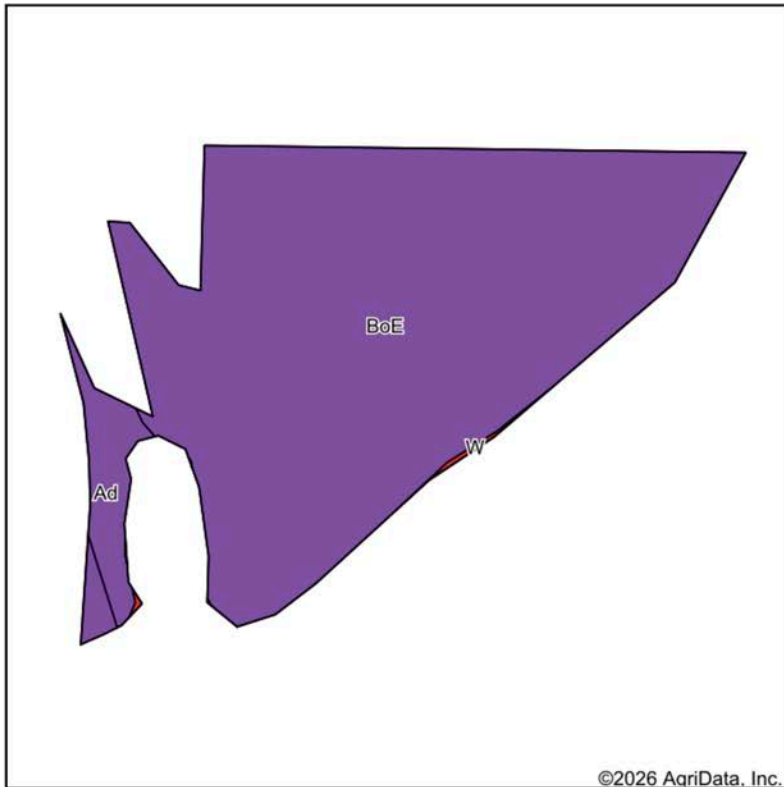


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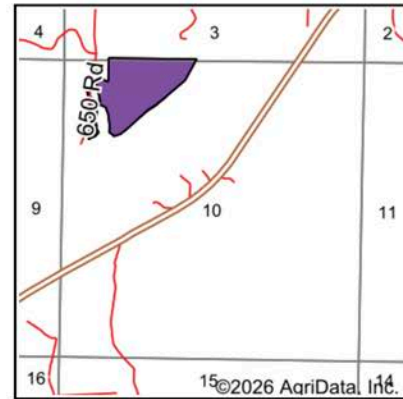
10-26N-24E
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Boundary Center: 36° 45' 10.5, -94° 42' 40.14

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Ottawa**
 Location: **10-26N-24E**
 Township: **Wyandotte**
 Acres: **34.68**
 Date: **5/26/2026**



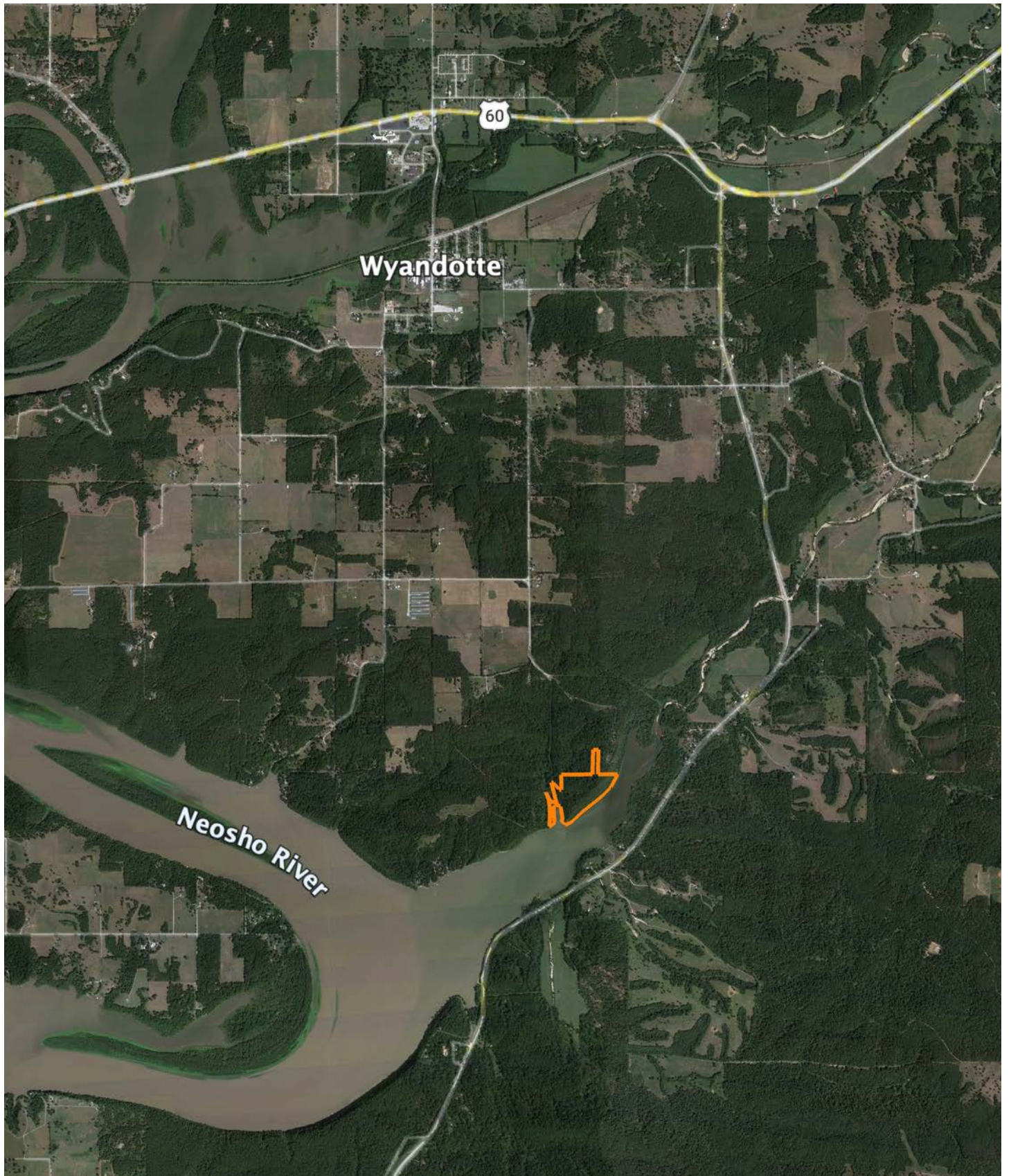
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Area Symbol: OK115, Soil Area Version: 20										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
BoE	Clarksville stony silt loam, 12 to 50 percent slopes	32.82	94.7%		> 6.5ft.	Vllc	0	10	10	4
Ad	Osage-Verdigris complex, 0 to 1 percent slopes, frequently flooded	1.75	5.0%		> 6.5ft.	Vw	6950	44	36	28
W	Water	0.11	0.3%		> 6.5ft.	VIII	0			
Weighted Average						6.90	350.7	*n 11.7	*n 11.3	*n 5.2

*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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MidwestLandGroup.com

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