

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

OTTAWA COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

40 ACRES OF FREEDOM: PONDS, HAY MEADOWS & PRIME DEER HUNTING

A rare opportunity to own 40 fully fenced and cross-fenced acres minutes from town—ideal for a hobby farmer or savvy investor. The ranch-style home is move-in ready, with a large sunroom, metal roof, and dual-fuel wood/gas furnace for efficient heating, a secondary wood-burning stove in the sunroom makes for a great coffee area on chilly winter mornings. Outbuildings include a detached two-car garage, barn, and hay shed,

giving you everything needed to run livestock or store equipment. Three ponds and hay meadows support the property's current small cattle operation, while mature hardwoods and healthy deer and turkey populations add recreational and aesthetic value. A storm shelter rounds out the practical features. Whether you're starting your own hobby farm or growing your land portfolio, this property checks every box.

PROPERTY FEATURES

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

- Three ponds
- Hunting
- Hay meadows
- Beautiful home
- Barns
- Pasture land
- Hardwoods
- Fenced
- Peaceful



RANCH-STYLE HOME

The ranch-style home is move-in ready, with a large sunroom, metal roof, and dual-fuel wood/gas furnace for efficient heating, a secondary wood-burning stove in the sunroom makes for a great coffee area on chilly winter mornings.



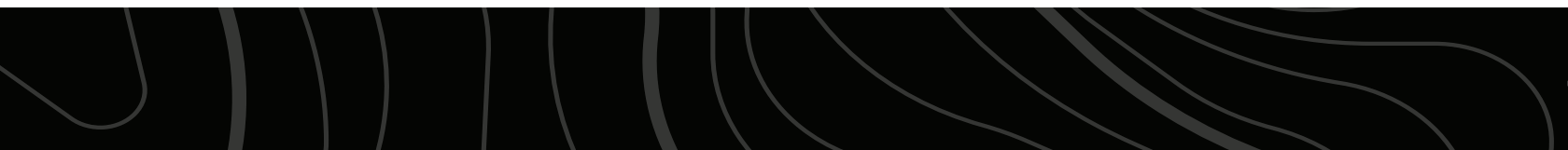
STORM SHELTER



THREE PONDS



HAY MEADOWS



MATURE TIMBER



PRIME HUNTING



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 905.8

Max: 998.8

Range: 93.0

Average: 973.1

Standard Deviation: 20.9 ft

0ft 274ft 549ft

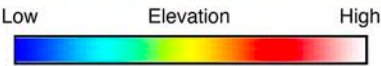
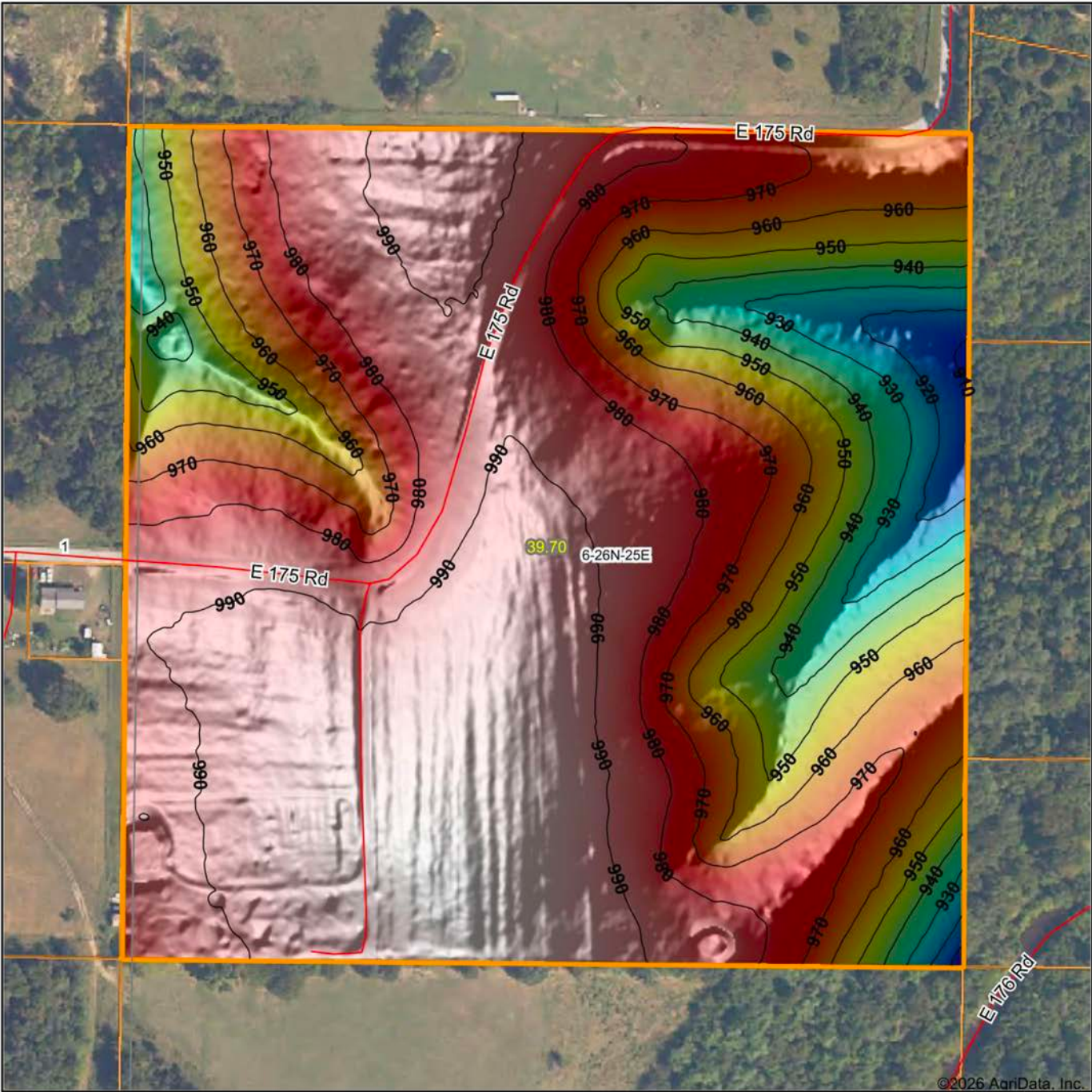


8/19/2026

6-26N-25E
Ottawa County
Oklahoma

Boundary Center: 36° 45' 51.17, -94° 39' 33.94

HILLSHADE MAP



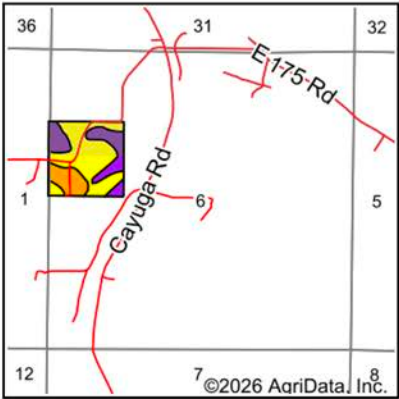
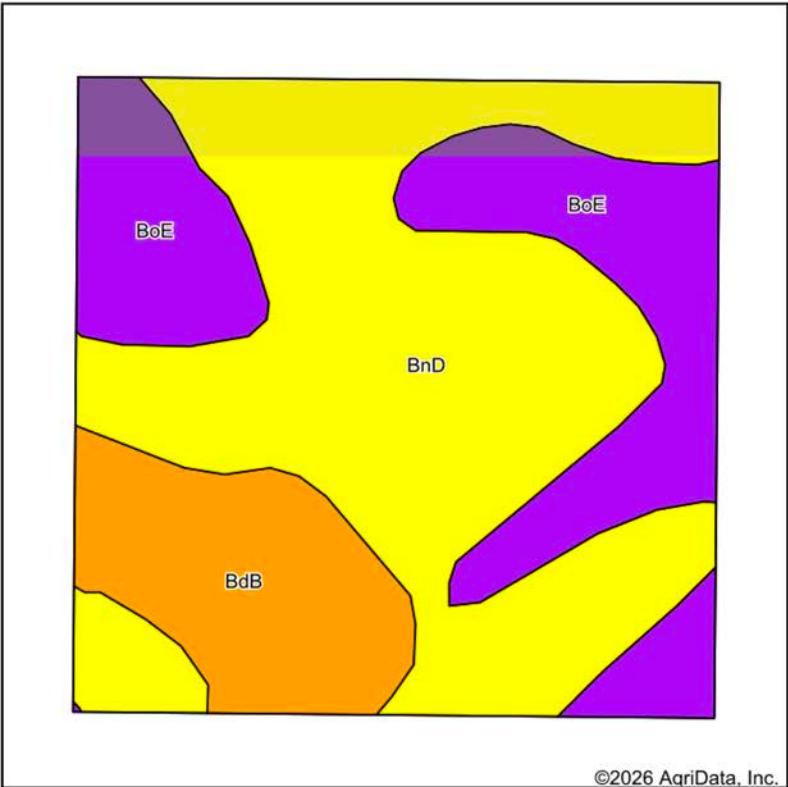
Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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6-26N-25E
Ottawa County
Oklahoma

SOILS MAP



State: **Oklahoma**
County: **Ottawa**
Location: **6-26N-25E**
Township: **Wyandotte**
Acres: **39.7**
Date: **8/19/2026**



Maps Provided By:



Area Symbol: OK115, Soil Area Version: 20									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
BnD	Clarksville very gravelly silt loam, 1 to 8 percent slopes	22.20	55.9%		IVe	5	40	40	28
BoE	Clarksville stony silt loam, 12 to 50 percent slopes	11.18	28.2%		VIIe		10	10	4
BdB	Clarksville gravelly silt loam, 0 to 3 percent slopes	6.32	15.9%		IIIs	4	48	48	30
Weighted Average					4.69	3.4	*n 32.8	*n 32.8	*n 21.6

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Growing up in a mountain town in southwestern Colorado, Zane Kraetsch developed an appreciation for land that extends far beyond property lines. Raised in a family that embraced the outdoors, he spent countless days pursuing elk in the Rocky Mountains, fishing pristine waters, and learning firsthand how healthy landscapes shape wildlife. Today, he and his wife, Christina, call southern Oklahoma home, where that lifelong passion has evolved into helping others buy and sell exceptional rural properties.

Zane's perspective on land has been shaped by experiences across North America. Witnessing the overharvest of salmon in Alaska and the decline of Iowa's once-thriving pheasant populations reinforced his belief that responsible land stewardship matters. He has spent thousands of hours building wildlife habitat through food plots, pond construction, river restoration, access improvements, and vegetation management, giving him a practical understanding of how flora, fauna, water, and habitat work together to maximize a property's potential.

Before entering land sales, Zane advised clients through the custom home building process, helping them make significant financial decisions with confidence. Today, he brings that same consultative approach to landowners, carefully identifying their goals and developing strategies to achieve them. Whether evaluating habitat improvements, recreational opportunities, or long-term investment potential, he understands how to communicate a property's true value.

As a member of a Christian men's group dedicated to strengthening men as leaders, husbands, and fathers, Zane strives to serve others with integrity in every aspect of his life. That commitment carries into every client relationship. Whether helping someone purchase a legacy hunting property or maximize the value of land that's been in the family for generations, Zane is dedicated to providing honest guidance, unmatched effort, and exceptional results. His clients can count on a professional who genuinely cares about their goals and simply will not be outworked.



ZANE KRAETSCH,
LAND AGENT

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