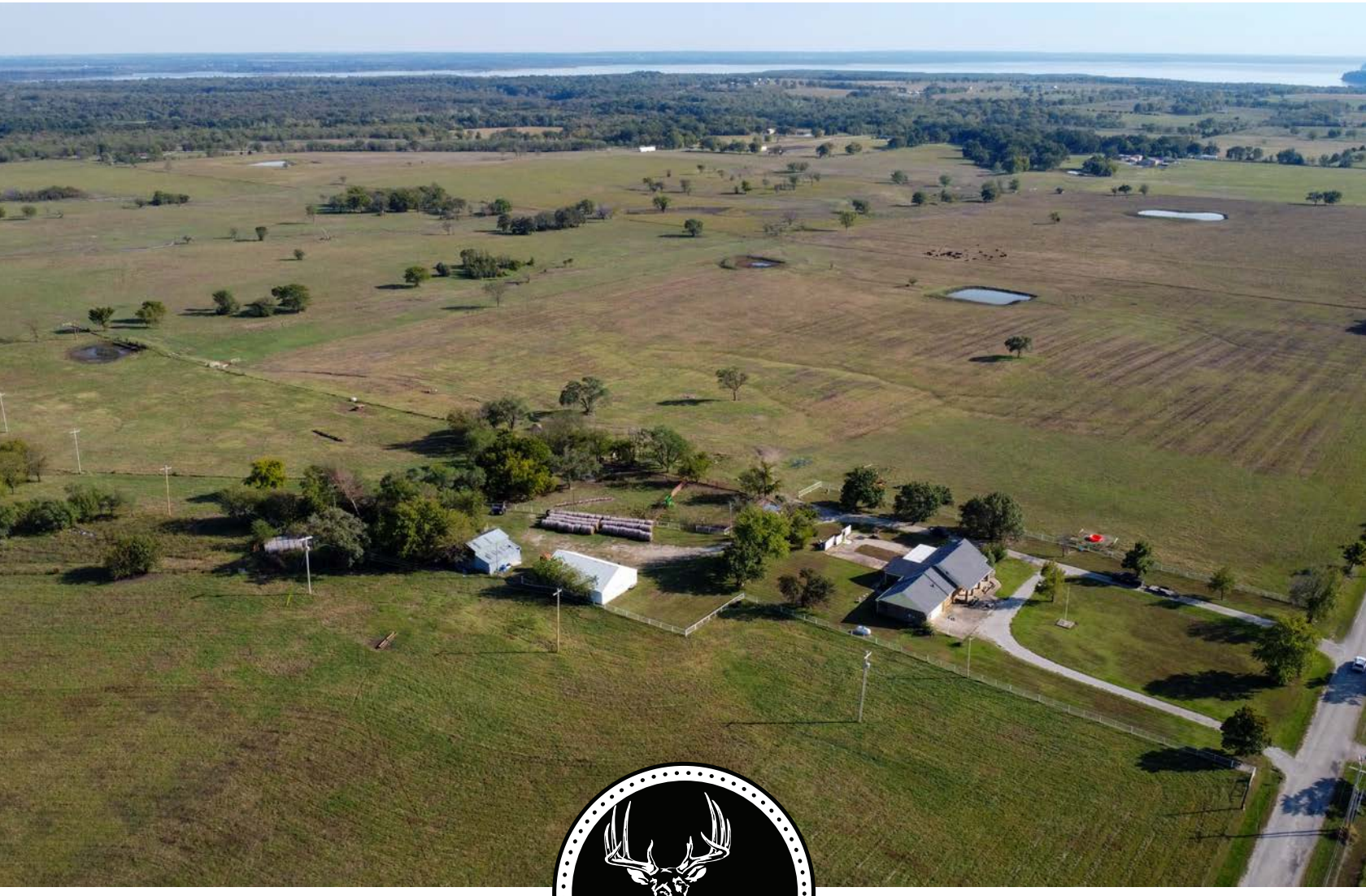
MIDWEST LAND GROUP PRESENTS

219 ACRES IN

NOWATA COUNTY
OKLAHOMA

22250 NS 416 ROAD, NOWATA, OK 74048



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

VERSATILE 219 +/- ACRE RANCH WITH HOME, SHOP, IMPROVED PASTURES & 7 PONDS

Located in a convenient area of Nowata County, Oklahoma, this 219 +/- acre ranch presents an outstanding opportunity for buyers seeking a combination of agricultural utility, residential comfort, and long-term land ownership. With blacktop frontage just 1/4 mile south of Highway 60 and only 2 miles east of Nowata, the ranch offers convenient access to surrounding communities while maintaining a rural atmosphere.

The ranch features rolling topography, improved Bermuda pastures, perimeter fencing, cross-fencing for rotational grazing, and seven ponds. These established features create a strong foundation for livestock operations, hay production, pasture management, agriculture ventures, and recreational enjoyment.

The 2,691 square foot residence includes 4 bedrooms, 3 bathrooms, an oversized attached two-car garage, and a 20'x12' sunroom. A separate 20'x50' shop with a concrete floor and electricity provides valuable working space for equipment, tools, storage, and general ranch maintenance.

The acreage, improvements, and location make this ranch worth considering for ranchers, agricultural operators, or buyers looking to combine a country residence with substantial land ownership. Bartlesville is approximately 25 miles away, Owasso is 36 miles away, and Tulsa is within 50 miles.

With its combination of a spacious home, useful outbuildings, improved pastures, seven ponds, and convenient road access, this 219 +/- acre Nowata County ranch offers the flexibility to accommodate a variety of rural living and agricultural goals. Give Kevin Williams a call at (918) 559-8960 to schedule your personal tour.



PROPERTY FEATURES

COUNTY: **NOWATA** | STATE: **OKLAHOMA** | ACRES: **219**

- 219 +/- acres
- 4 bed, 3 bath
- 2,691 square foot residence
- Oversized 2-car garage
- 20'x12' sunroom
- 20'x50' concrete-floored shop with electric
- Multiple barns
- Blacktop frontage
- 1/4 mile south of Highway 60
- Rolling topography
- Perimeter fenced and cross-fenced
- Improved Bermuda pastures
- 7 ponds
- 2 miles east of Nowata
- 25 miles to Bartlesville
- 36 miles to Owasso
- 50 miles to Tulsa



219 +/- ACRES

The ranch features rolling topography, improved Bermuda pastures, perimeter fencing, cross-fencing for rotational grazing, and seven ponds. These established features create a strong foundation for livestock operations, hay production, pasture management, agriculture ventures, and recreational enjoyment.











2,691 SQUARE FOOT RESIDENCE



20’X50’ SHOP & OTHER BARNS





7 PONDS & IMPROVED BERMUDA PASTURES





INTERIOR HOME PHOTOS













AERIAL MAP



Maps Provided By:
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Source: USGS 10 meter dem
Interval(ft): 10.0
Min: 673.7
Max: 743.3
Range: 69.6
Average: 706.5
Standard Deviation: 17.42 ft

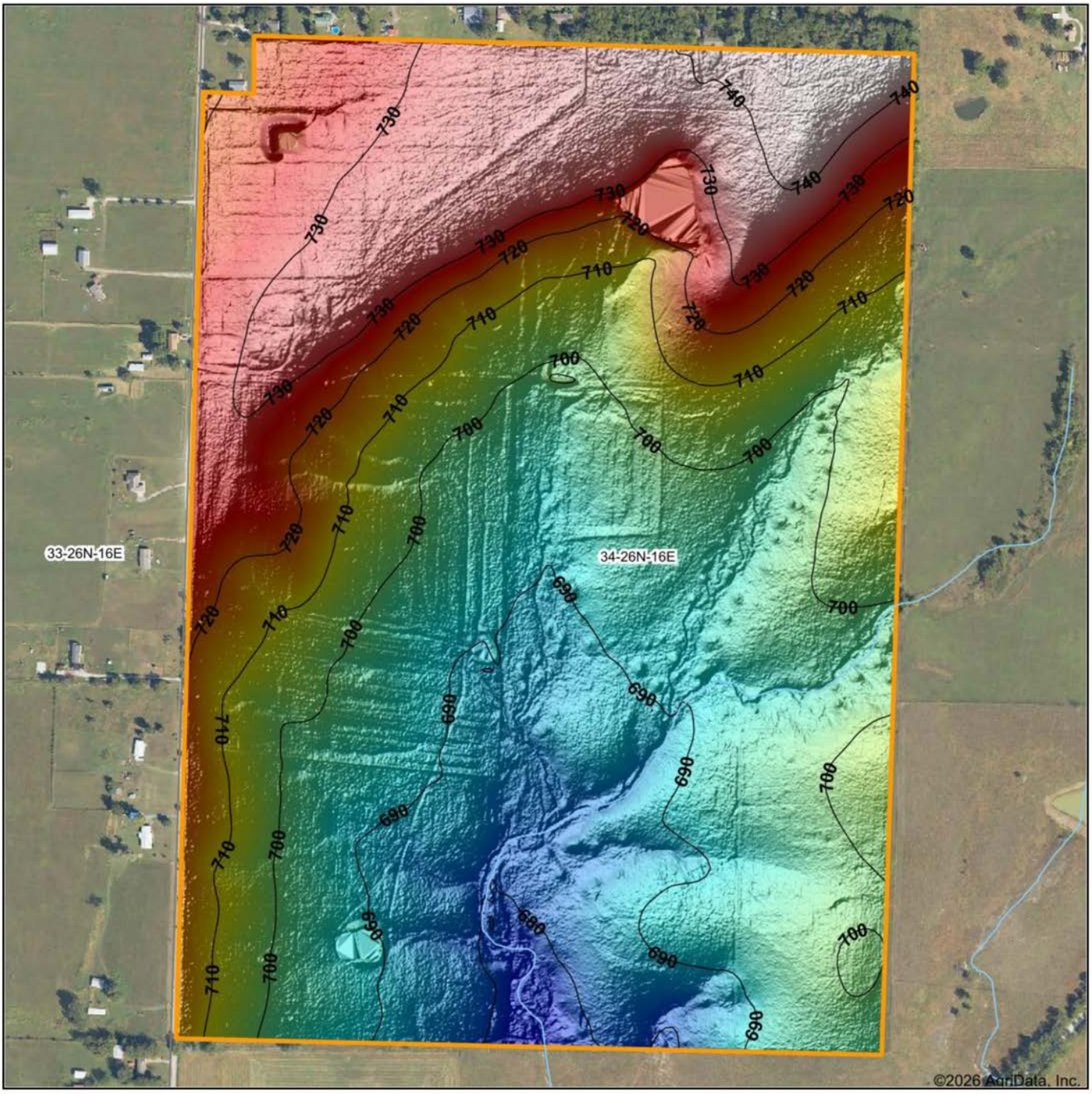
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10/20/2026

34-26N-16E
Nowata County
Oklahoma

Boundary Center: 36° 41' 36.07, -95° 35' 20.85

HILLSHADE MAP



Low Elevation High

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

Source:	USGS 10 meter dem
Interval(ft):	10
Min:	673.7
Max:	743.3
Range:	69.6
Average:	706.5
Standard Deviation:	17.42 ft

0ft 570ft 1139ft

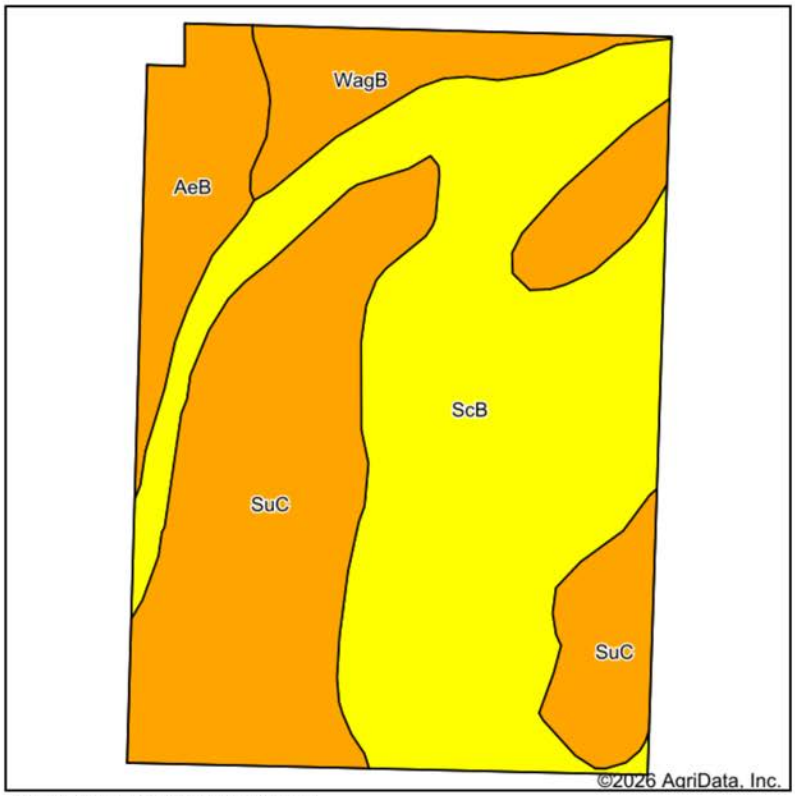
N W E S

10/20/2026

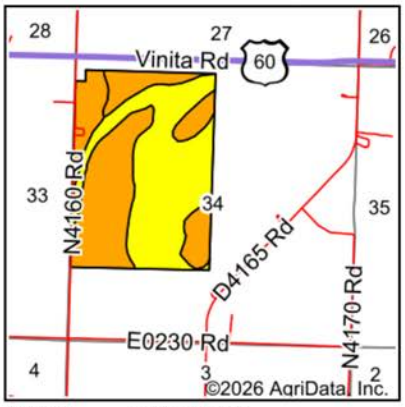
34-26N-16E
Nowata County
Oklahoma

Boundary Center: 36° 41' 36.07, -95° 35' 20.85

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
County: **Nowata**
Location: **34-26N-16E**
Township: **Nowata**
Acres: **219.97**
Date: **10/20/2026**

Maps Provided By:
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N W E S

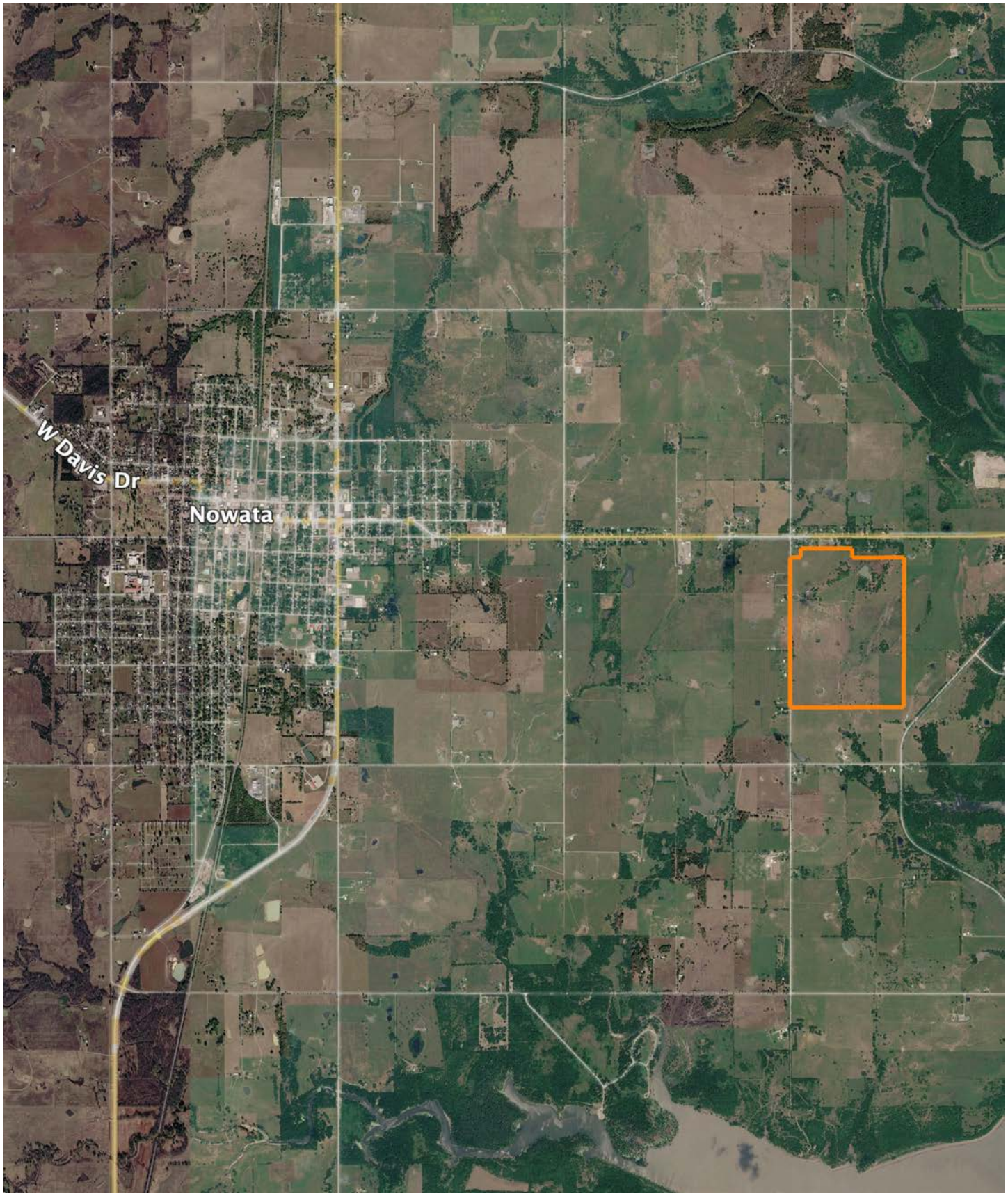
Area Symbol: OK105, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
ScB	Shidler-Claremore complex, 1 to 3 percent slopes	107.02	48.7%		1.2ft. (Lithic bedrock)	IVs	2955	38	34	37	27
SuC	Summit silty clay loam, 3 to 5 percent slopes	80.39	36.5%		> 6.5ft.	IIIe	5165	60	53	53	59
AeB	Apperson silty clay loam, 1 to 3 percent slopes	17.85	8.1%		3.5ft. (Lithic bedrock)	IIIe	3971	49	40	40	43
WagB	Wagstaff silty clay loam, 1 to 3 percent slopes	14.71	6.7%		2.5ft. (Lithic bedrock)	IIIe	4968	52	51	51	43
					Weighted Average	**3.49**	**3979.7**	***n 47.9**	***n 42.6**	***n 44**	***n 41.1**

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

Soils data provided by USDA and NRCS.

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

MIDWEST LAND GROUP

MidwestLandGroup.com

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