

MIDWEST LAND GROUP PRESENTS

37 ACRES IN

MAYES COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

37 +/- ACRE TIMBER TRACT WITH QUICK ACCESS TO GRAND LAKE

Discover the potential of this versatile 37 +/- acre tract located in Mayes County, Oklahoma, just west of Langley. Featuring valuable Highway 28 frontage and utilities available nearby, this property offers an outstanding opportunity for residential, recreational, or commercial development. Mature timber provides privacy and natural beauty, while a small pond enhances

the property's appeal. With partial perimeter fencing already in place and Grand Lake just minutes away, this tract combines convenience, accessibility, and endless possibilities. Whether you're looking to build, invest, or establish a business location, this property deserves a closer look. 2025 taxes were \$54.00. Give Kevin Williams a call at (918) 559-8960 for more information.

PROPERTY FEATURES

COUNTY: **MAYES** | STATE: **OKLAHOMA** | ACRES: **37**

- Highway 28 frontage
- Minutes to Grand Lake
- Utilities available
- Small pond
- Mature timber
- Partial perimeter fencing
- Building, recreational, and commercial possibilities
- 2025 taxes: \$54.00



VERSATILE DEVELOPMENT POTENTIAL

Featuring valuable Highway 28 frontage and utilities available nearby, this property offers an outstanding opportunity for residential, recreational, or commercial development.



MINUTES TO GRAND LAKE



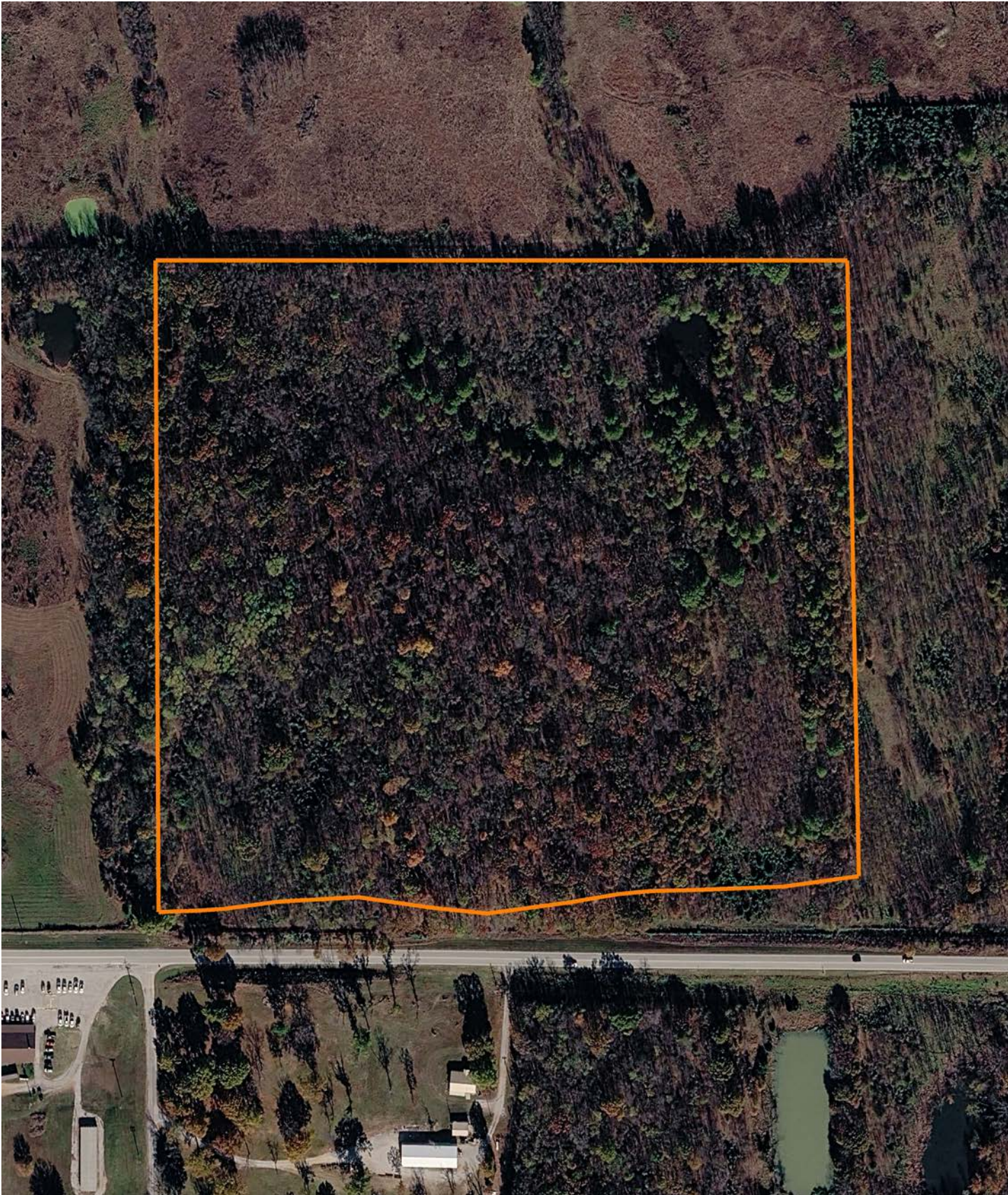
SMALL POND



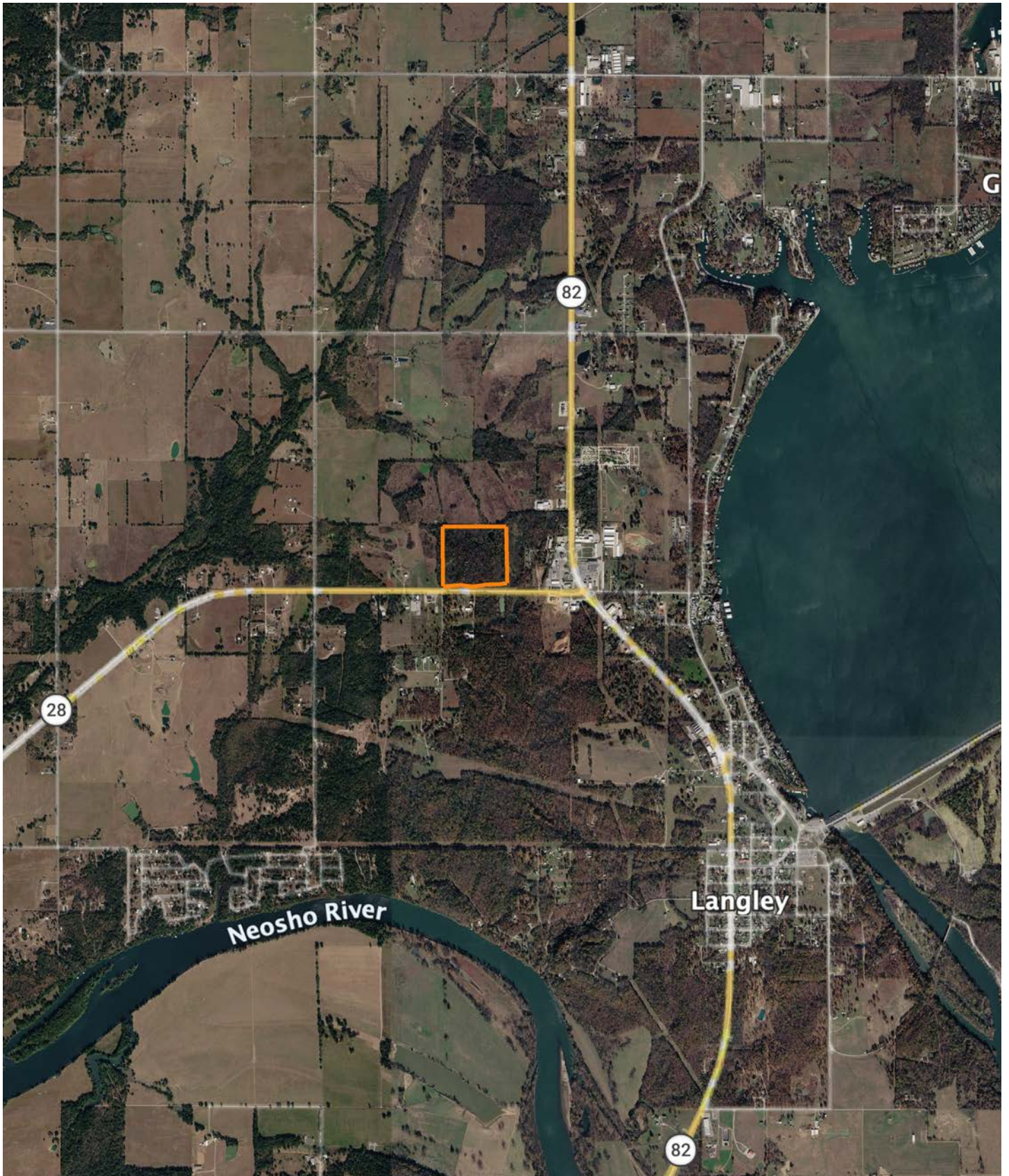
MATURE TIMBER



AERIAL MAP



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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