



MIDWEST LAND GROUP
PRESENTS

DELAWARE COUNTY OKLAHOMA

360 ACRES



MIDWEST LAND GROUP IS HONORED TO PRESENT

360 +/- ACRES OF OUTSTANDING HUNTING WITH CABIN, TRAILS, & MULTIPLE PONDS

As you enter the farm and wind your way through the timber-lined 1/2 mile driveway that leads you to a secluded cabin perched above the small pond, you quickly realize this is truly a special place.

The small cabin contains a covered front porch overlooking the pond to the west, living area, kitchen area, full bathroom, upstairs loft, and overhead garage door. The farm also contains a 30'x24' concrete-floored, 3 car shop that is ideal for equipment storage, wildlife processing, mancave, bunk house, second residence, and future improvements. The possibilities are endless.

Spanning 360 +/- acres northeast of Jay, Oklahoma, this distinctive Delaware County farm combines mature hardwood timber, substantial elevation changes, seasonal creeks, multiple ponds, and secluded acreage in a remarkable recreational setting. The landscape ranges from approximately 860 to 1,100 feet in elevation, creating a diverse mix of wooded ridges and lower-lying areas that offer excellent opportunities for wildlife habitat management.

The property is particularly appealing to buyers seeking a private hunting farm with potential for long-term habitat enhancement. Mature timber and natural cover provide promising conditions for whitetail deer and wild

turkey, while the farm's ponds and seasonal drainage features add diversity to the landscape. Approximately 40 acres in the southwest section, west of South 640 Road and below the Whitewater Creek Dam, present a unique opportunity for the potential development of a dedicated waterfowl sanctuary.

Existing improvements include perimeter fencing and an extensive gravel-based road and trail system that provides UTV access throughout much of the farm, allowing hunters and outdoor enthusiasts to explore the deep interior with ease. These features create a strong foundation for a private hunting operation or recreational retreat.

With county-maintained gravel road frontage and convenient access to Jay, Grove, along with the amenities of Northeast Oklahoma, Southwest Missouri, and Northwest Arkansas, this Delaware County farm offers a compelling combination of privacy, wildlife habitat, existing infrastructure, and future recreational possibilities. Whether your vision is a premier hunting destination, a secluded family retreat, or a farm dedicated to wildlife management, this 360 +/- acre farm is worth a closer look. Give Kevin Williams a call at (918) 559-8960 for additional information.

PROPERTY FEATURES

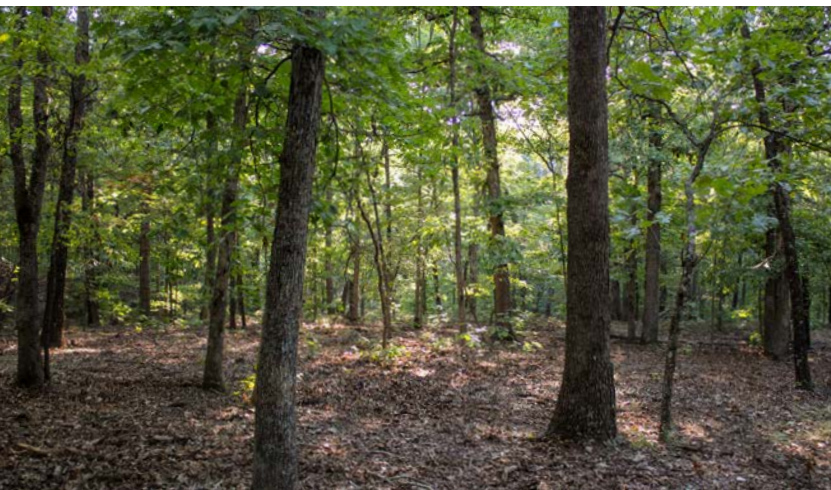
COUNTY: **DELAWARE** | STATE: **OKLAHOMA** | ACRES: **360**

- Perimeter fencing
- 235 feet of elevation changes
- Mature hardwoods
- Incredible hunting
- Partially finished cabin
- 30'x24' concrete-floored shop
- Multiple ponds
- Seasonal creek
- Drilled water well
- Electric available
- Great trail system
- County-maintained gravel road frontage
- 8 miles to Jay
- 9 miles to Grove
- 34 miles to Siloam Springs, AR
- 43 miles to Bentonville, AR
- 53 miles to Joplin, MO
- Jay Public Schools



MATURE HARDWOODS

Mature timber and natural cover provide promising conditions for whitetail deer and wild turkey, while the farm's ponds and seasonal drainage features add diversity to the landscape.



PARTIALLY FINISHED CABIN



30'X24' CONCRETED-FLOOR SHOP



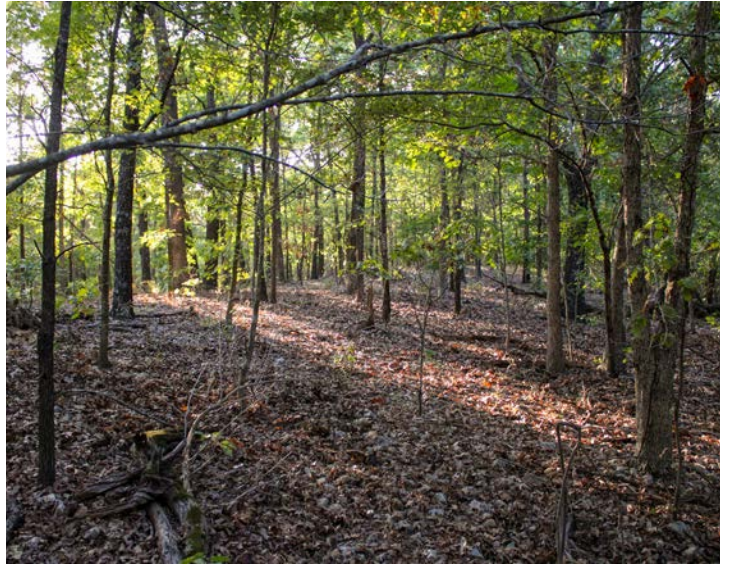
MULTIPLE PONDS



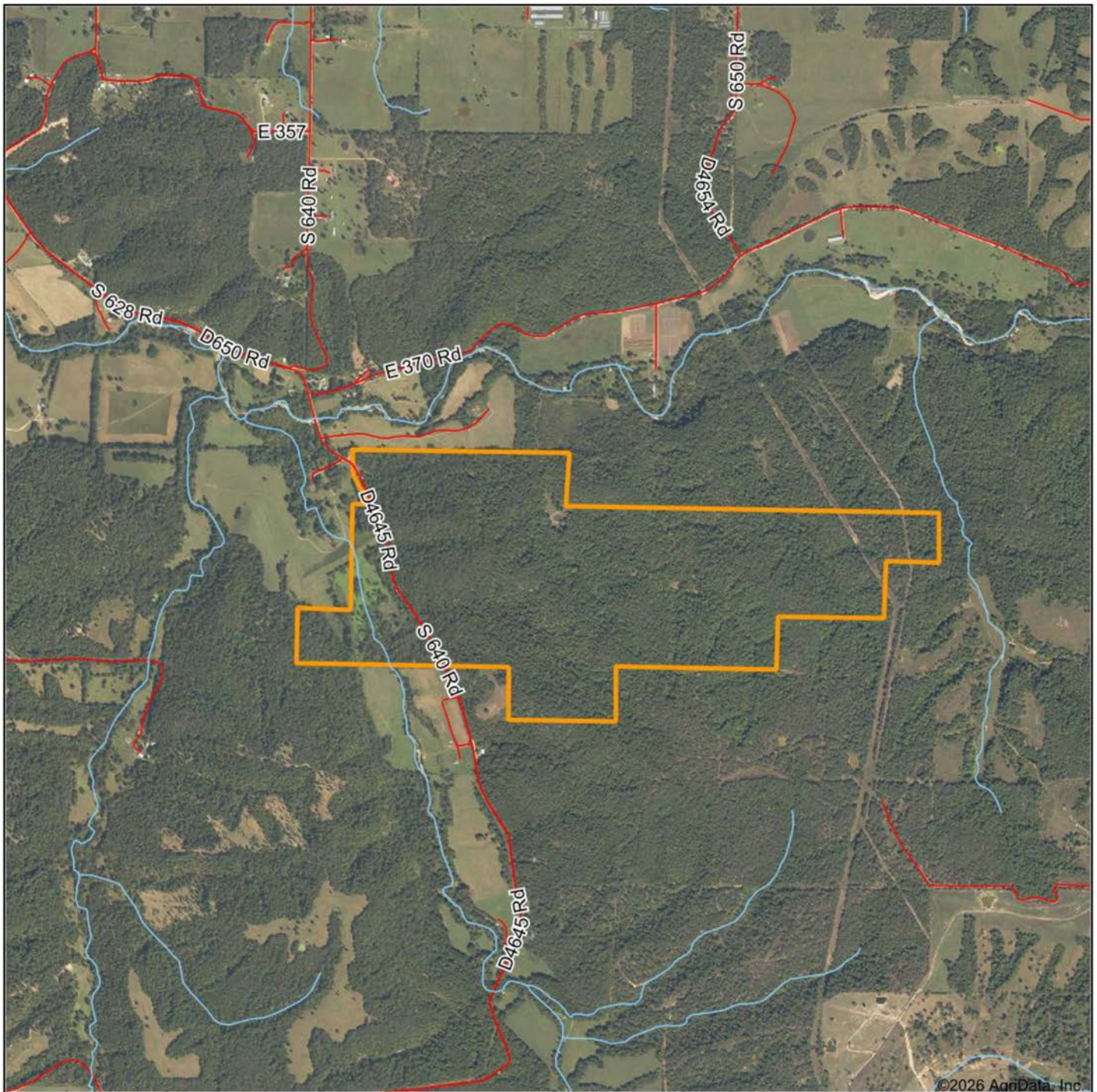
GREAT TRAIL SYSTEM



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 36° 29' 3.56, -94° 43' 26.76

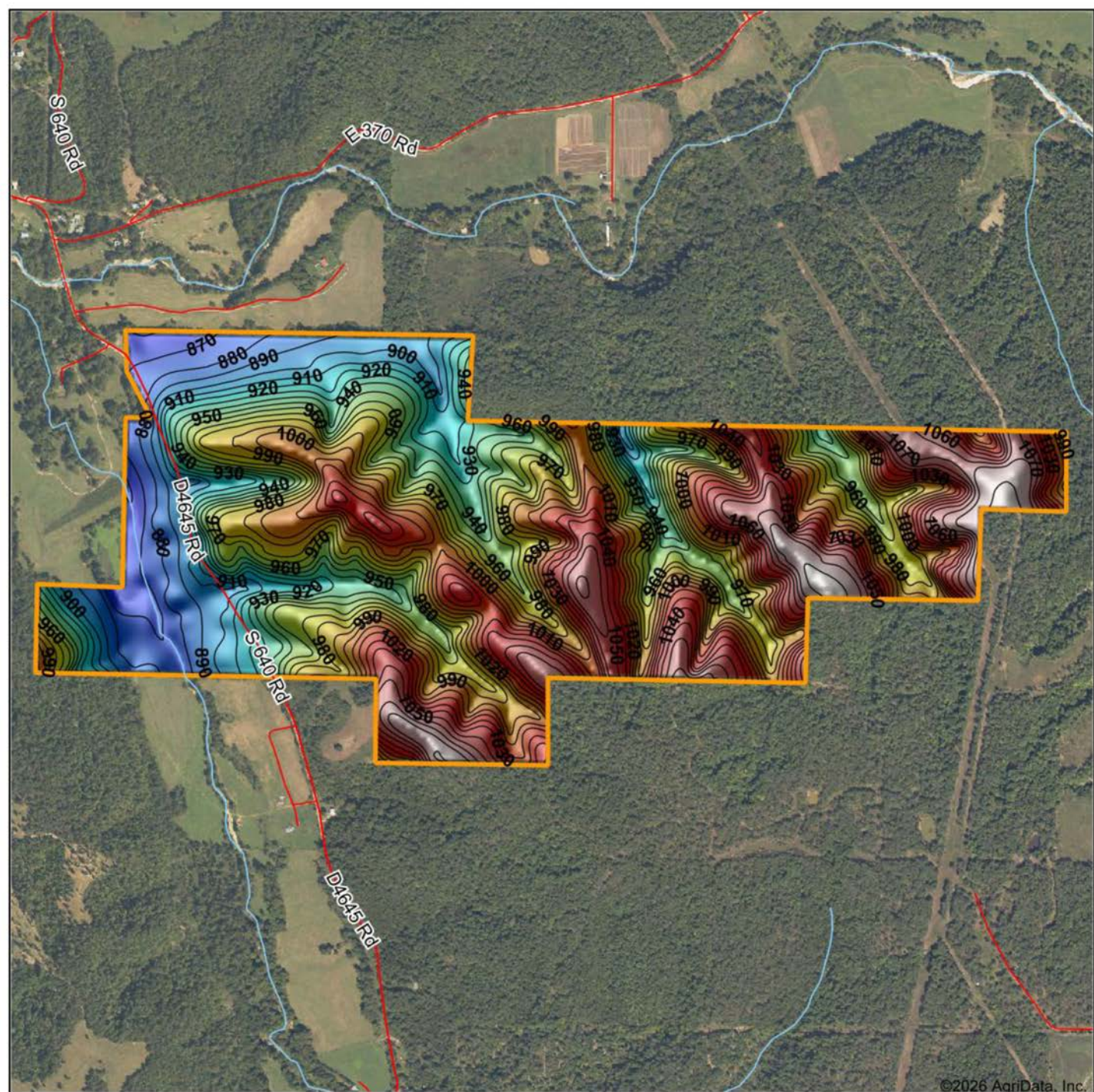
10-23N-24E
Delaware County
Oklahoma

0ft 1919ft 3838ft



10/9/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem

Interval(ft): 10

Min: 859.1

Max: 1,094.0

Range: 234.9

Average: 979.6

Standard Deviation: 57.94 ft

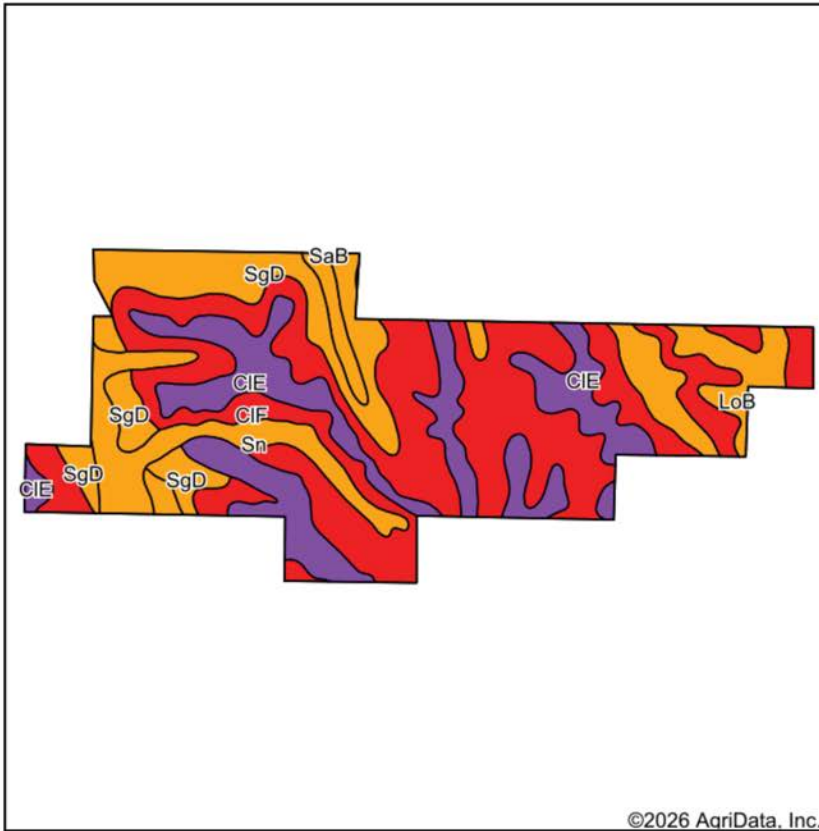
0ft 1193ft 2386ft



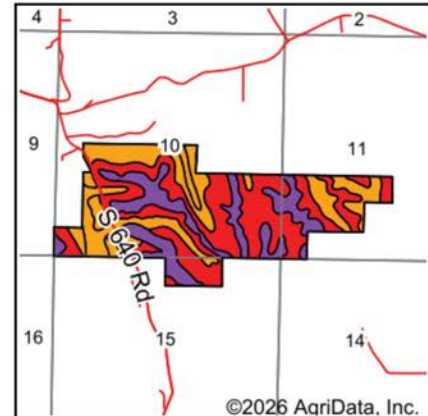
10-23N-24E
Delaware County
Oklahoma

Boundary Center: 36° 29' 3.56, -94° 43' 26.76

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Delaware**
 Location: **10-23N-24E**
 Township: **Jay**
 Acres: **359.32**
 Date: **10/9/2026**



Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: OK041, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
CIF	Clarksville very gravelly silt loam, 20 to 50 percent slopes, stony	159.49	44.5%		> 6.5ft.	Vllls	10	9	8	4
CIE	Clarksville very gravelly silt loam, 5 to 20 percent slopes, stony	81.39	22.7%		> 6.5ft.	Vle	43	37	34	31
SgD	Britwater gravelly silt loam, 3 to 8 percent slopes	53.26	14.8%		> 6.5ft.	Ille	67	61	53	48
Sn	Razort gravelly loam, 0 to 3 percent slopes, occasionally flooded	49.03	13.6%		> 6.5ft.	Ille	71	71	55	51
LoB	Tonti gravelly silt loam, 1 to 3 percent slopes	13.75	3.8%		1.8ft. (Fragipan)	Ills	45	43	38	28
SgB	Britwater gravelly silt loam, 1 to 3 percent slopes	2.33	0.6%		> 6.5ft.	Ille	58	58	54	51
SaB	Britwater silt loam, 1 to 3 percent slopes	0.07	0.0%		> 6.5ft.	Ile	75	71	62	63
Weighted Average						5.90	*n 35.9	*n 33.1	*n 28.4	*n 24.3

*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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