

MIDWEST LAND GROUP PRESENTS

1,083 ACRES

DELAWARE COUNTY, OK

0000 SOUTH 550 ROAD, ROSE, OKLAHOMA 74364



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

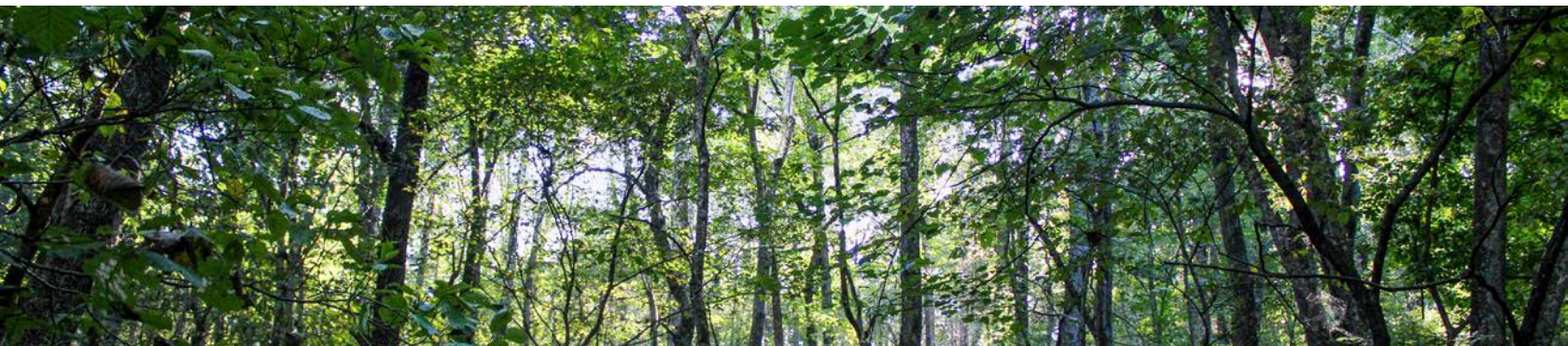
1,083 +/- CONTIGUOUS ACRES WITH LIVE WATER, HAY MEADOWS, AND MATURE TIMBER

Large contiguous ranches in Oklahoma are extremely rare these days. Encompassing nearly 2 full sections, Midwest Land Group is honored to offer this multi-generational 1,083 +/- acre ranch in Delaware County, northwest of Kansas, Oklahoma.

The natural beauty is on full display throughout this Delaware County ranch. As you make your way onto the timber-lined drive from 550 Road, it doesn't take long to realize that you have entered a truly spectacular ranch. Approximately 988 acres of the ranch boast multiple natural springs, Saline Creek that meanders throughout the ranch, draws, mature hardwoods, ravines, and some of the most picturesque 186 feet of topography and elevation changes you will find in Delaware County. The remaining 95 +/- acres have been cleared for grazing or hay production.

Although the ranch is primarily a hunting oasis, there are also other possibilities that the new owners will have at their disposal. Extensive clearing throughout the center portion of the ranch will provide for a multitude of building locations. Electric available at the gated entrance along 550 Road. The Bermuda hay meadows, fencing, natural springs, and Saline Creek will allow the new owners to start, continue, or expand their livestock operation. As you can see, this multi-faceted ranch checks a lot of boxes.

I've been blessed in my career to work with wonderful families and some unbelievable properties. They have all been special. This Delaware County ranch sets the bar high for all the properties before, and all the properties yet to come. If you are in the market for a first-class hunting ranch, future building site, recreation, livestock operation, or hay production, give Kevin Williams a call at (918) 559-8960 for your personal tour of this incredible Delaware County ranch.



PROPERTY FEATURES

COUNTY: **DELAWARE** | STATE: **OKLAHOMA** | ACRES: **1,083**

- Delaware County, Oklahoma
- 1,083 +/- acres
- 988 +/- acres mature timber
- 95 +/- acres pasture
- Fully fenced
- Build locations
- County maintained gravel road frontage
- Natural springs
- Saline Creek (live water creek)
- Electric available at entrance to property along North 4550 Road
- 186 feet of elevation
- 15 minutes to Kansas, Oklahoma
- 30 minutes to Siloam Springs, Arkansas
- 45 minutes to Grove
- 1 hour to Tulsa
- Kansas, Oklahoma School District



1,083 +/- ACRES

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BUILD LOCATIONS

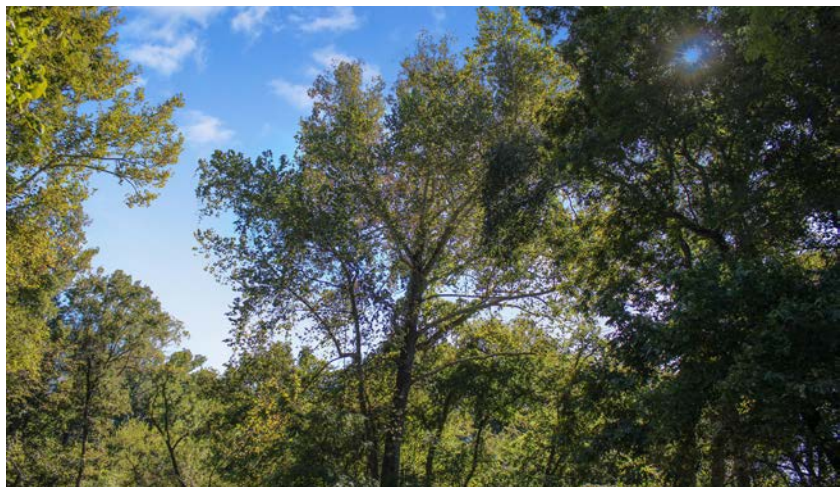
Extensive clearing throughout the center portion of the ranch will provide for a multitude of building locations. Electric available at the gated entrance along 550 Road.



95 +/- ACRES PASTURE

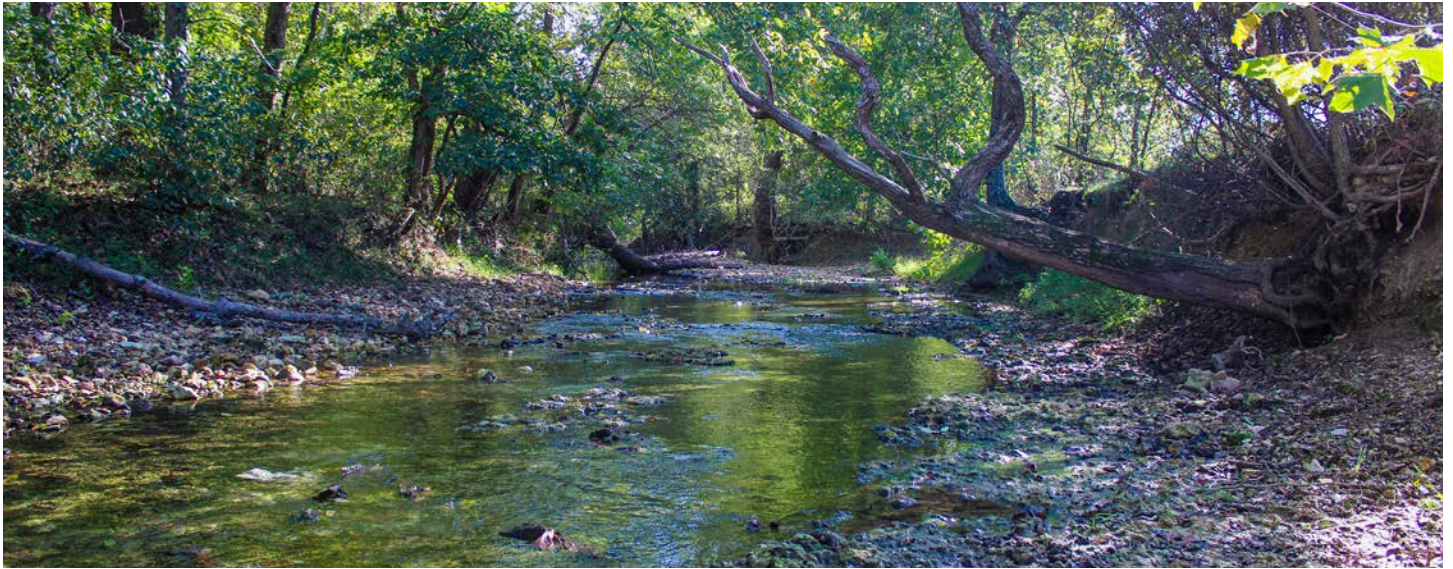


988 +/- ACRES MATURE TIMBER

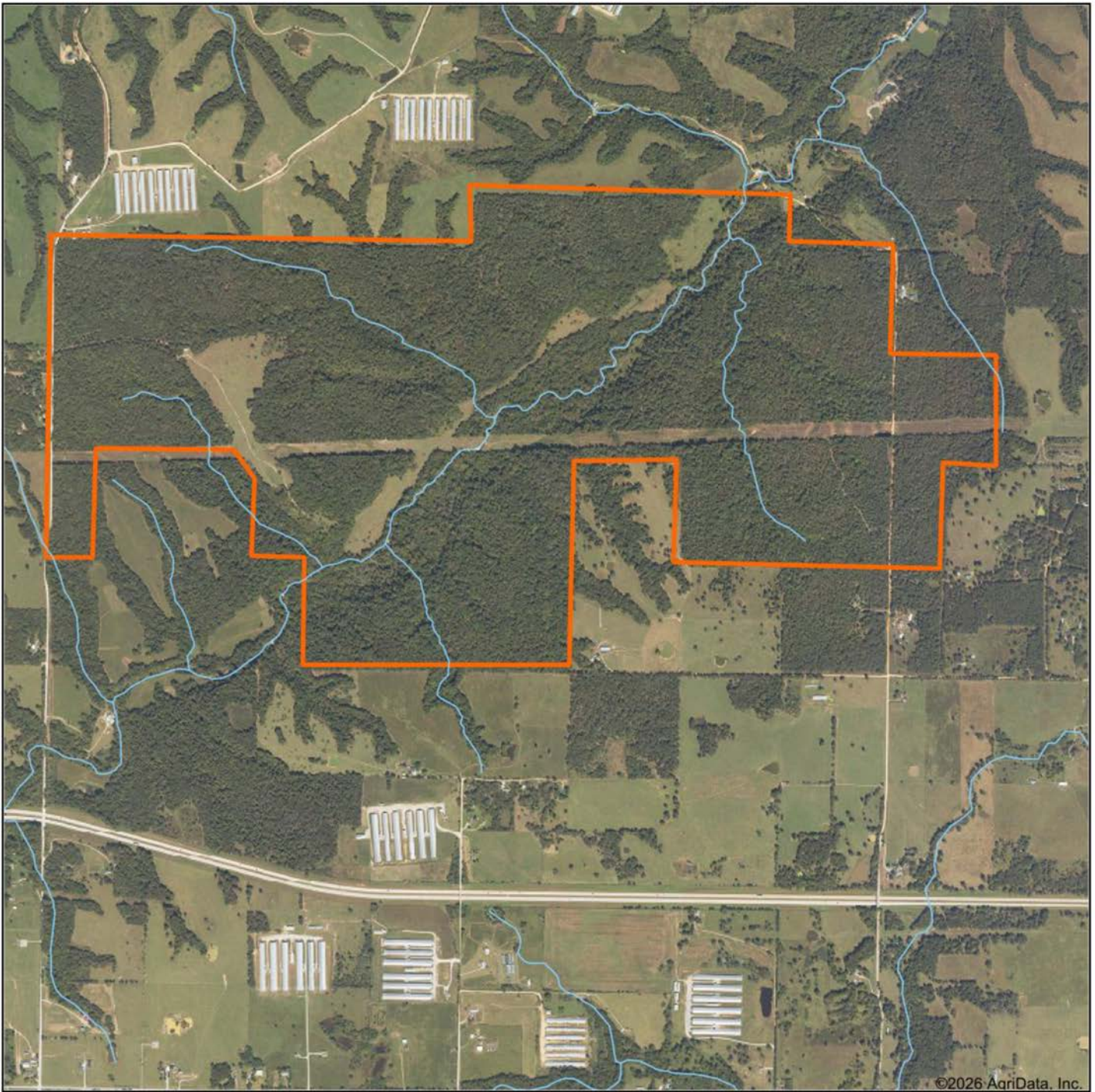


NATURAL SPRINGS AND SALINE CREEK

Approximately 988 acres of the ranch boast multiple natural springs, Saline Creek that meanders throughout the ranch, draws, mature hardwoods, ravines, and some of the most picturesque 186 feet of topography and elevation changes you will find in Delaware County.



AERIAL MAP



Maps Provided By



Boundary Center: 36° 13' 40.36, -94° 53' 4.6

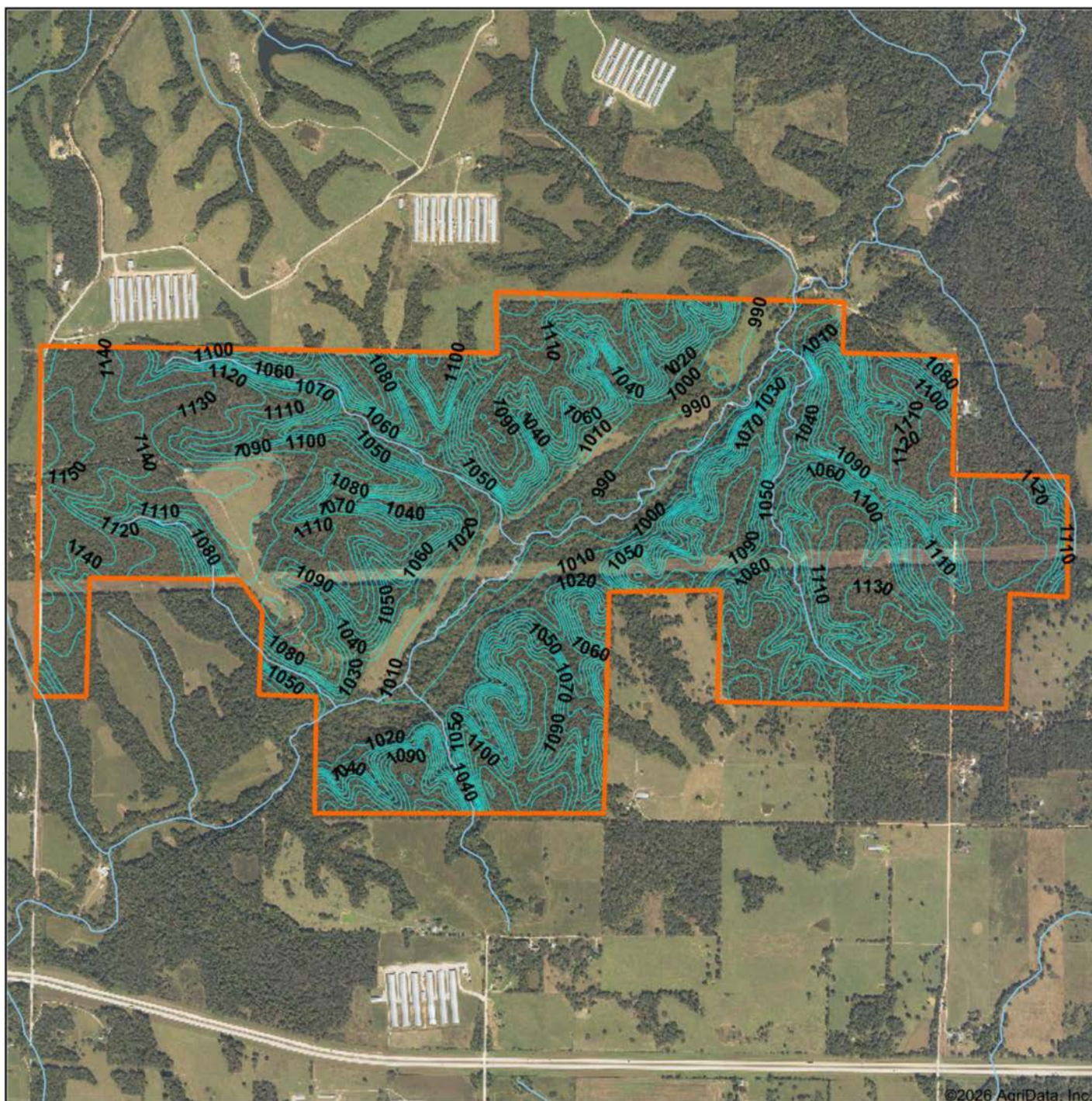
0ft 1933ft 3865ft

8-20N-23E
Delaware County
Oklahoma



10/8/2026

TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 977.4

Max: 1,163.8

Range: 186.4

Average: 1,081.5

Standard Deviation: 48.49 ft

0ft 1791ft 3582ft

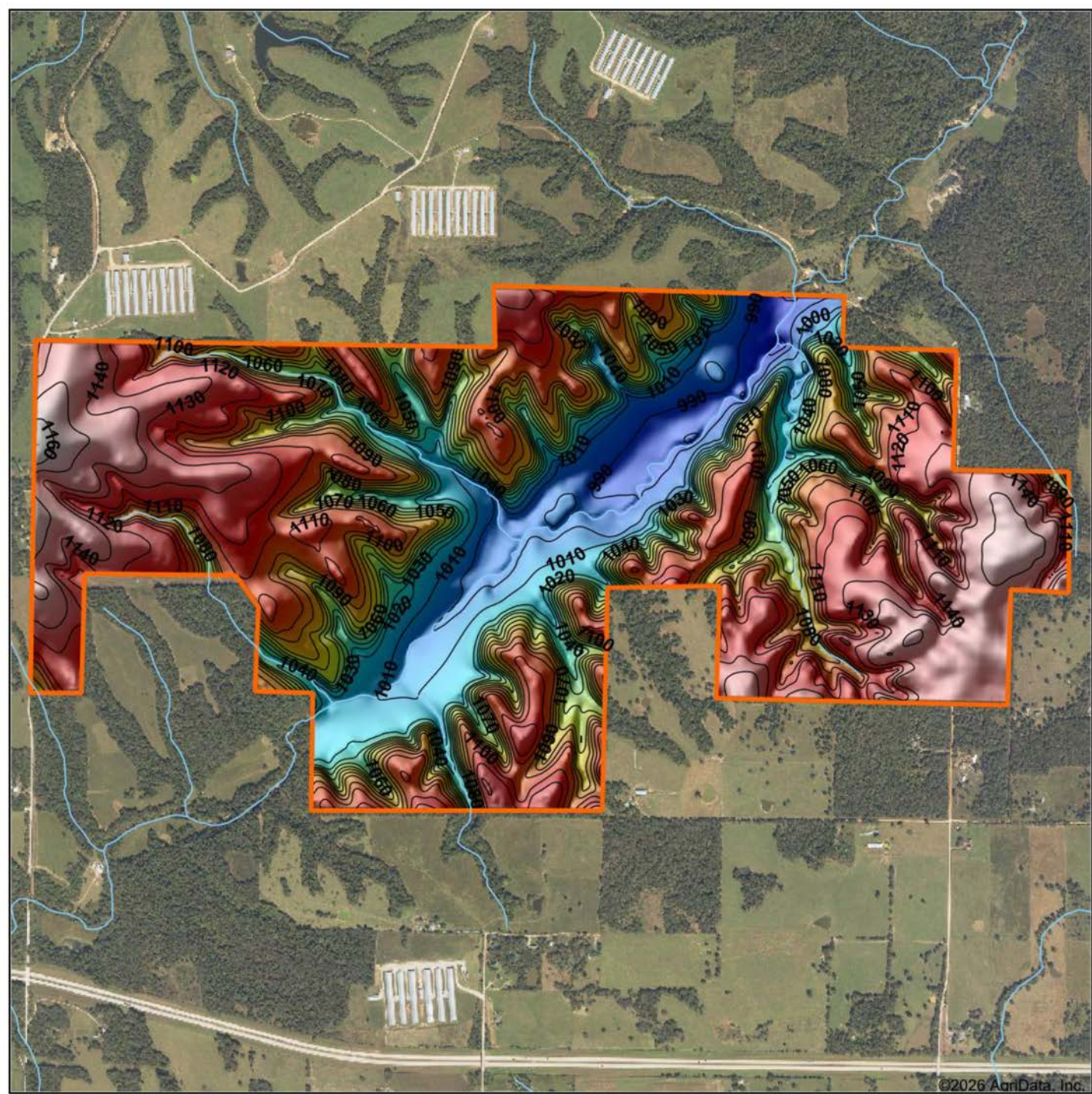


10/8/2026

8-20N-23E
Delaware County
Oklahoma

Boundary Center: 36° 13' 40.36, -94° 53' 4.6

HILLSHADE MAP



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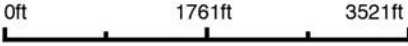
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CUSTOMIZED ONLINE MAPPING

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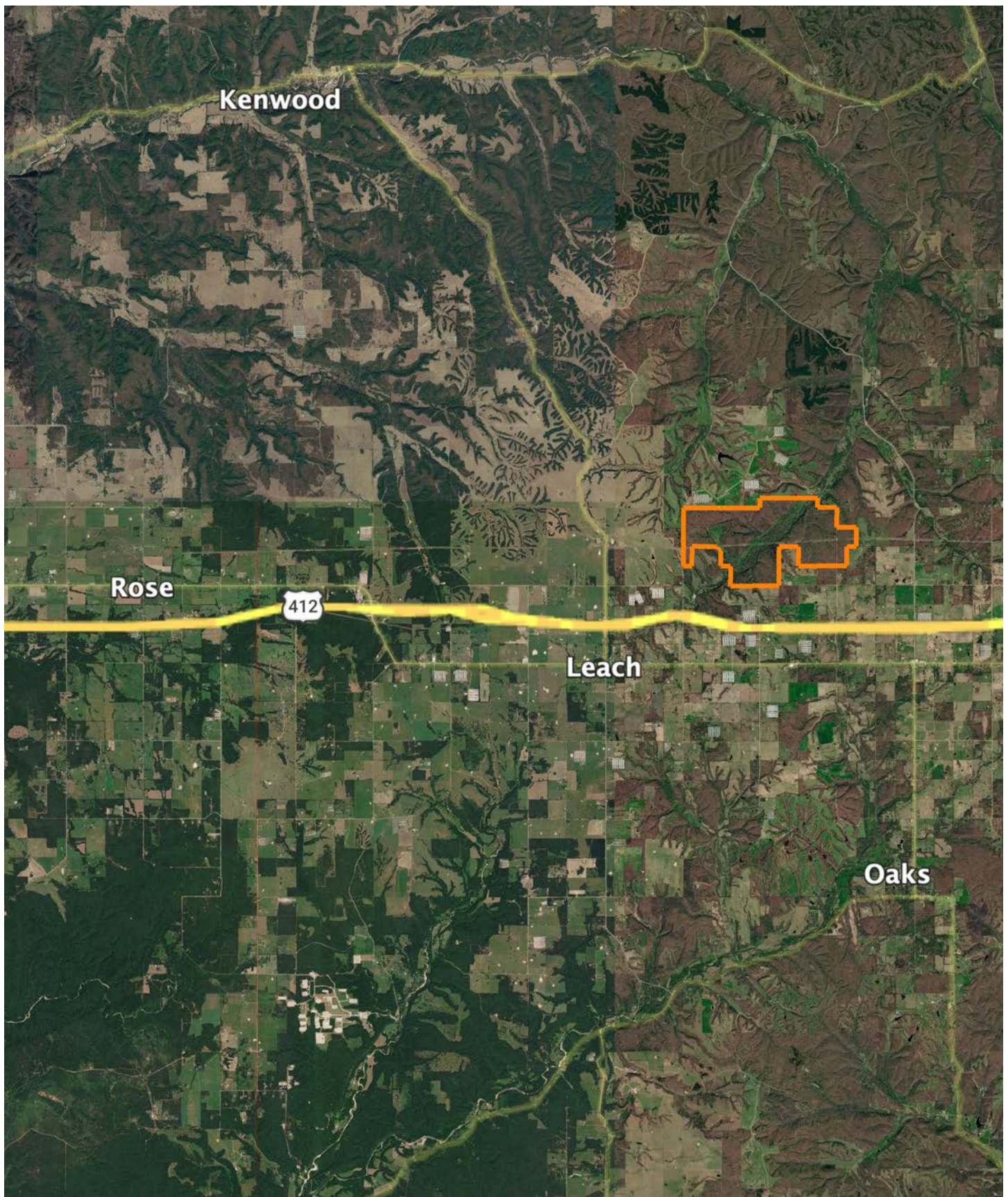


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8-20N-23E
Delaware County
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OVERVIEW MAP



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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