

MIDWEST LAND GROUP PRESENTS

115 ACRES IN

NOWATA COUNTY OKLAHOMA



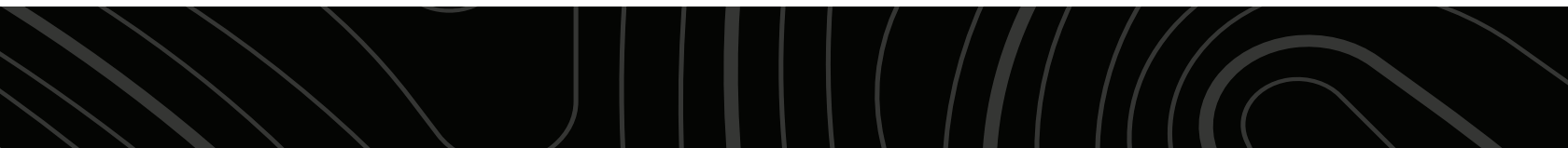
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

115 +/- ACRE FARM WITH HIGHWAY FRONTAGE AND POSSIBLE RETURN ON INVESTMENT

This impressive 115 +/- acre multi-use farm is located in northern Nowata County east of the community of Lenapah and less than 20 minutes south of the Kansas state line. This farm has unbelievable potential in a tract this size. Highway 10 and County road frontage, with utilities available, will allow the new owners the opportunity for gorgeous building locations in the northwestern portion of the farm, overlooking a small pond, a 1-acre pond, and approximately 56 acres of bermuda pasture that can be utilized for cattle, horses, or hay production. As you approach the southern portion of the farm, you will find yourself surrounded by mature pecans (300-500), oaks, hickory, walnut, and a multitude of other hardwoods. The dense stand of hardwoods, along with 2,640 feet of Big Creek that traverses throughout the 59 +/- acres, will provide you with an incredible opportunity to harvest

multiple species of wildlife for years to come. If you are an avid outdoorsman/hunter, make your way to the eastern and southern portions of the farm, and it will not take long for you to realize that these areas are set up for some of the most incredible hunting opportunities that you will find in northern Nowata County. The park-like setting around the 1-acre pond will provide a fantastic location to set up deer camp with family and friends for many years of cherished memories. Approximately 500 yards to the east of the farm, you will find approximately 360 acres planted in soybeans that will provide the deer on the farm an incredible food source. Mineral rights will convey with the property. A portion of the farm is located in the 100-year floodplain. Give Kevin Williams a call at (918) 559-8960 to view this Nowata County farm.



PROPERTY FEATURES

COUNTY: **NOWATA** | STATE: **OKLAHOMA** | ACRES: **115**

- 85 feet of elevation change
- Highway 10 frontage and County road frontage
- Possible build sites
- Partial barbed wire fencing on north, south, and west
- 56 +/- acre pasture
- 59 +/- acres of mature oaks, hickory, and walnut
- Approximately 300-500 mature pecan trees
- Mineral rights to convey
- Carport
- Storage building
- 3 ponds
- 1-acre pond
- Creek throughout timber (2,640 feet)
- Partially located in 100-year floodplain
- 1.5 miles east of Highway 169
- Oklahoma Union School District
- 20 minutes to Kansas state line
- 1 hour to Tulsa



POSSIBLE BUILD SITES

Highway 10 and County road frontage, with utilities available, will allow the new owners the opportunity for gorgeous building locations in the northwestern portion of the farm.



56 +/- ACRES OF PASTURE

There are approximately 56 acres of bermuda pasture that can be utilized for cattle, horses, or hay production.



HIGHWAY FRONTAGE

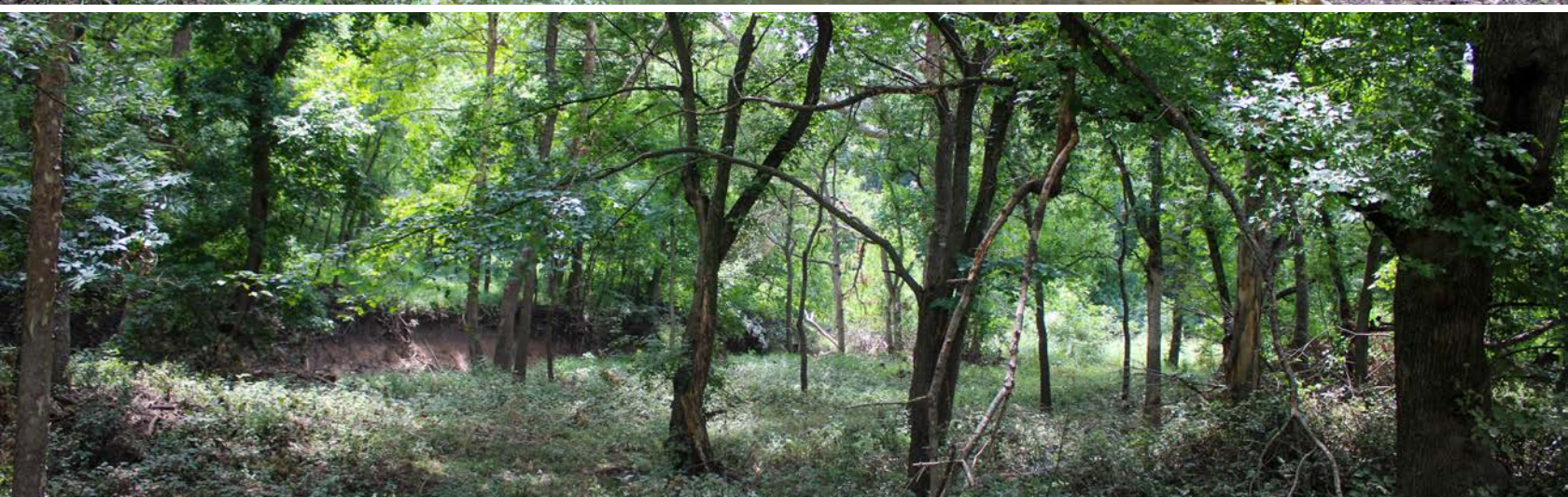
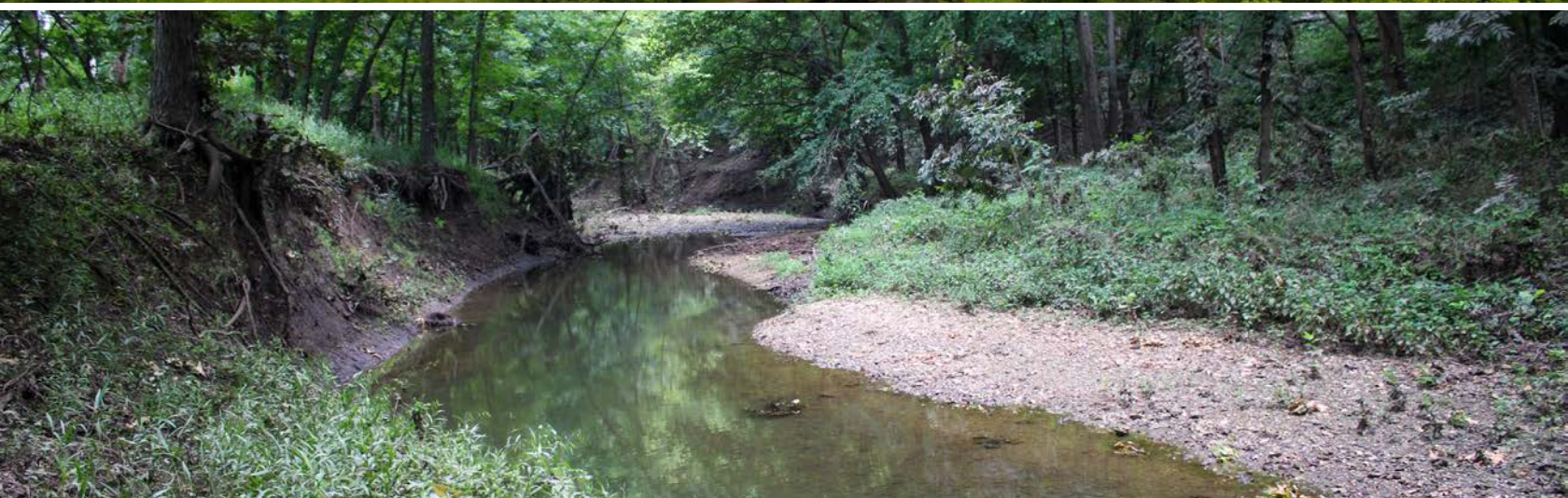


3 PONDS

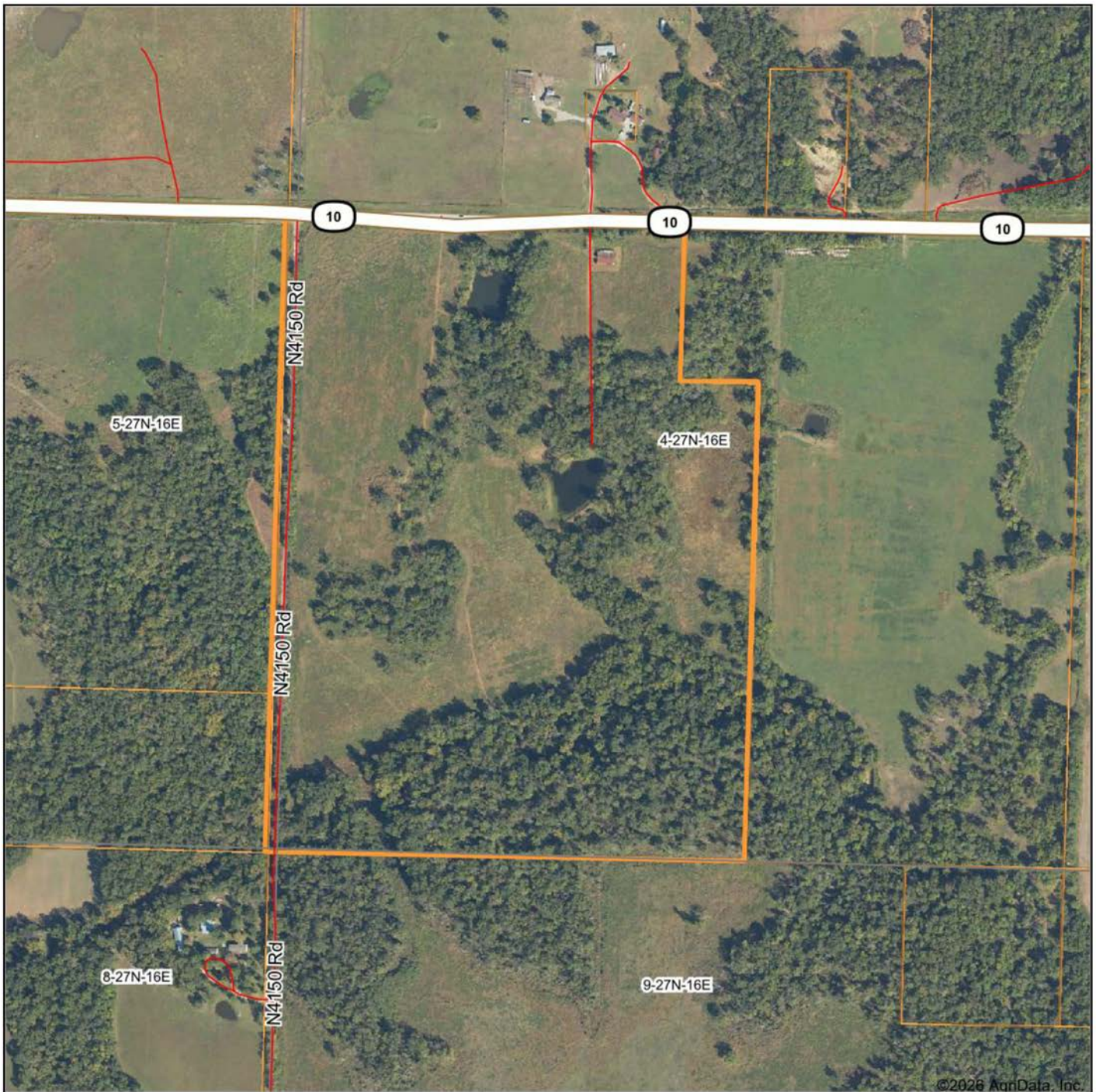


59 +/- ACRES OF MATURE TIMBER

The dense stand of hardwoods, along with 2,640 feet of Big Creek that traverses throughout the 59 +/- acres, will provide you with an incredible opportunity to harvest multiple species of wildlife for years to come.



AERIAL MAP



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Boundary Center: 36° 50' 51.42, -95° 36' 30.46

0ft 646ft 1291ft

4-27N-16E
Nowata County
Oklahoma



7/15/2026

TOPOGRAPHY MAP



Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 10.0
Min: 663.3
Max: 747.8
Range: 84.5
Average: 705.1
Standard Deviation: 26.38 ft

0ft 453ft 906ft

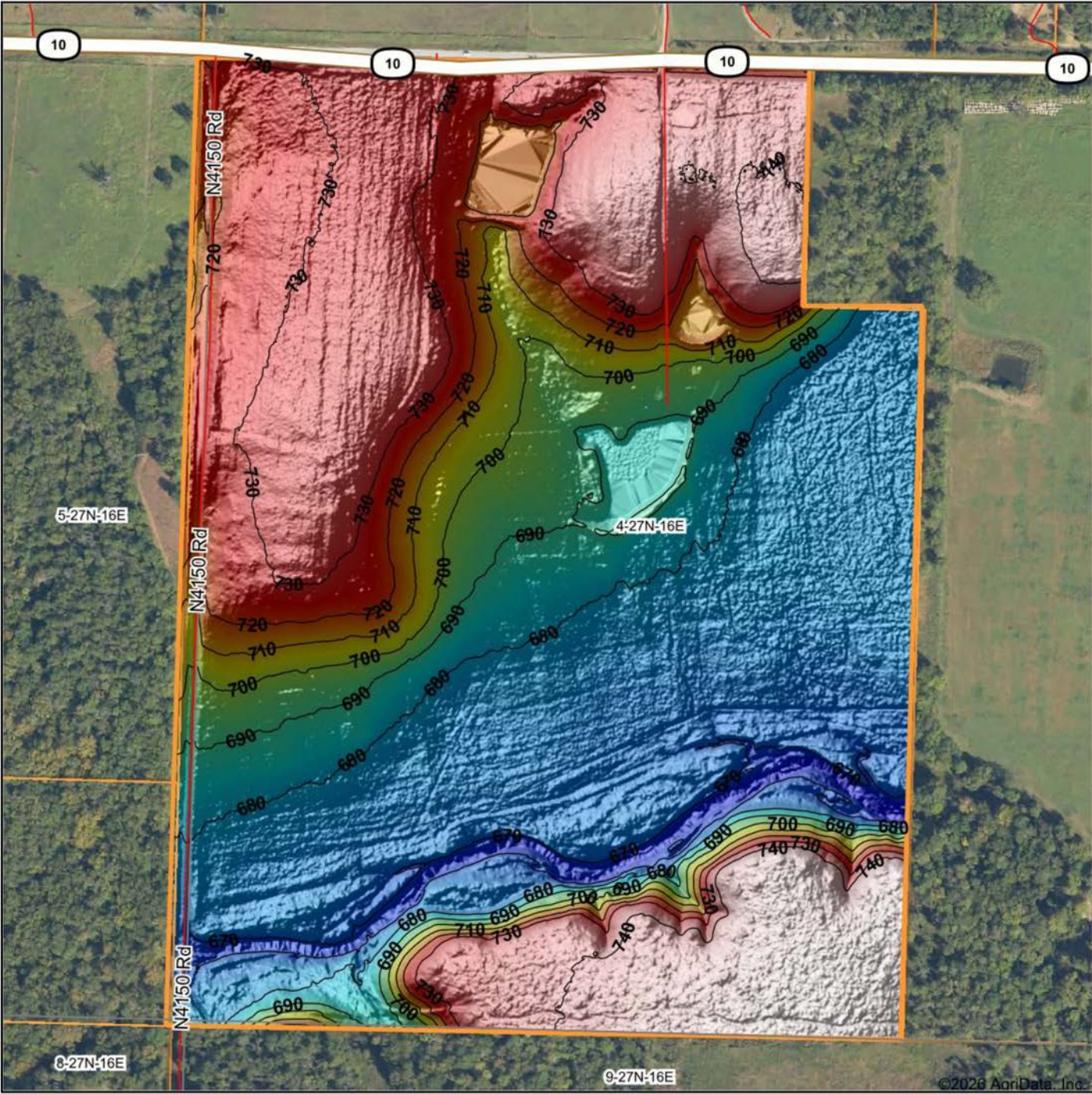


7/15/2026

4-27N-16E
Nowata County
Oklahoma

Boundary Center: 36° 50' 51.42, -95° 36' 30.46

HILLSHADE MAP



Maps Provided By



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CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem
Interval(ft): 10
Min: 663.3
Max: 747.8
Range: 84.5
Average: 705.1
Standard Deviation: 26.38 ft

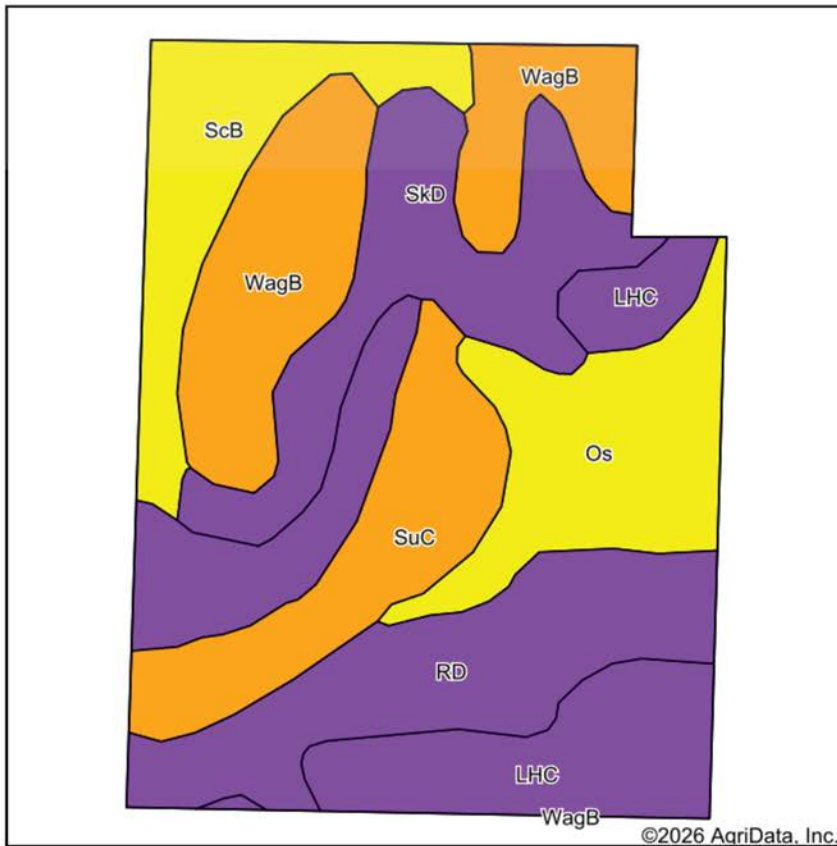


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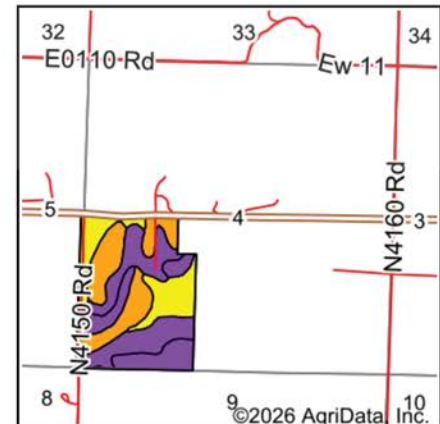
4-27N-16E
Nowata County
Oklahoma

Boundary Center: 36° 50' 51.42, -95° 36' 30.46

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Nowata**
 Location: **4-27N-16E**
 Township: **Lenapah-Delaware**
 Acres: **115.72**
 Date: **7/15/2026**



Maps Provided By:

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 CUSTOMIZED ONLINE MAPPING
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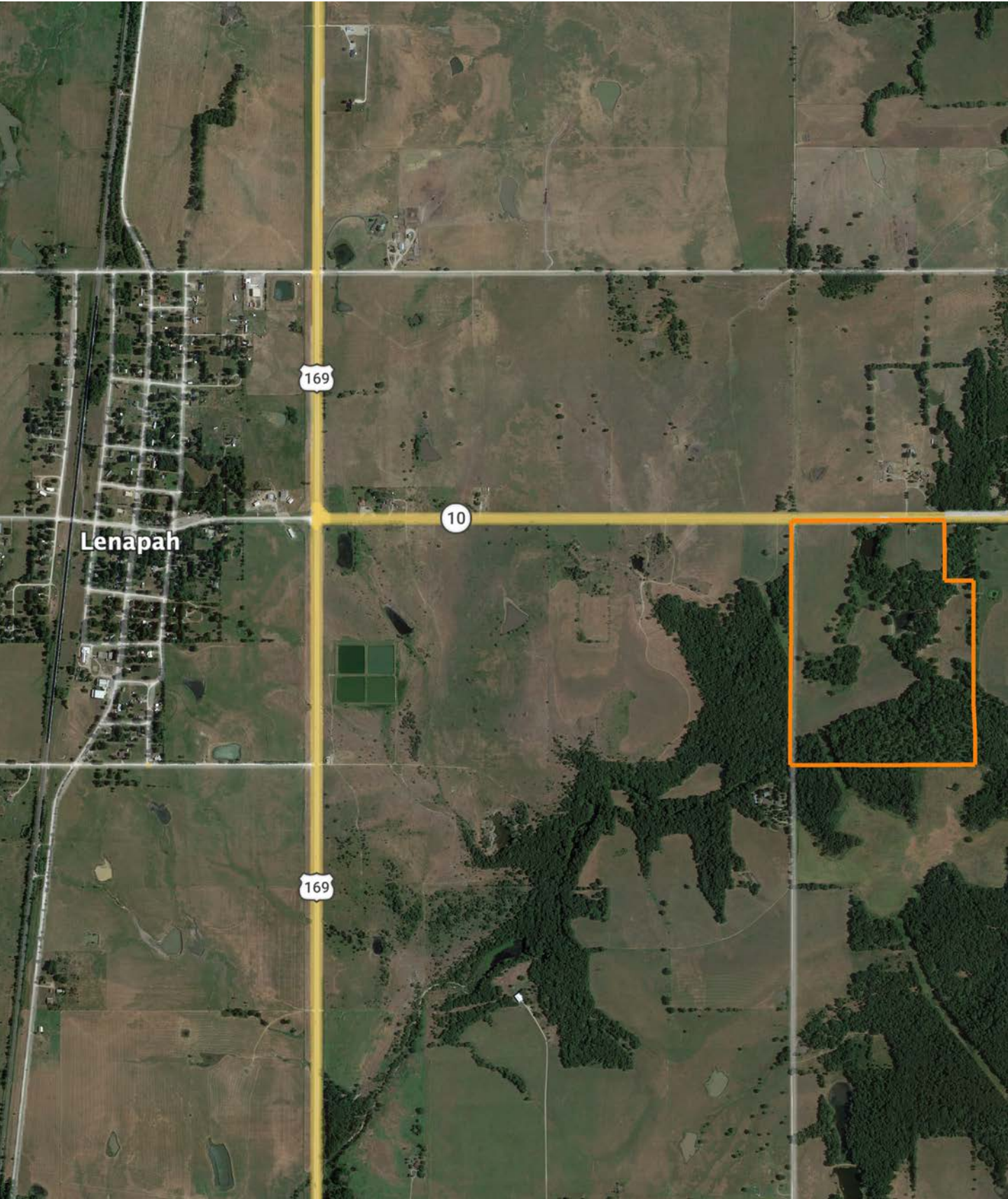
Area Symbol: OK105, Soil Area Version: 23

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
LHC	Liberal-Hector association, 5 to 20 percent slopes	22.91	19.7%		3.7ft. (Paralithic bedrock)	Vle	4031	40	28	30
WagB	Wagstaff silty clay loam, 1 to 3 percent slopes	19.18	16.6%		2.5ft. (Lithic bedrock)	IIle	4968	52	51	43
RD	Radley silt loam, 0 to 1 percent slopes, frequently flooded	17.58	15.2%		> 6.5ft.	Vw	8000	61	57	59
SkD	Shidler-Kiti-Rock outcrop complex, 1 to 8 percent slopes	16.47	14.2%		1.2ft. (Lithic bedrock)	Vlls	1813	27	27	21
Os	Osage clay, 0 to 1 percent slopes, occasionally flooded	14.54	12.6%		> 6.5ft.	IVw	6396	48	38	48
SuC	Summit silty clay loam, 3 to 5 percent slopes	13.14	11.4%		> 6.5ft.	IIle	5165	60	53	59
ScB	Shidler-Claremore complex, 1 to 3 percent slopes	11.90	10.3%		1.2ft. (Lithic bedrock)	IVs	2955	38	34	27
Weighted Average						4.70	4788.9	*n 46.4	*n 40.8	*n 40.5

*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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