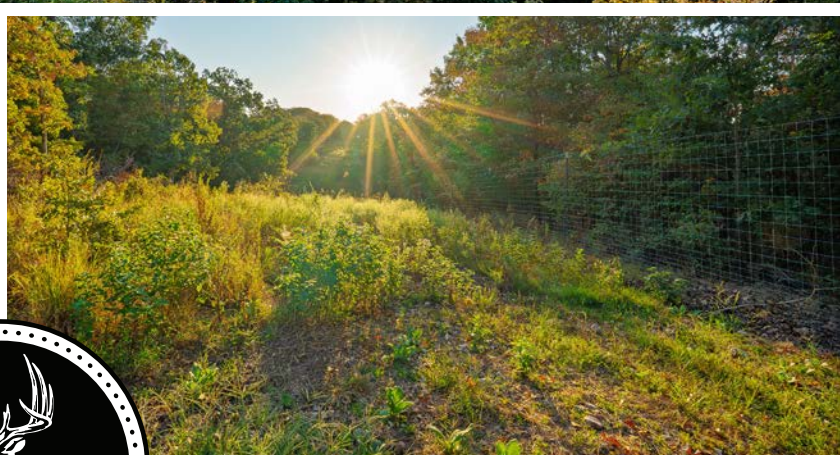


MIDWEST LAND GROUP PRESENTS

315 ACRES

OTTAWA COUNTY, OK

21501 SOUTH 705 ROAD, WYANDOTTE, OKLAHOMA 74370



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIER HIGH-FENCED RANCH WITH EXCEPTIONAL WHITETAIL GENETICS

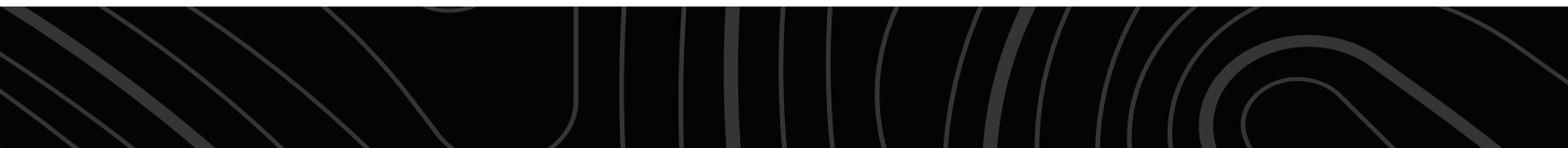
The genetics that exist within this 315 +/- acre Ottawa County ranch make this property truly special. Located only 15 minutes from Grove and approximately 30 minutes from Joplin, this high-fenced ranch has been carefully developed around the management of an exceptional whitetail herd and offers the rare opportunity to acquire an established operation with the infrastructure already in place.

Approximately 3 miles of full-perimeter high fencing completely encloses the ranch. Inside the fence, an extensive trail system provides convenient access throughout the ranch, while approximately 170 feet of elevation change, multiple natural springs and three strategically located 2 +/- acre food plots create a diverse and productive environment.

The current herd includes three 3-year-old bucks measuring approximately 165", 170" and 180"-190", five 1-year-old bucks, approximately 20 does and approximately 8 fawns. All current fawns were bred by the breeder bucks on the ranch.

The current owner's feeding program is as follows: winter feeding program is approximately 2,500-3,000 pounds per month with Record Rack Sportsman 20 and Record Rack Buck Nuggets, with a ratio of (2) Sportsman 20 to (1) Buck Nuggets. Spring, summer and fall feeding is approximately 2,000-2,500 pounds per month with Record Rack Sportsman 20 and Record Rack Buck Nuggets, with a ratio of (2) Sportsman 20 to (1) Buck Nuggets. The current owner is deworming the deer herd one time in the spring using Safeguard worming pellets. Once the feeders are empty, the wormer is combined with the Record Rack. No additional feed is added to the feeder until all worming mix is consumed.

The ranch is exceptionally well equipped for continued quality deer management. Multiple box blinds and feeders convey, along with an integrated camera system, perimeter fencing cameras for predator monitoring, and a permethrin misting station. For the buyer not interested in maintaining a high-fenced ranch, multiple gated access points around the perimeter can be opened to allow for free range hunting, and the



extensive trail network makes managing and accessing the ranch efficient.

At the heart of the operation is a 1,806 square foot lodge featuring 3 bedrooms and 2 bathrooms. Whether used as a hunting headquarters, weekend retreat or ranch residence, the lodge provides a comfortable base for enjoying everything this property has to offer.

This is more than acreage—it is an established high-fenced whitetail operation with proven management infrastructure, exceptional genetics, and room for continued growth.

Whether your goal is to pursue trophy whitetails, continue an established breeding and management program, enjoy a private recreational retreat or explore the ranch's potential as an income-producing asset, this ranch offers a rare opportunity to acquire a finished high-fenced operation in one of Northeast Oklahoma's most desirable recreational regions.

For additional information or to schedule a private showing, contact Kevin Williams today at (918) 559-8960. The listing agent must be present at all showings. Prospective buyers must provide proof of funds or a prequalification letter before scheduling a showing.



PROPERTY FEATURES

COUNTY: **OTTAWA** | STATE: **OKLAHOMA** | ACRES: **315**

- Full perimeter high-fenced (approximately 3 miles)
- 1,806 square foot lodge
- 3 bed / 2 bath
- Extensive trail system for easy access throughout
- Incredible whitetail genetics
- Three 3-year-old bucks (165", 170", and 180"-190")
- Five 1-year-old bucks
- Approximately 20 does
- Approximately 8 fawns (All bred by the breeder bucks)
- 170 feet of elevation change
- Multiple natural springs throughout
- Multiple gated access points along perimeter
- 3 strategically placed food plots (all approx. 2 acres)
- Multiple box blinds and feeders to convey
- Integrated camera system to convey
- Permethrin misting station to convey
- Multiple perimeter fencing cameras for predator control
- 15 minutes to Grove
- 30 minutes to Joplin

1,806 SQUARE FOOT LODGE

At the heart of the operation is a 1,806 square foot lodge featuring 3 bedrooms and 2 bathrooms. Whether used as a hunting headquarters, weekend retreat or ranch residence, the lodge provides a comfortable base for enjoying everything this property has to offer.

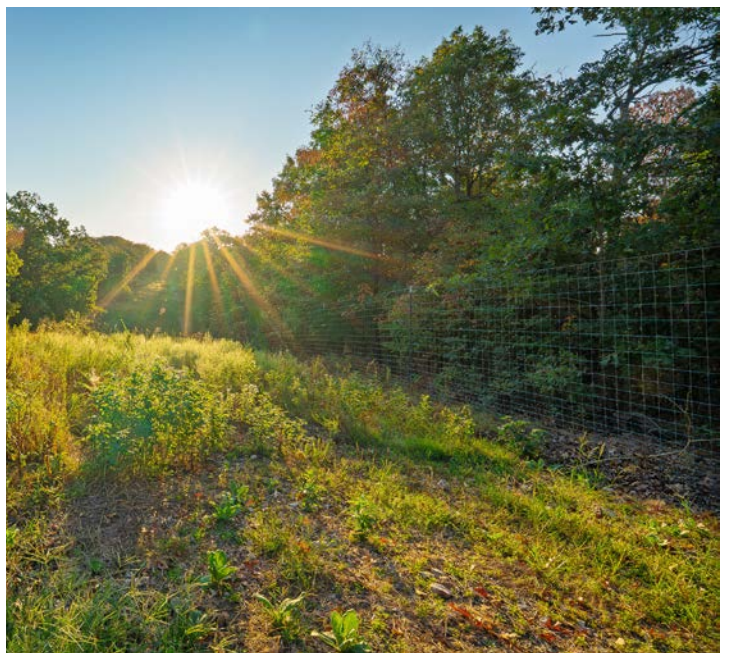


3 BEDROOMS, 2 BATHROOMS

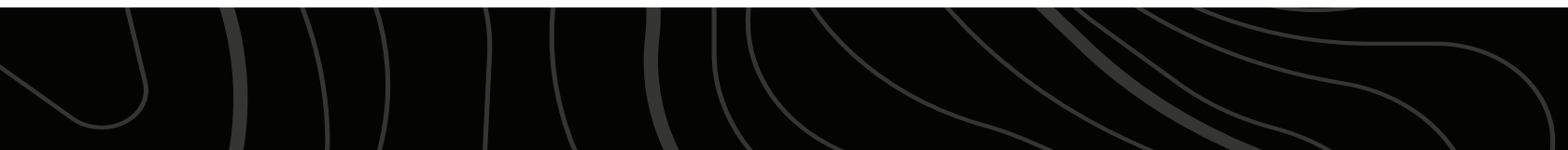
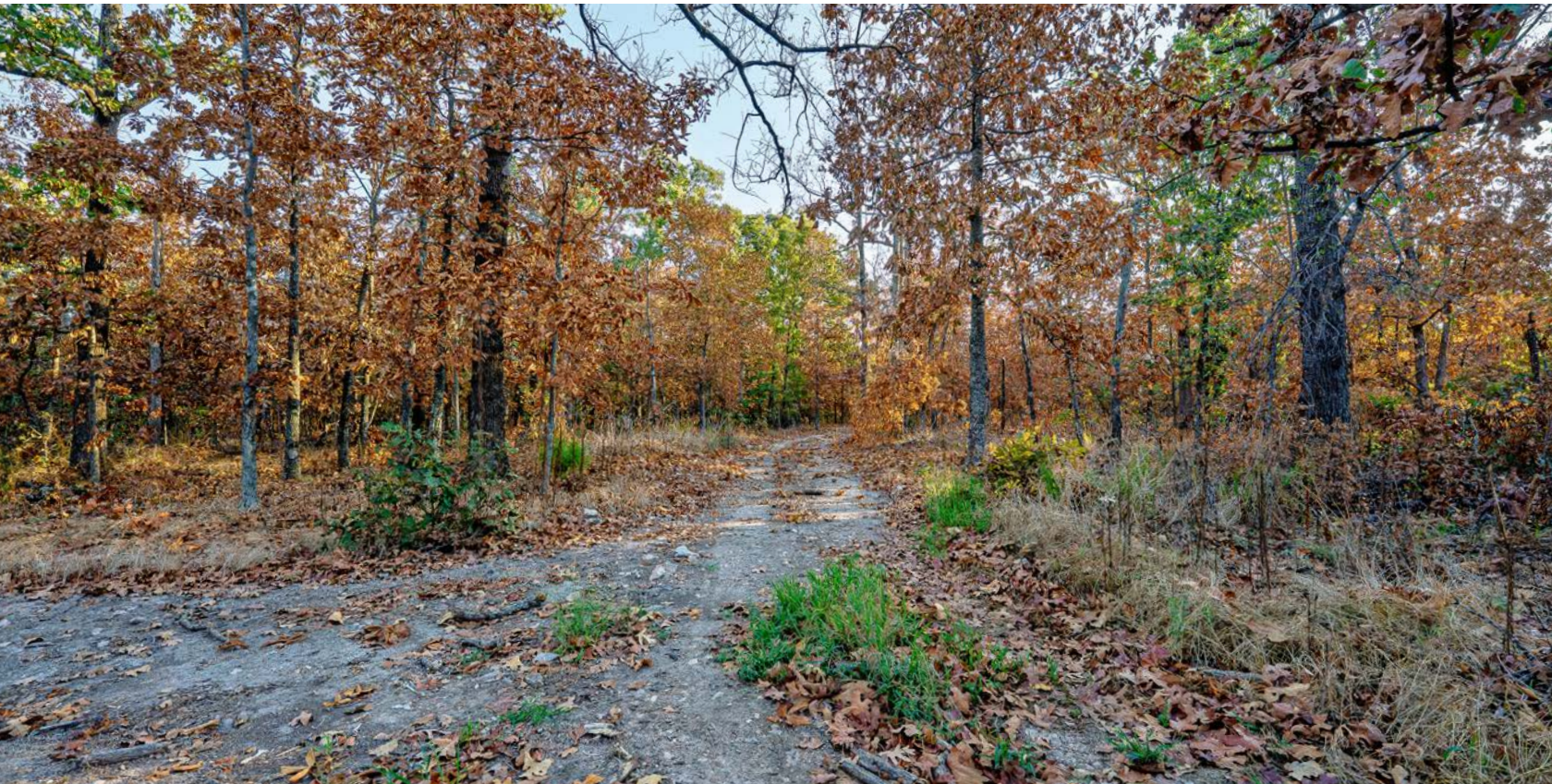
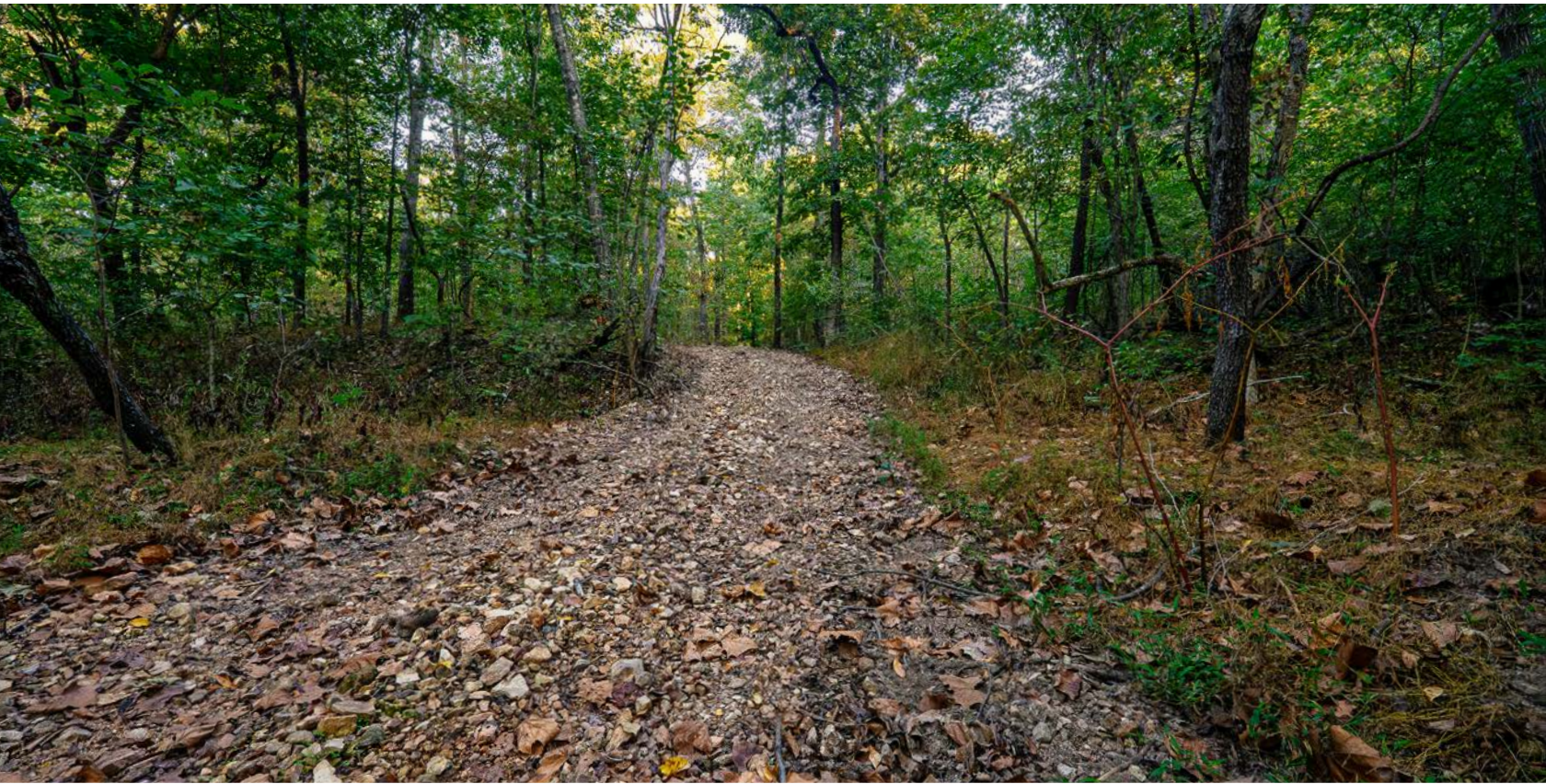


FULL PERIMETER HIGH-FENCED

Approximately 3 miles of full-perimeter high fencing completely encloses the ranch. Multiple gated access points around the perimeter and the extensive trail network make managing and accessing the ranch efficient.



EXTENSIVE TRAIL SYSTEM



3 FOOD PLOTS



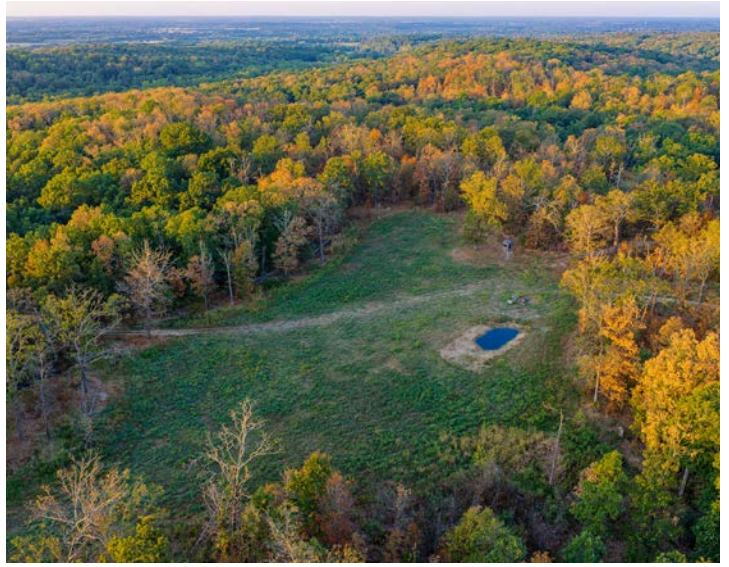
MULTIPLE BOX BLINDS AND FEEDERS



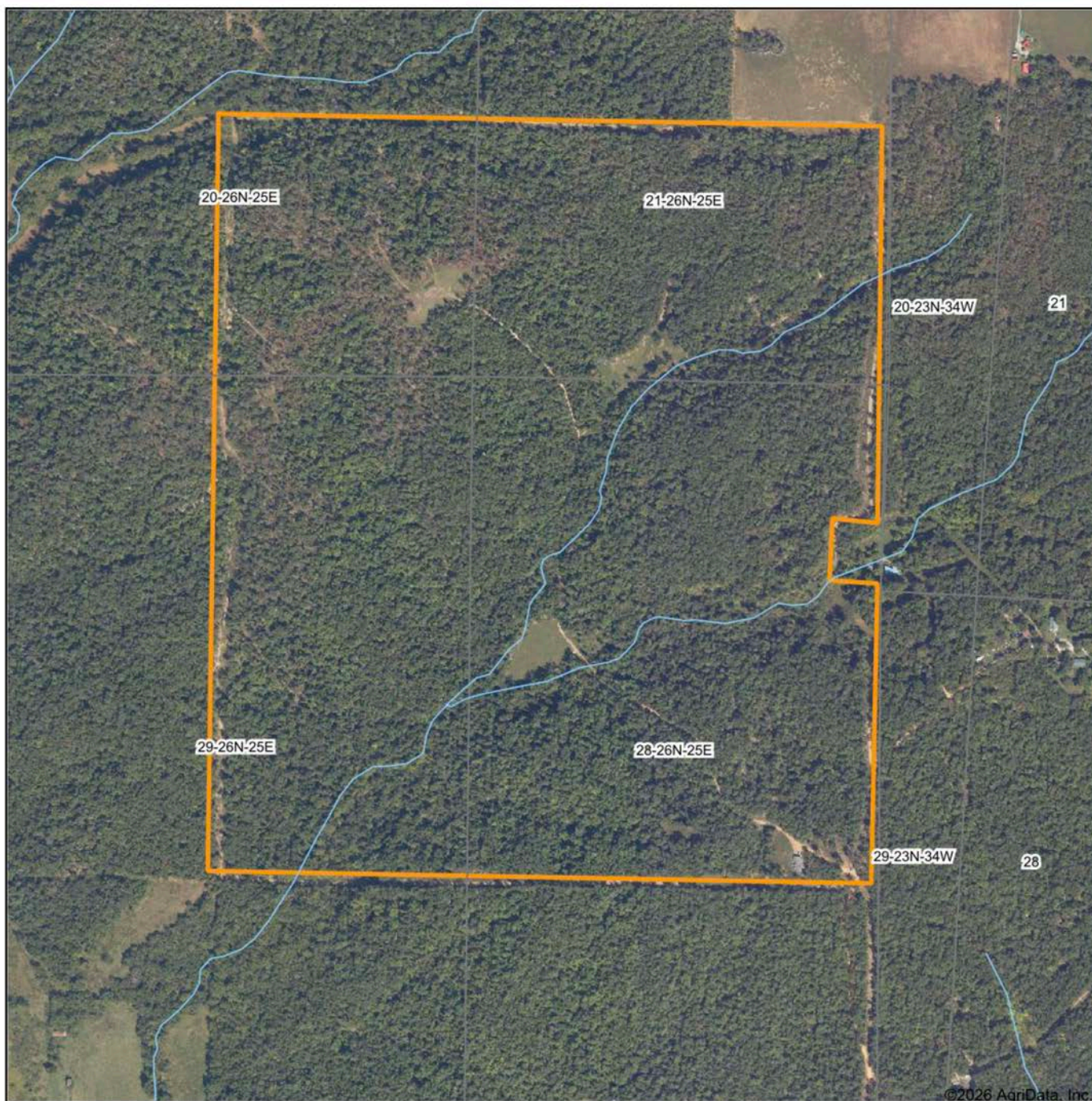
TRAIL CAM PICTURES



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 36° 42' 35.63, -94° 37' 26.83

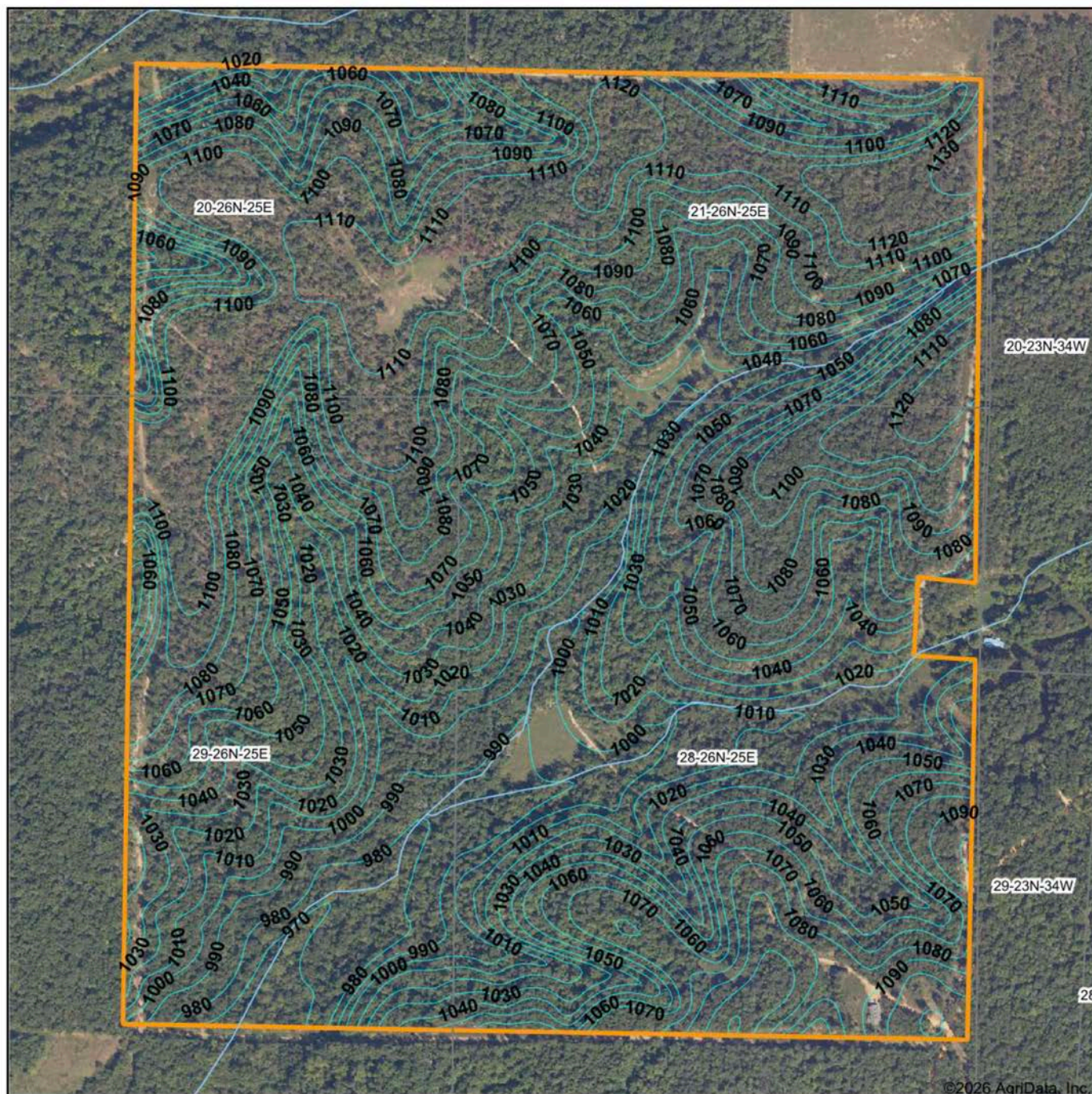
28-26N-25E
Ottawa County
Oklahoma

0ft 815ft 1630ft



9/14/2026

TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 959.0

Max: 1,128.2

Range: 169.2

Average: 1,057.0

Standard Deviation: 40.72 ft

0ft 638ft 1277ft

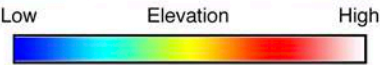
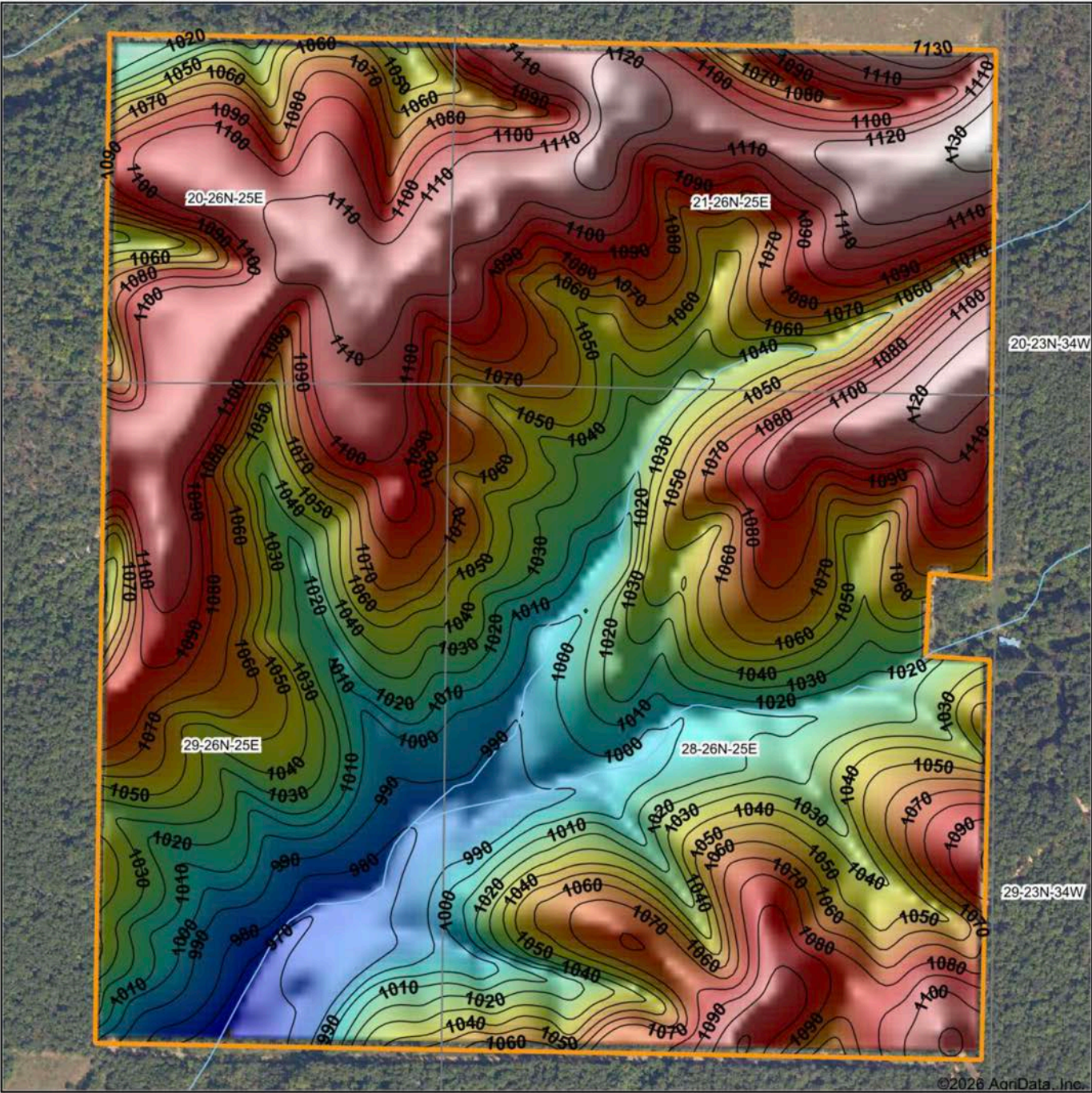


9/14/2026

28-26N-25E
Ottawa County
Oklahoma

Boundary Center: 36° 42' 35.63, -94° 37' 26.83

HILLSHADE MAP



Maps Provided By



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Source: USGS 10 meter dem
Interval(ft): 10
Min: 959.0
Max: 1,128.2
Range: 169.2
Average: 1,057.0
Standard Deviation: 40.72 ft

0ft 608ft 1216ft

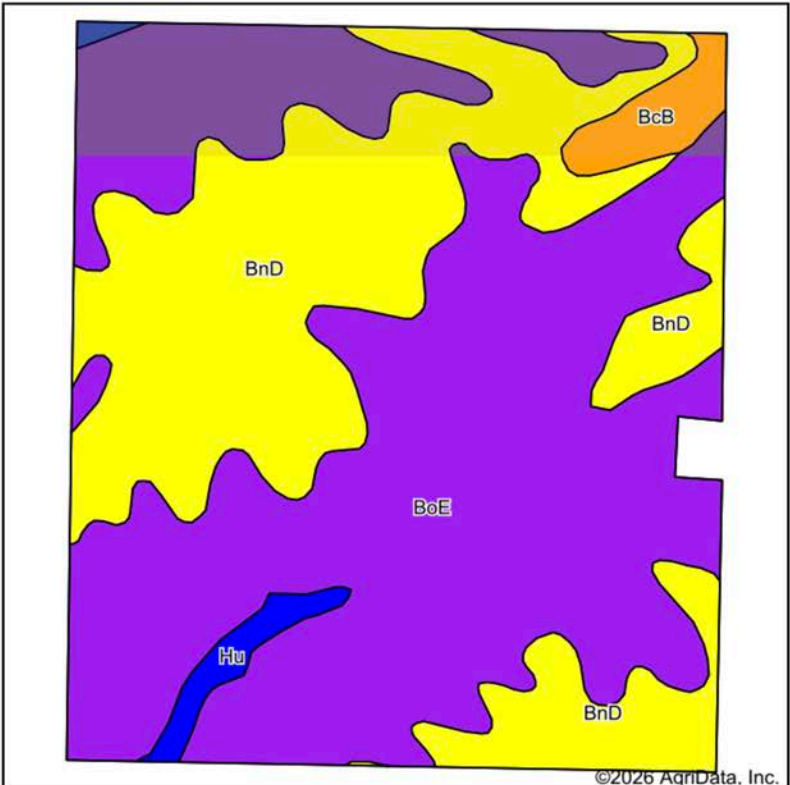


9/14/2026

28-26N-25E
Ottawa County
Oklahoma

Boundary Center: 36° 42' 35.63, -94° 37' 26.83

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
County: **Ottawa**
Location: **28-26N-25E**
Township: **Wyandotte**
Acres: **312.65**
Date: **9/14/2026**



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING
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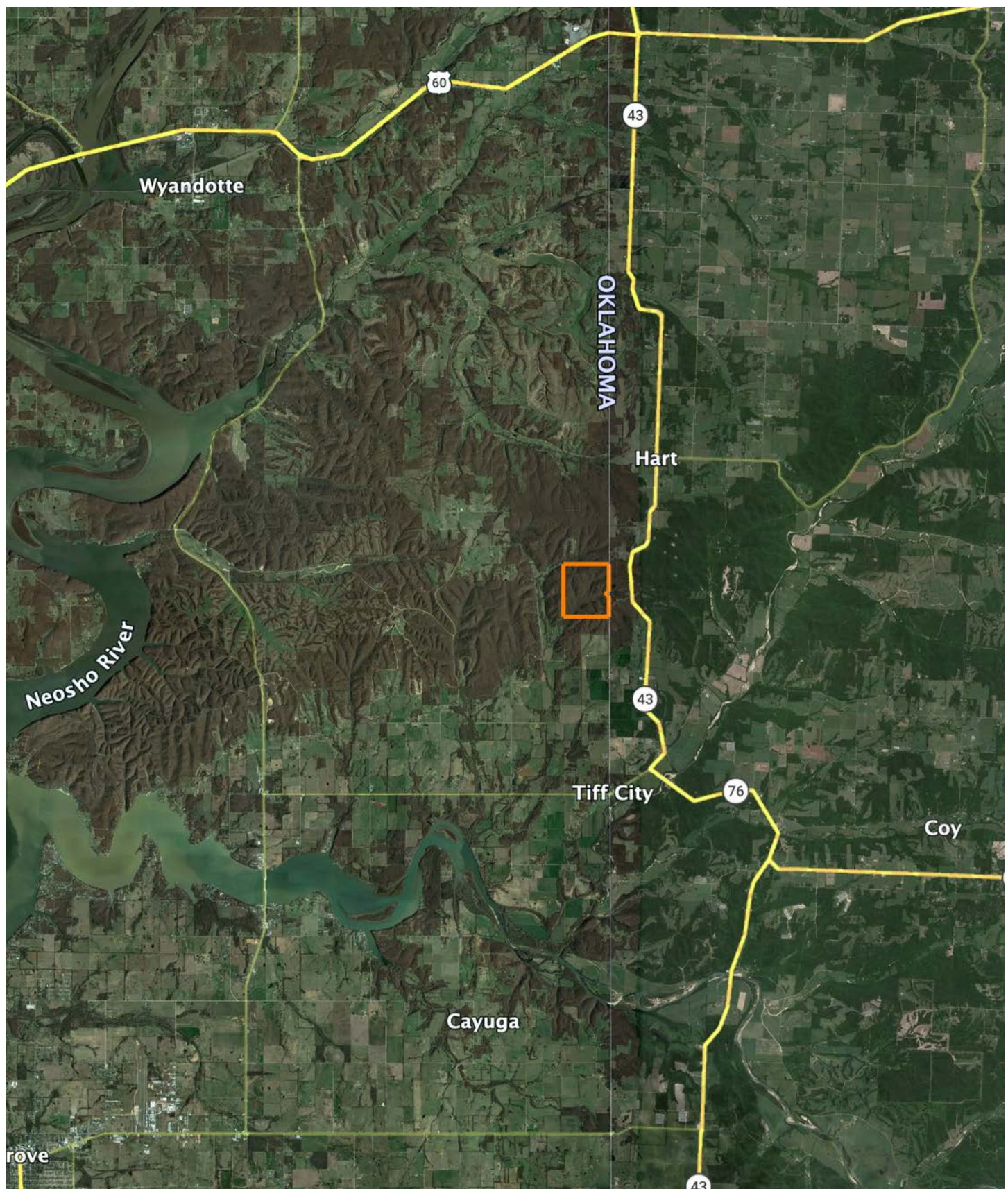


Area Symbol: OK115, Soil Area Version: 20									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
BoE	Clarksville stony silt loam, 12 to 50 percent slopes	188.37	60.3%		Vlle	10	10	8	4
BnD	Clarksville very gravelly silt loam, 1 to 8 percent slopes	111.55	35.7%		IVe	40	40	35	28
BcB	Macedonia silt loam, 1 to 3 percent slopes	7.27	2.3%		IIle	66	53	50	44
Hu	Healing silt loam, 0 to 1 percent slopes, occasionally flooded	5.46	1.7%		IIw	83	83	70	72
Weighted Average					5.75	*n 23.3	*n 23	*n 19.7	*n 14.7

*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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