

MIDWEST LAND GROUP PRESENTS

68 ACRES IN

DELAWARE COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

68 +/- ACRES OF MATURE TIMBER WITH EXCEPTIONAL WHITETAIL GENETICS

If you're looking for a premier hunting farm in Northeast Oklahoma, this exceptional 68 +/- acre Delaware County tract deserves a close look. Located approximately 8.5 miles southeast of Grove and Grand Lake O' the Cherokees, this farm offers a rare combination of mature timber, live water, privacy, and outstanding whitetail genetics. The farm is 100% mature timber and has been carefully maintained in its natural state, creating an ideal sanctuary for wildlife. The genetics found within the boundaries of this farm are second to none, and has held and produced some incredible whitetail deer that would rival those found in renowned hunting destinations such as Kansas and Missouri.

Cave Springs Branch traverses the southern third of the farm, providing live water and an important wildlife

resource. A trail leads to an approximately 1 +/- acre food plot, with little else disturbing the natural character of the farm. An old homesite is located in the northwest corner, and utilities are available, offering the potential for a hunting camp, future homesite, or weekend retreat. This farm offers an outstanding opportunity for the serious outdoorsman, hunter, or buyer looking for a secluded recreational retreat. With county road frontage, 117 feet of topographic change, mature timber, live water, utilities, and an exceptional location just 10 minutes from Grove and Grand Lake, one hour from Joplin, Missouri, and one hour from Bentonville, Arkansas, this farm offers an outstanding opportunity for the serious outdoorsman, hunter, or buyer looking for a secluded recreational retreat. Give Kevin Williams a call at (918) 559-8960 to schedule your personal viewing.

PROPERTY FEATURES

COUNTY: **DELAWARE** | STATE: **OKLAHOMA** | ACRES: **68**

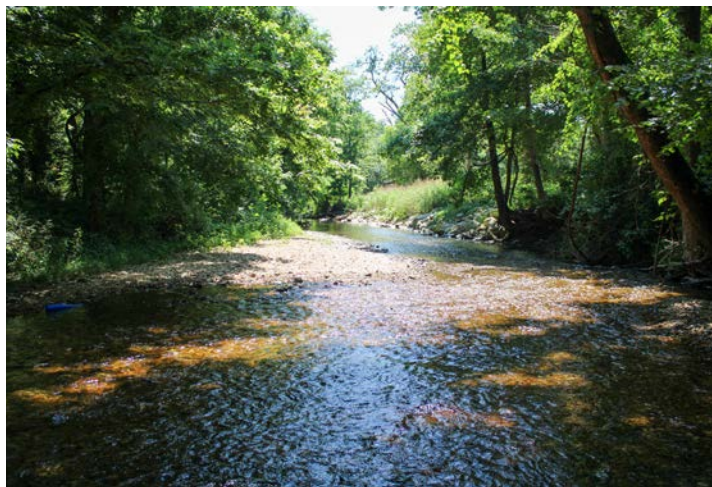
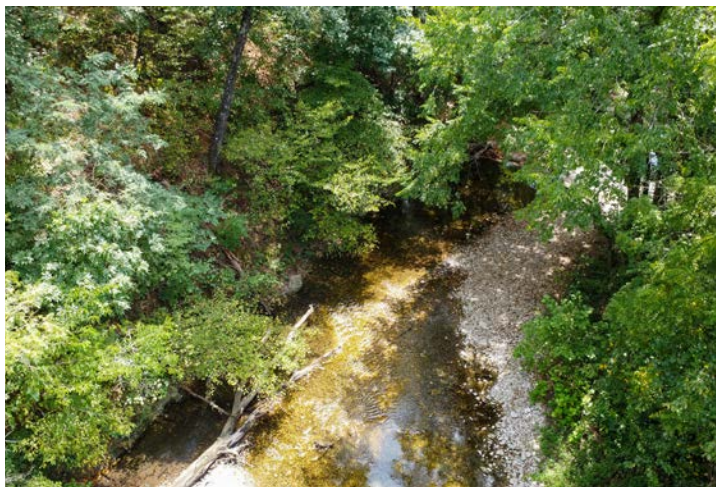
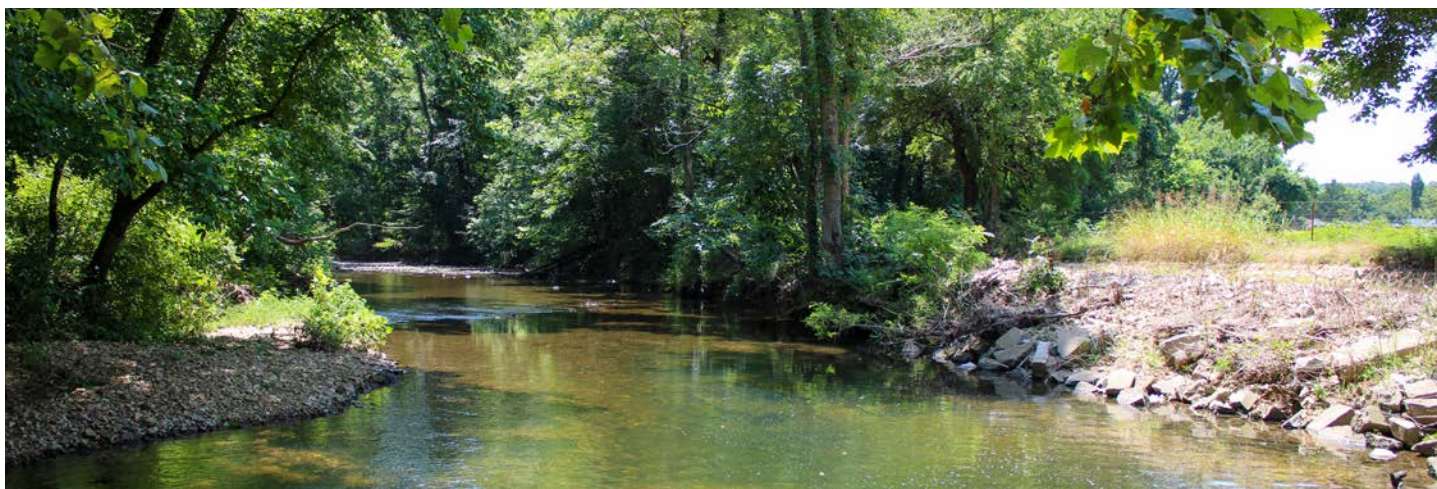
- Cave Springs Branch frontage (live water)
- 100% mature timber
- Utilities available
- County road frontage
- 117 feet of topography change
- 10 minutes to Grove and Grand Lake O' the Cherokees
- 1 hour to Joplin, Missouri
- 1 hour to Bentonville, Arkansas
- 2025 taxes: \$56.00



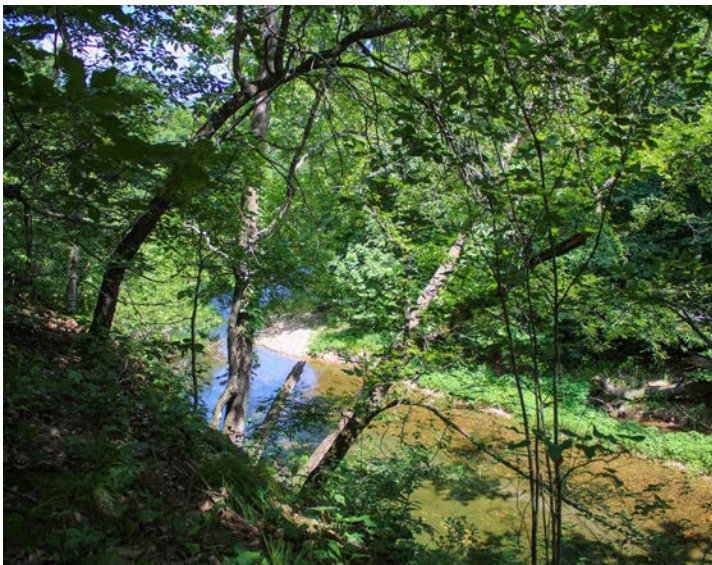
100% MATURE TIMBER



CAVE SPRINGS BRANCH FRONTAGE



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 10.0
Min: 815.7
Max: 932.4
Range: 116.7
Average: 884.4
Standard Deviation: 33.99 ft

0ft 455ft 911ft

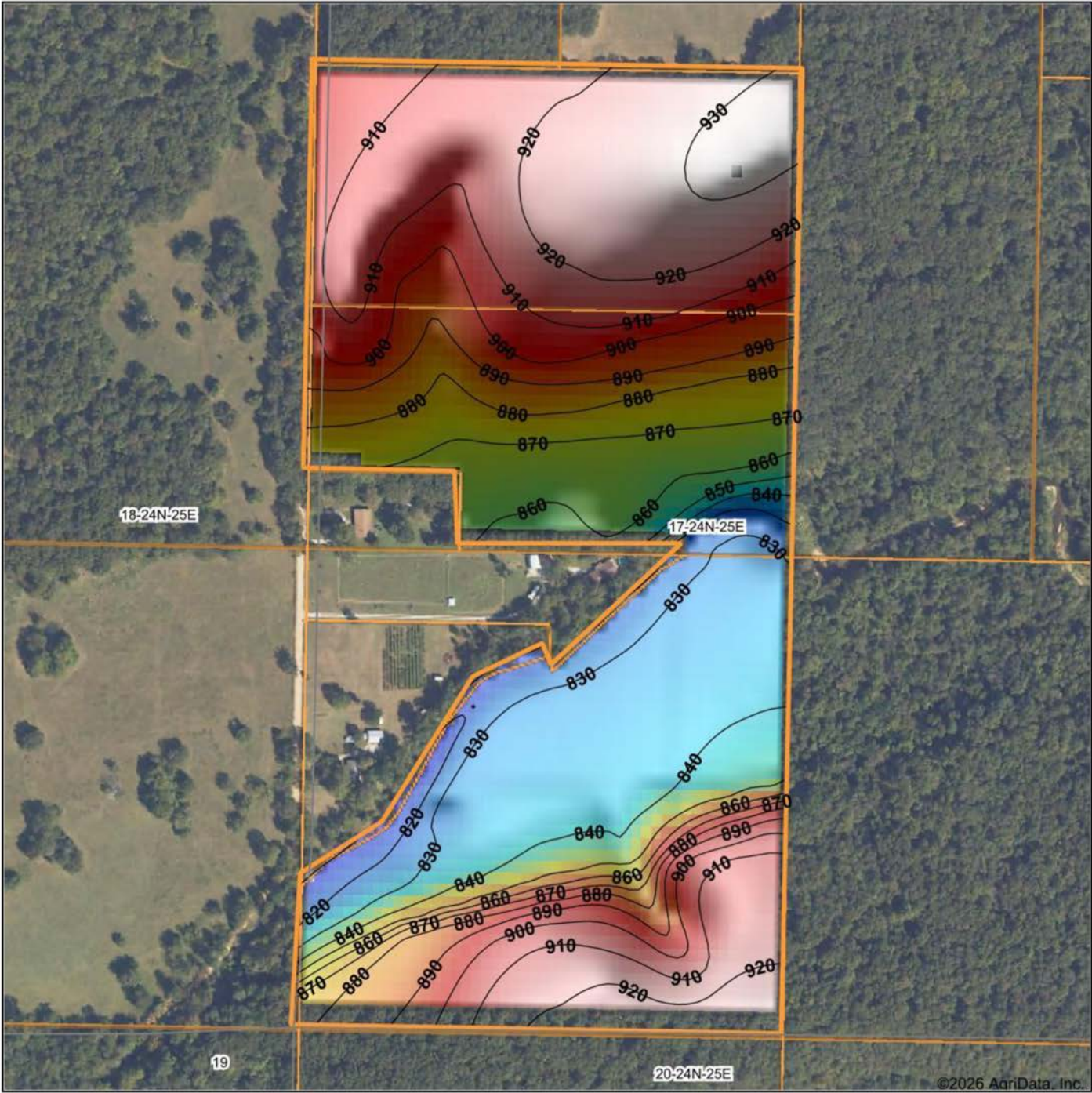


7/9/2026

17-24N-25E
Delaware County
Oklahoma

Boundary Center: 36° 33' 28.53, -94° 39' 48.14

HILLSHADE MAP



Low Elevation High



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

Source: USGS 10 meter dem
Interval(ft): 10
Min: 815.7
Max: 932.4
Range: 116.7
Average: 884.4
Standard Deviation: 33.99 ft

0ft 425ft 850ft

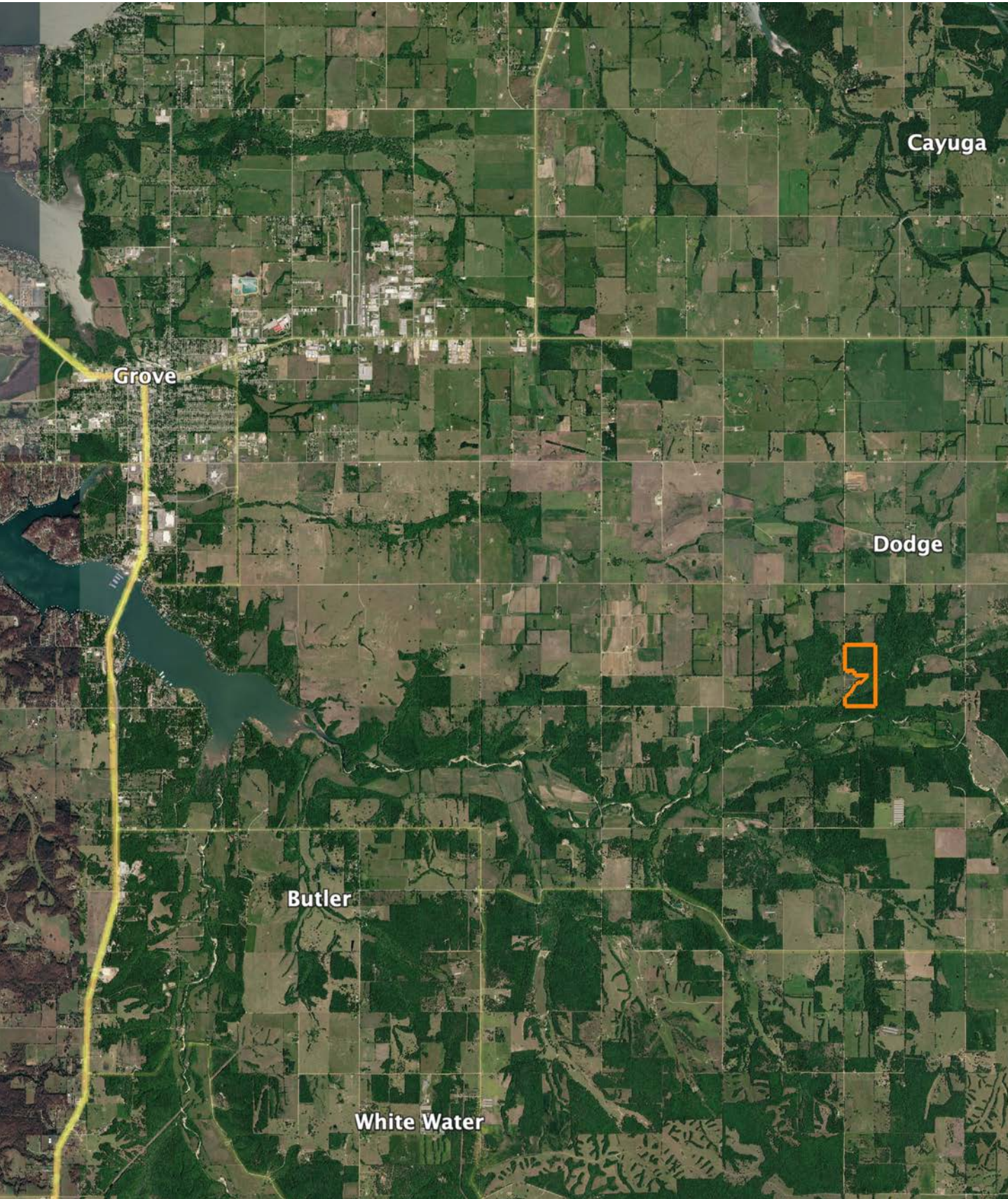


7/9/2026

17-24N-25E
Delaware County
Oklahoma

Boundary Center: 36° 33' 28.53, -94° 39' 48.14

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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