

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

OKFUSKEE COUNTY OKLAHOMA



359191 EAST 970 ROAD, PADEN, OK 74680

MIDWEST LAND GROUP IS HONORED TO PRESENT

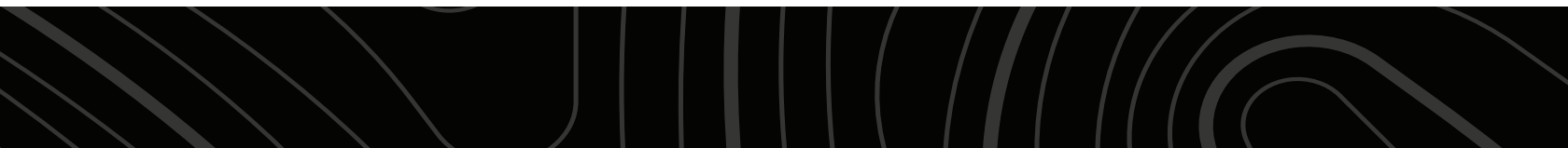
OKFUSKEE COUNTY, OKLAHOMA FARM WITH HOME AND IMPROVEMENTS

A rare opportunity to own a well-appointed 40 +/- acre farm in Okfuskee County, Oklahoma, offering a comfortable home, excellent livestock facilities, water resources, and beautiful rolling terrain. The 2,868 square foot residence features 4 bedrooms and 3 bathrooms, plus a studio attached to the two-car garage, a convenient mudroom, and a layout well suited for country living.

The farm is fenced and cross-fenced with a combination of hog wire and barbed wire fencing, providing excellent functionality for livestock and recreational use. A 3/4-acre spring-fed pond adds both beauty and utility to the farm, while a private well provides an additional water source. The farm also features a storm cellar and

impressive livestock infrastructure, including a 150' x 12' lean-to with 15 stalls and an additional five-stall lean-to.

With rolling topography, abundant improvements, and 40 +/- acres to enjoy, this farm offers an exceptional combination of country living, livestock potential, and recreational opportunities. Located approximately 13 miles from Stroud, 38 miles from Shawnee, 65 miles from Tulsa, and 70 miles from Oklahoma City. Whether you're looking for a small livestock operation, hobby farm, country residence, or acreage where you can spread out, this farm offers a tremendous combination of improvements and usable land. Call Kevin Williams at (918) 559-8960 for more information.



PROPERTY FEATURES

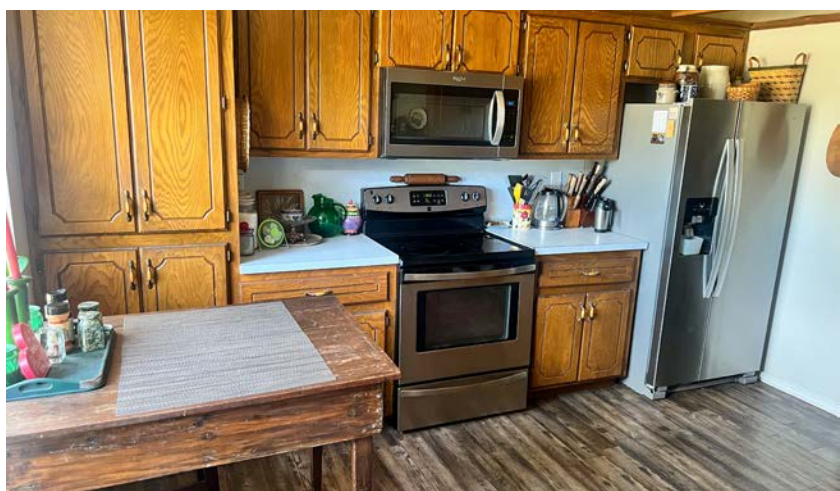
COUNTY: **OKFUSKEE** | STATE: **OKLAHOMA** | ACRES: **40**

- 2,868 square feet
- 4 bed, 3 bath
- Studio attached to garage
- 2-car garage
- Mudroom
- Well
- Fenced and cross-fenced
- Hog wire and barbed wire fencing
- Storm cellar
- 150'x12' lean-to with 15 stalls
- Additional 5-stall lean-to
- Rolling topography
- 3/4 acre spring-fed pond
- County-maintained road frontage on the north and west
- 13 miles to Stroud
- 38 miles to Shawnee
- 65 miles to Tulsa
- 70 miles to Oklahoma City



4 BED, 3 BATH HOME

The 2,868 square foot residence features 4 bedrooms and 3 bathrooms, plus a studio attached to the two-car garage, a convenient mudroom, and a layout well suited for country living.



3/4 ACRE SPRING-FED POND



ROLLING TOPOGRAPHY



LEAN-TO WITH STALLS

The farm also features a storm cellar and impressive livestock infrastructure, including a 150' x 12' lean-to with 15 stalls and an additional five-stall lean-to.



AERIAL MAP



Boundary Center: 35° 36' 29.34, -96° 36' 12.83

0ft 652ft 1305ft



Maps Provided By:



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18-13N-7E
Okfuskee County
Oklahoma



8/26/2026

TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 798.6

Max: 879.8

Range: 81.2

Average: 845.6

Standard Deviation: 14.6 ft

0ft 274ft 549ft

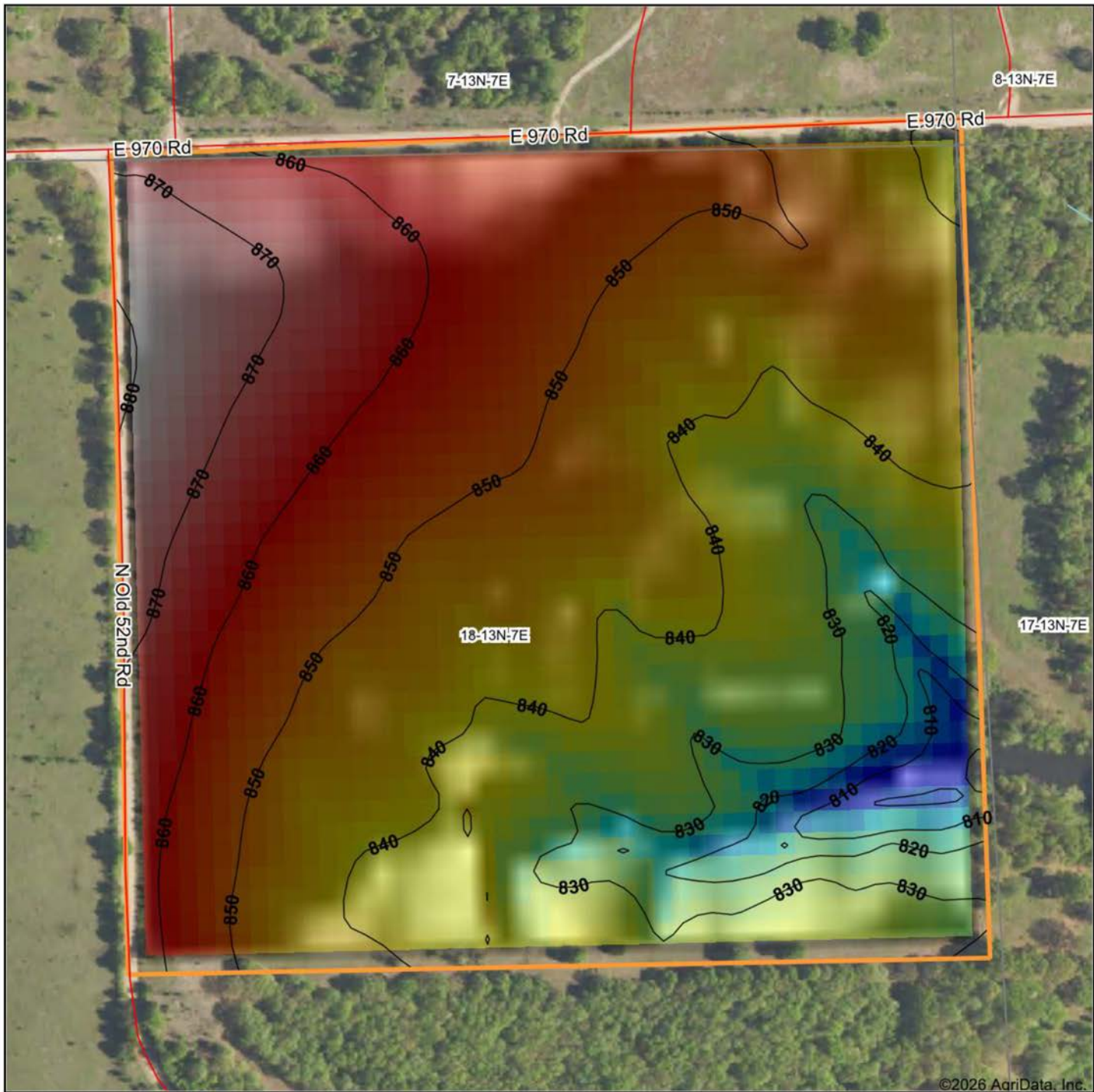


8/26/2026

18-13N-7E
Okfuskee County
Oklahoma

Boundary Center: 35° 36' 29.56, -96° 36' 12.83

HILLSHADE MAP



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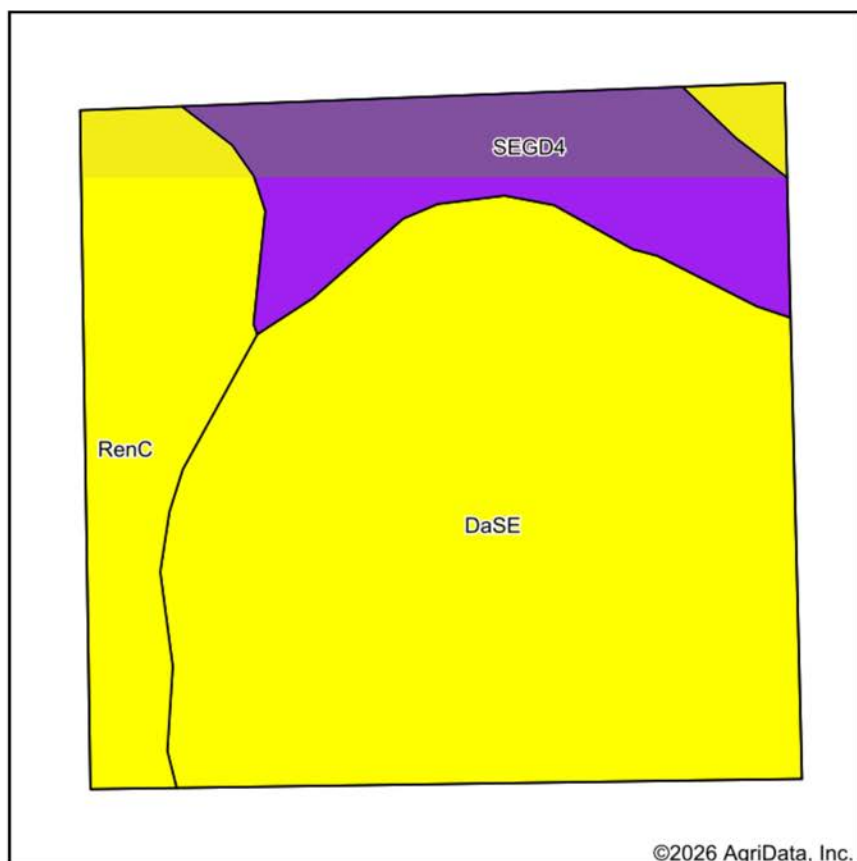


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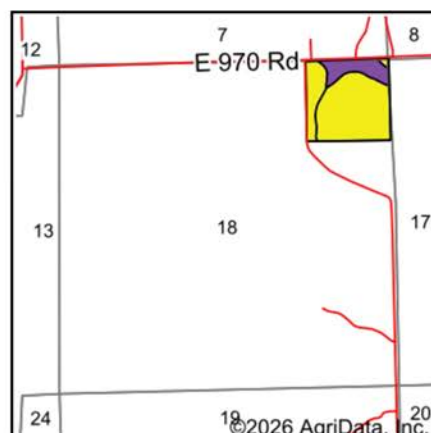
18-13N-7E
Okfuskee County
Oklahoma

Boundary Center: 35° 36' 29.56, -96° 36' 12.83

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Okfuskee**
 Location: **18-13N-7E**
 Township: **Paden**
 Acres: **40.21**
 Date: **8/26/2026**



Maps Provided By:
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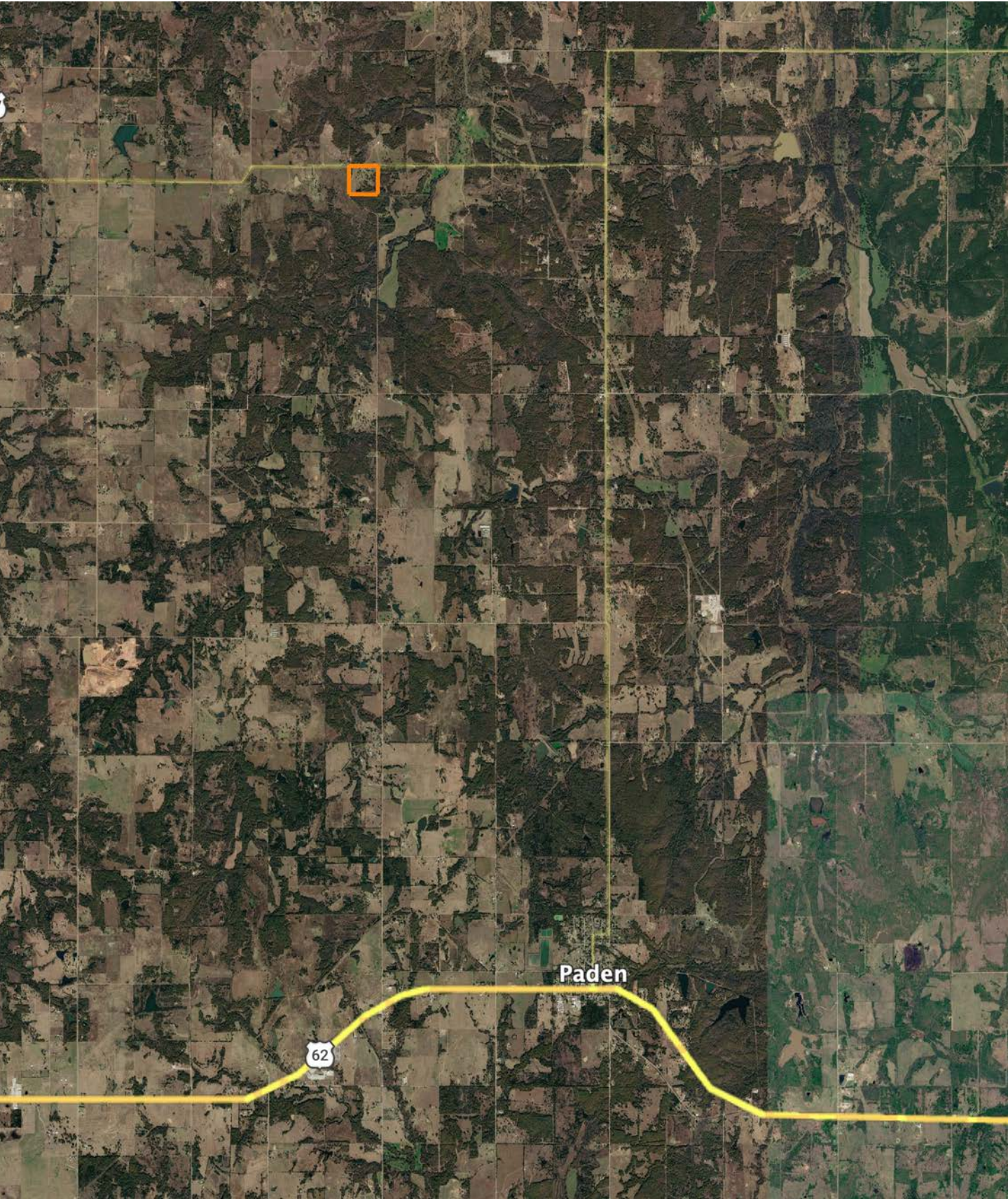
Area Symbol: OK107, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
DaSE	Darnell-Stephenville complex, 3 to 12 percent slopes	26.78	66.6%		IVe	2718	32	32	31	27
RenC	Renfrow silt loam, 3 to 5 percent slopes	6.76	16.8%		IVe	3943	52	42	52	51
SEGD4	Stephenville-Darnell-Gullied land complex, 3 to 8 percent slopes	6.67	16.6%		Vle	525	4	3	4	3
Weighted Average					4.33	2560.2	*n 30.7	*n 28.9	*n 30.1	*n 27.1

*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

918.514.3165

KWilliams@MidwestLandGroup.com



MidwestLandGroup.com

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