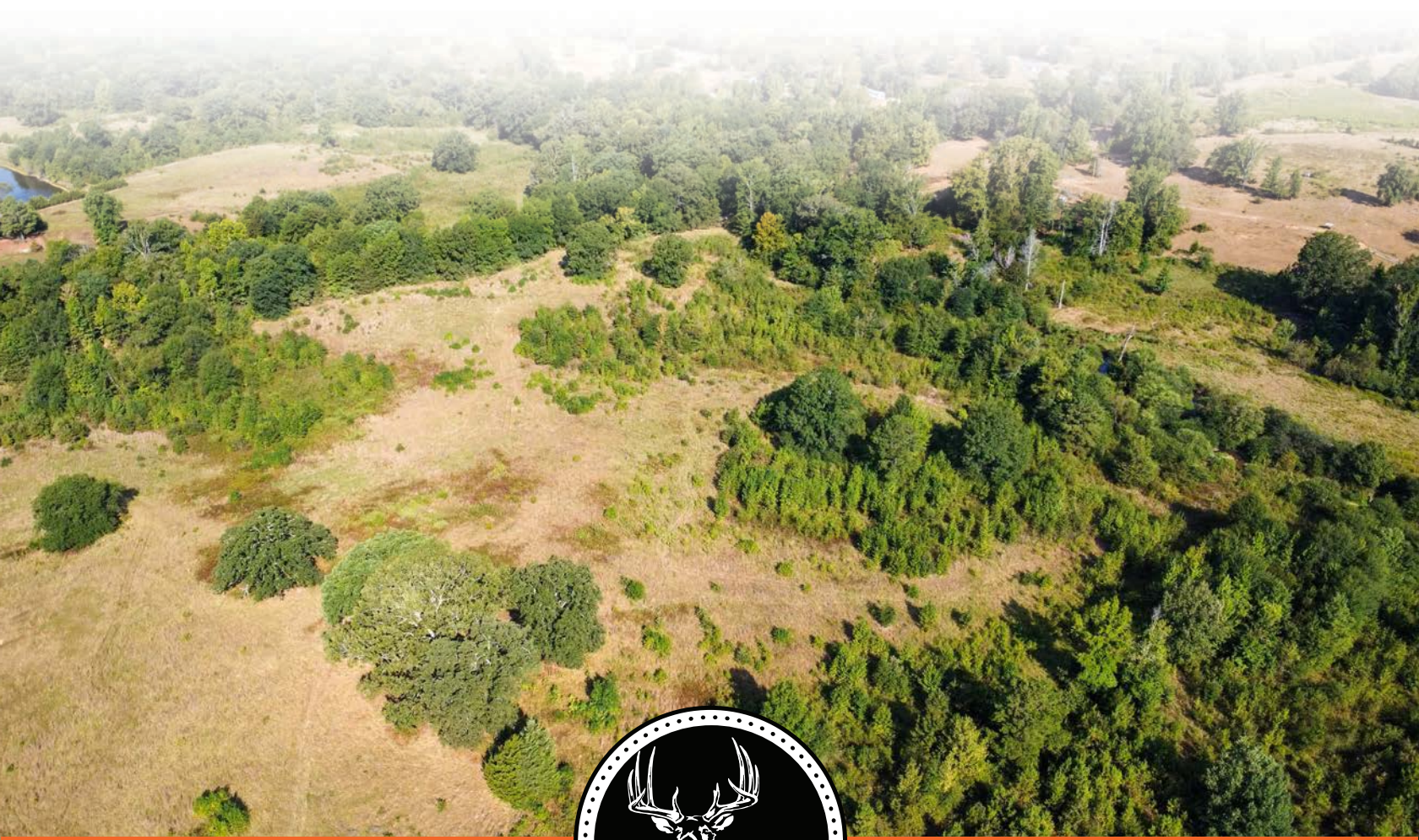


MIDWEST LAND GROUP PRESENTS

80 ACRES IN

MCCURTAIN COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL 80 +/- ACRE MCCURTAIN COUNTY, OKLAHOMA FARM

Opportunities like this 80 +/- acre McCurtain County farm are hard to find. Featuring a versatile mix of grass and timber, this farm offers a wide range of possibilities for a new owner. The farm is perimeter fenced and cross-fenced, making it well suited for livestock, while a small pond and wet-weather creek provide additional natural features. Fantastic build sites are located throughout the farm, with utilities available and county-maintained gravel road frontage providing convenient access.

Whether you're looking to establish a permanent residence, build a weekend getaway, run livestock, or simply own a beautiful piece of southeastern Oklahoma, this farm deserves a look. Located just 2 miles northwest of Millerton, approximately 25 miles from Broken Bow, 80 miles from Atoka, and 160 miles from Dallas, Texas. 2025 property taxes are just \$78.00. Give Kevin Williams a call at (918) 559-8960 for more details.



PROPERTY FEATURES

COUNTY: **MCCURTAIN** | STATE: **OKLAHOMA** | ACRES: **80**

- McCurtain County, Oklahoma
- 80 +/- acres
- Grass and timber mix
- Fantastic build sites
- Approximately 80 feet of topography change
- County-maintained gravel road frontage
- Perimeter fenced and cross-fenced
- Utilities available
- Small pond
- Wet-weather creek
- 2 miles northwest of Millerton
- 25 miles to Broken Bow, Oklahoma
- 80 miles to Atoka, Oklahoma
- 160 miles to Dallas, Texas
- 2025 taxes: \$78.00



80 +/- ACRES



GRASS AND TIMBER MIX



FANTASTIC BUILD SITES



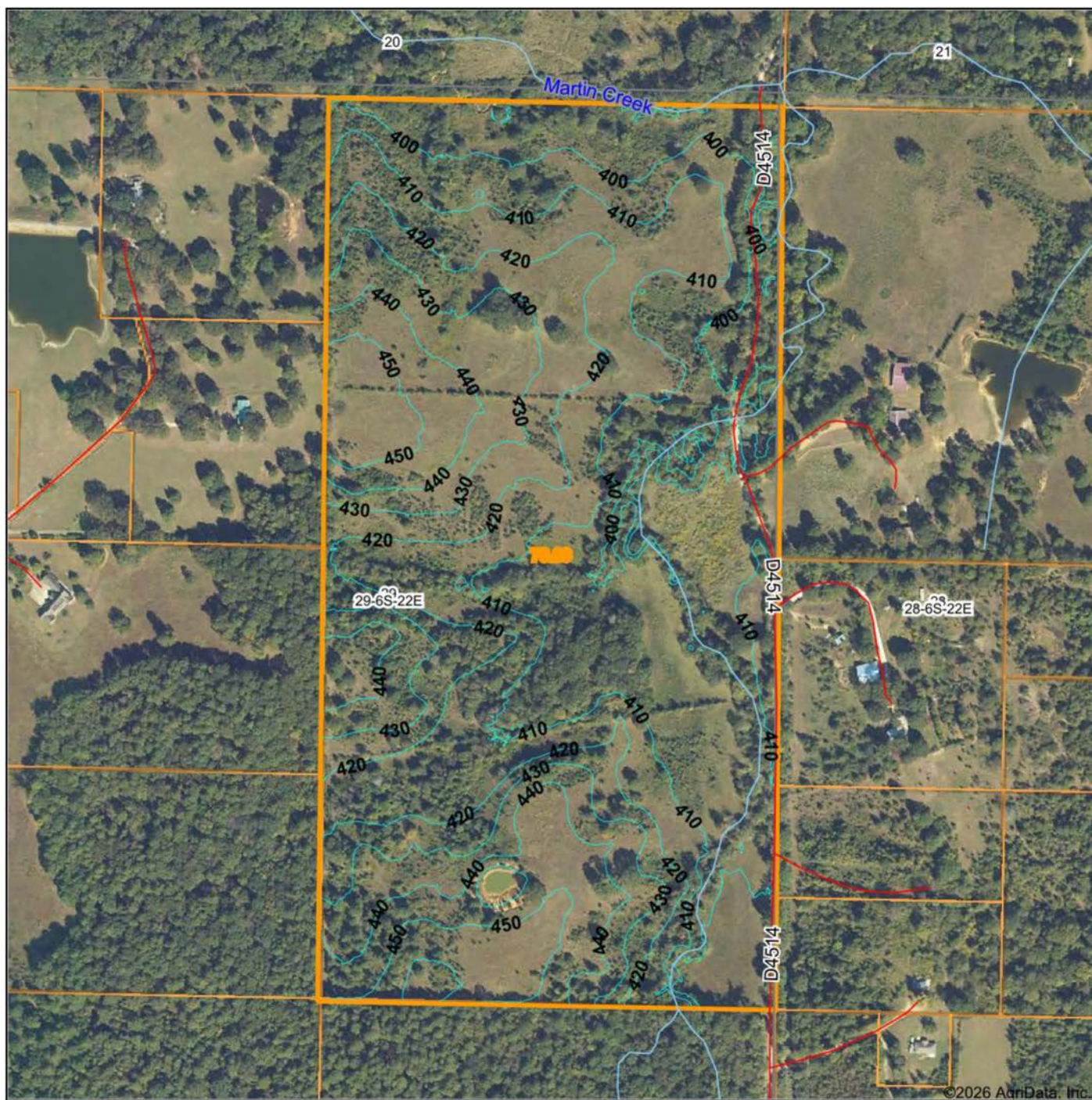
APPROX. 80 FEET OF TOPOGRAPHY CHANGE



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



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Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 386.2

Max: 464.1

Range: 77.9

Average: 419.3

Standard Deviation: 16.77 ft

0ft 451ft 901ft

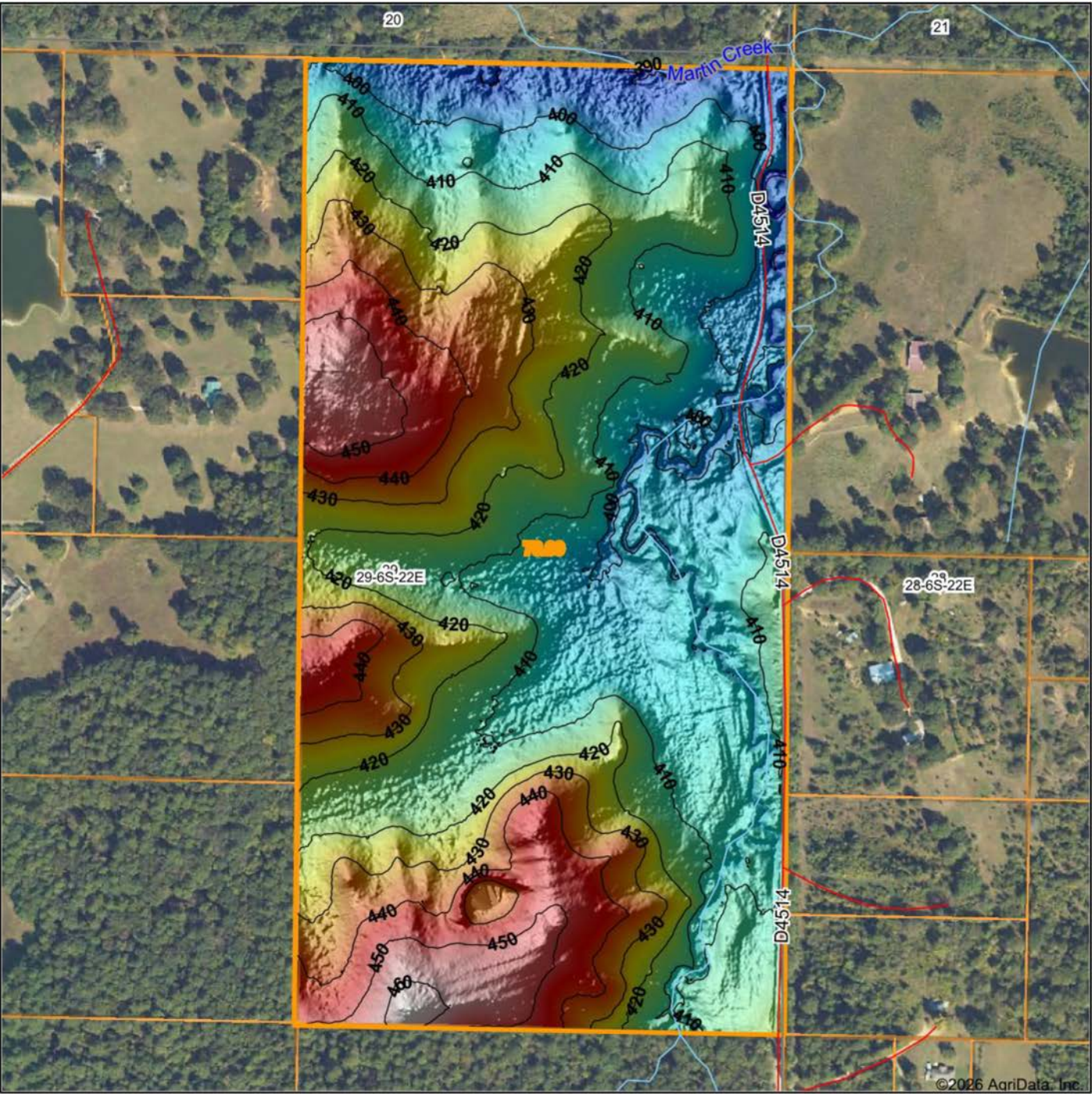


9/1/2026

29-6S-22E
McCurain County
Oklahoma

Boundary Center: 34° 0' 29.42, -95° 1' 10.84

HILLSHADE MAP



Low Elevation High



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem

Interval(ft): 10

Min: 386.2

Max: 464.1

Range: 77.9

Average: 419.3

Standard Deviation: 16.77 ft

0ft 420ft 841ft

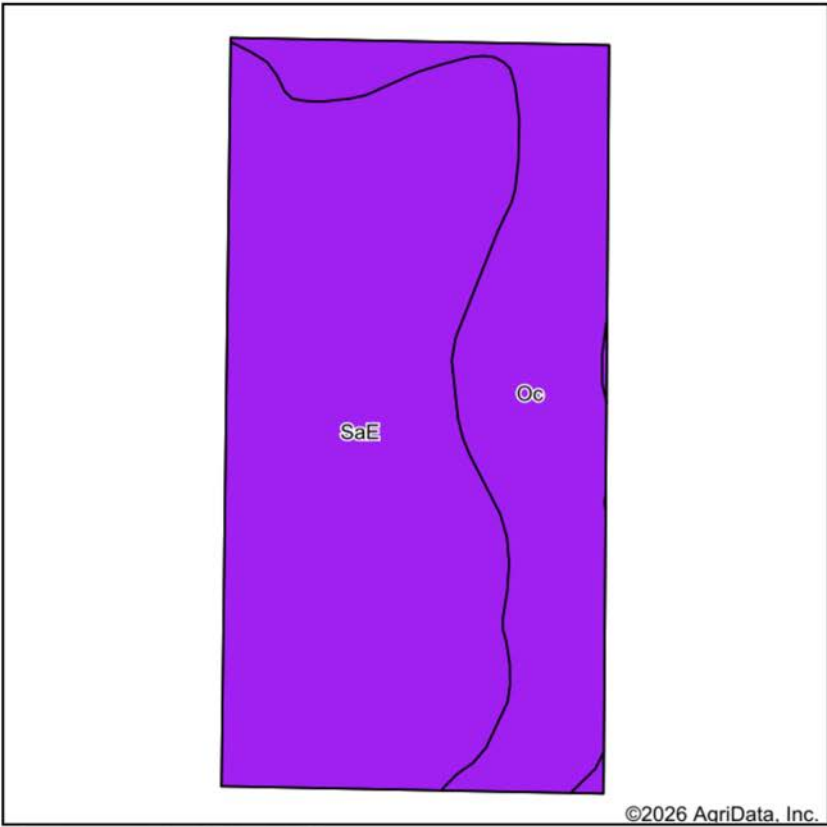


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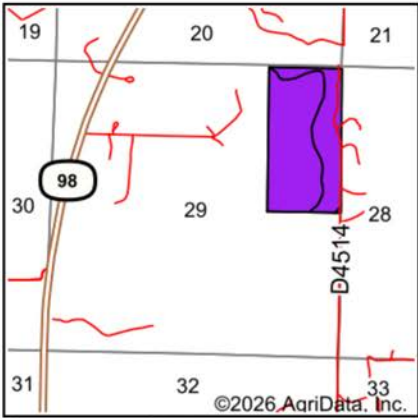
29-6S-22E
McCurain County
Oklahoma

Boundary Center: 34° 0' 29.42, -95° 1' 10.84

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
County: **McCurtain**
Location: **29-6S-22E**
Township: **Valliant**
Acres: **79.09**
Date: **9/1/2026**



Maps Provided By
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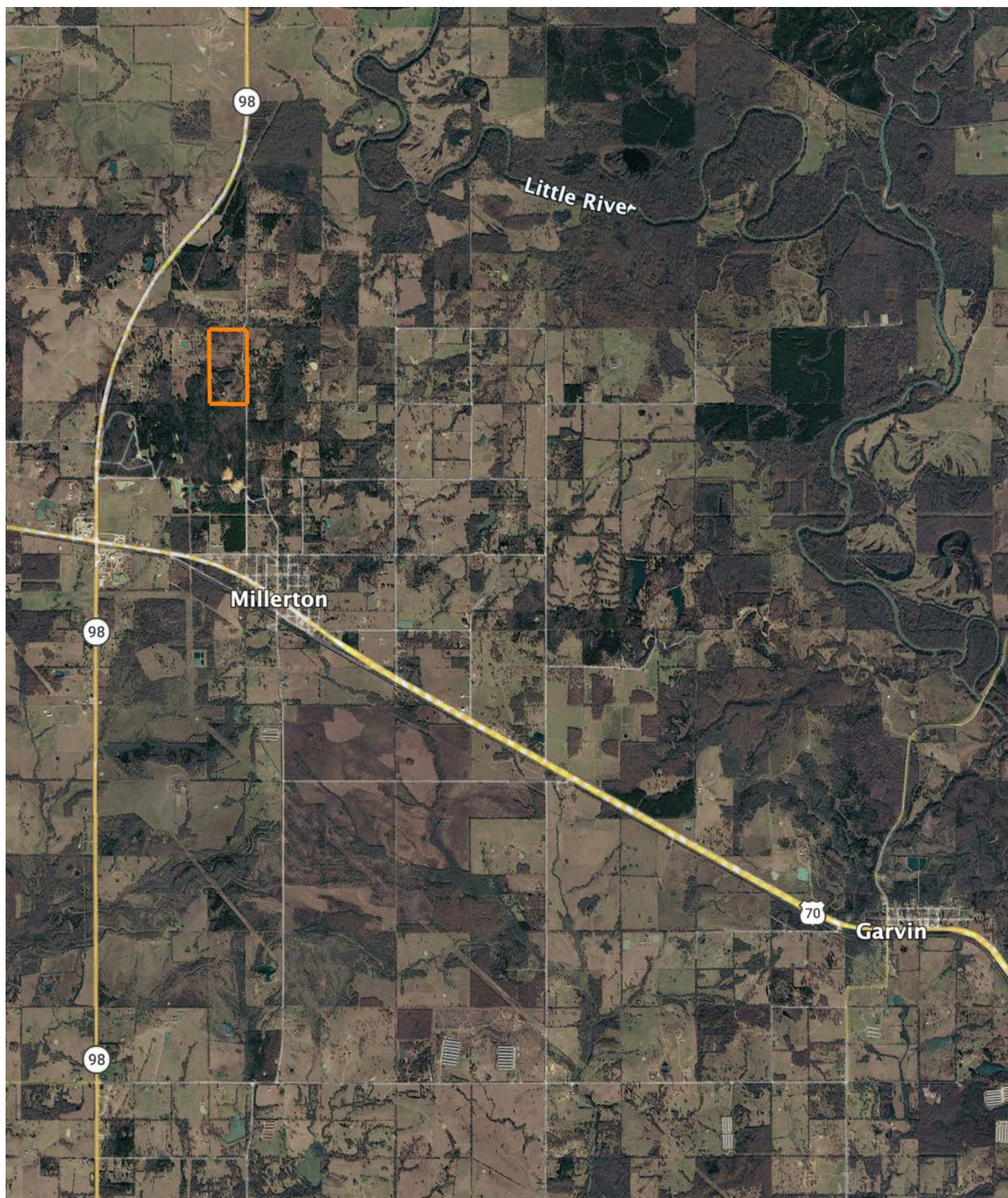


Area Symbol: OK089, Soil Area Version: 21									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
SaE	Stapp fine sandy loam, 5 to 15 percent slopes	52.74	66.7%		Vle	58	47	44	34
Oc	Dela fine sandy loam, 0 to 1 percent slopes, occasionally flooded	26.35	33.3%		Vw	66	61	50	50
Weighted Average					5.67	*n 60.7	*n 51.7	*n 46	*n 39.3

*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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