

MIDWEST LAND GROUP PRESENTS

7.5 ACRES IN

# MAYES COUNTY OKLAHOMA



[MidwestLandGroup.com](http://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# HOBBY FARM WITH BUILD SITE, BLACKTOP FRONTAGE, AND ACCESSIBLE UTILITIES

---

Location and accessibility make this 7.5 +/- acre surveyed tract an excellent opportunity in Mayes County. Situated approximately 5 miles west of Pryor and less than 1/2 mile south of Highway 20, the property features blacktop frontage and utilities available. Enjoy the convenience of being just 12 miles from Claremore,

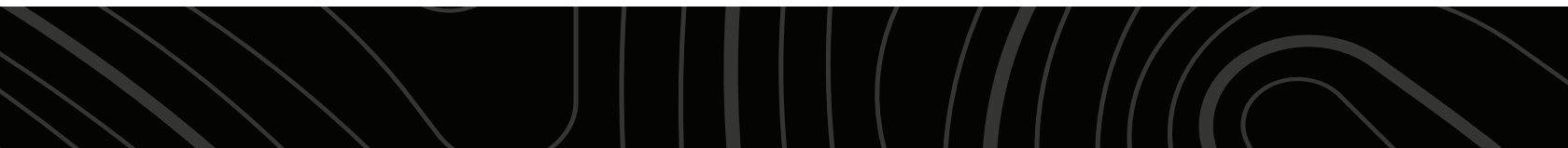
27 miles from Owasso, and approximately 10 miles from the Google Data Center. With a desirable location near major highways and growing communities, this property offers an excellent opportunity for a homesite, hobby farm, or future investment. Give Kevin Williams a call at (918) 559-8960 for more details.

## PROPERTY FEATURES

COUNTY: **MAYES** | STATE: **OKLAHOMA** | ACRES: **7.5**

---

- 7.5 +/- surveyed acres
- Blacktop frontage
- Utilities available
- 5 miles west of Pryor, Oklahoma
- Less than 1/2 miles south of Highway 20
- 12 miles east of Claremore, Oklahoma
- 27 miles to Owasso
- 10 miles to Google Data Center
- Pryor Public Schools





# BLACKTOP FRONTAGE

---



# HOMESITE

---





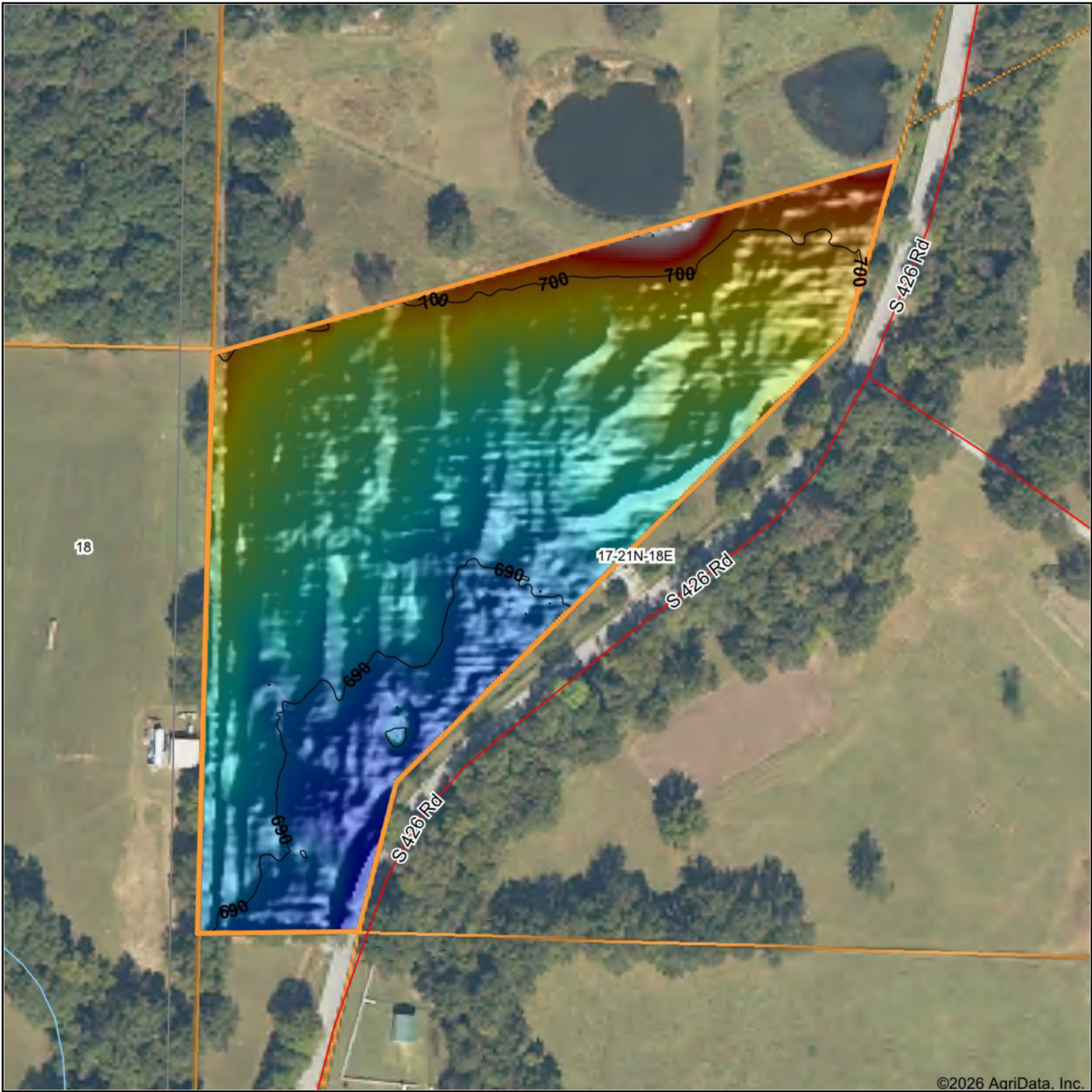
# DESIRABLE LOCATION

---





# HILLSHADE MAP

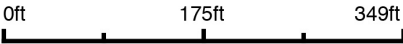


Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 1 meter dem  
Interval(ft): 10  
Min: 686.7  
Max: 709.2  
Range: 22.5  
Average: 693.9  
Standard Deviation: 3.87 ft



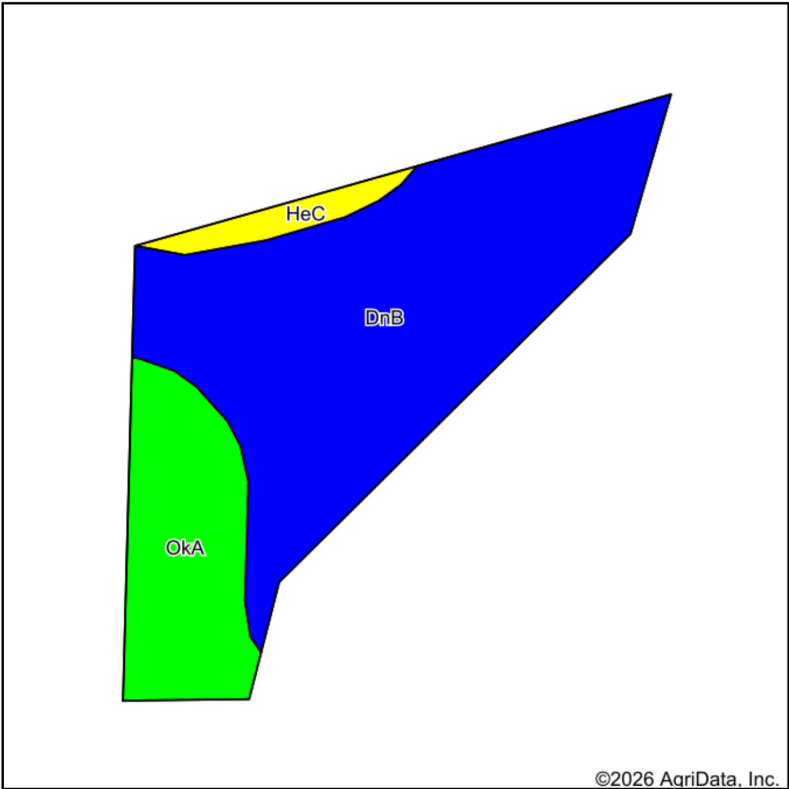
7/23/2026

**17-21N-18E**  
**Mayes County**  
**Oklahoma**

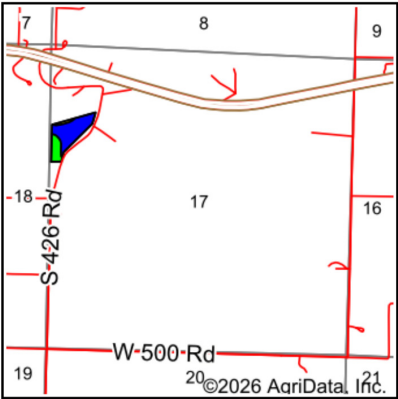
Boundary Center: 36° 18' 11.41, -95° 24' 58.84



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**  
County: **Mayes**  
Location: **17-21N-18E**  
Township: **Pryor Creek**  
Acres: **7.57**  
Date: **7/23/2026**



Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com



Area Symbol: OK097, Soil Area Version: 19

| 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             | 5.48  | 72.4%            |                      | > 6.5ft.                | Ile              | 4838                           | 79               | 78            | 64                |
| OkA              | Okemah silt loam, 0 to 1 percent slopes             | 1.77  | 23.4%            |                      | > 6.5ft.                | Iw               | 5034                           | 74               | 73            | 69                |
| HeC              | Hector-Enders-Linker complex, 1 to 5 percent slopes | 0.32  | 4.2%             |                      | 1.2ft. (Lithic bedrock) | IVe              | 2588                           | 39               | 35            | 26                |
| Weighted Average |                                                     |       |                  |                      |                         | 1.85             | 4788.7                         | *n 76.1          | *n 75         | *n 63.6           |

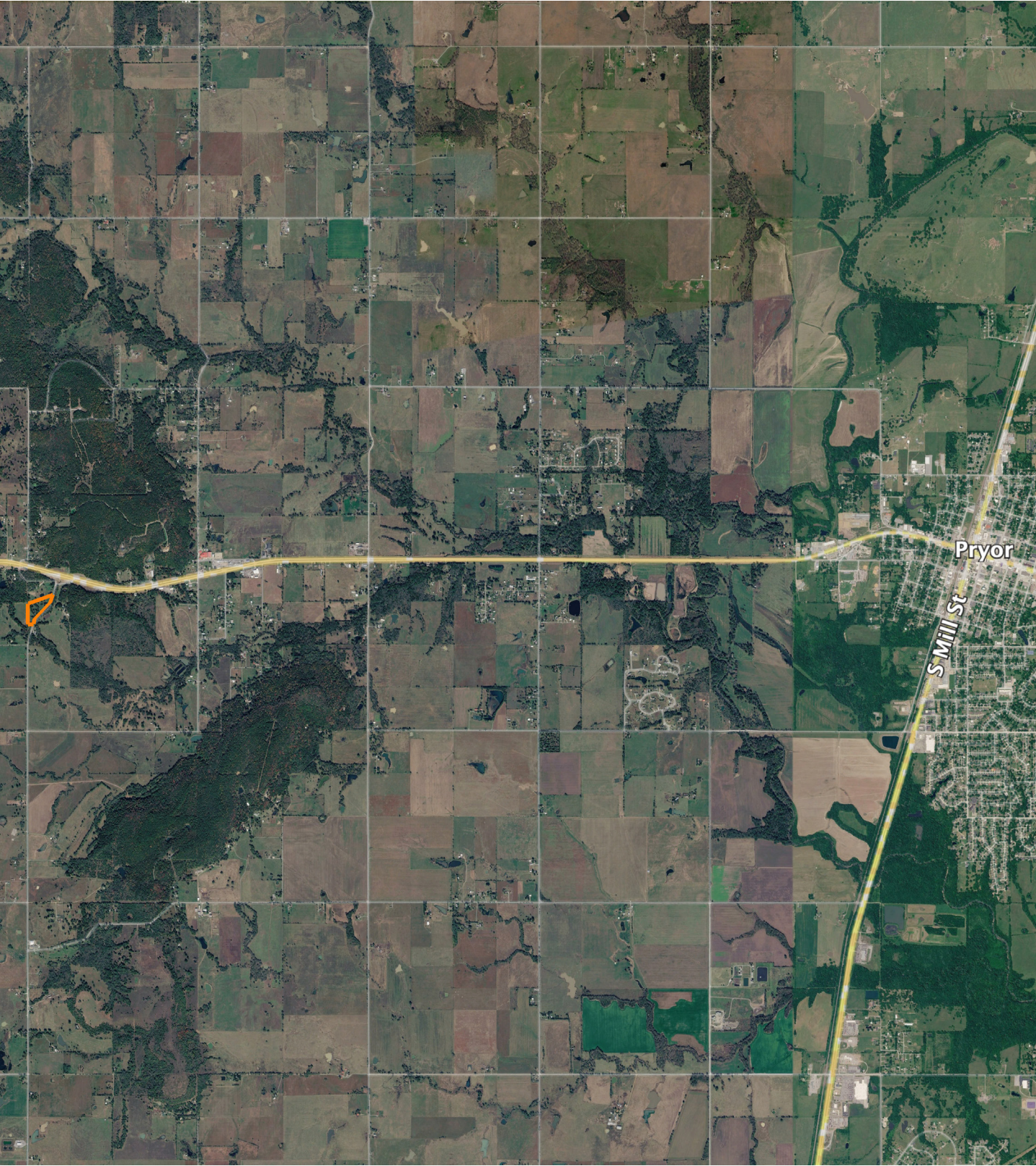
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# MAYES 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](mailto: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, North Dakota, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.