

MIDWEST LAND GROUP PRESENTS

233 ACRES IN

OSAGE COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

GREAT RECREATIONAL TRACT WITH BUILD POTENTIAL

Central Osage County is where this beautiful 233 +/- acre lot resides. As you come in the gate off of County Road 2502, you will immediately notice the osage orange trees that line both sides of the road. As you travel down the access road you will notice the change in topography as you move west. You will start to notice the change in timber as you cross Saucy Calf Creek. The mature oaks provide great forage for whitetails and other game that the outdoor enthusiast loves to pursue. With well-established trail systems throughout, this

property is set up with the outdoorsman in mind. There are multiple food plot locations tucked in remote areas that will provide great forage and security for those big Osage County whitetails. Saucy Calf Creek and two other ponds provide ample watering options for any and all wildlife or livestock. This 233 +/- acre lot is conveniently located minutes from Highway 11 and Highway 99 for ease of travel to and from. If you're looking for a special place to hunt or live, please give Will Pester a call at (918) 578-9353 to schedule a showing today.



PROPERTY FEATURES

PRICE: **\$640,750** | COUNTY: **OSAGE** | STATE: **OKLAHOMA** | ACRES: **233**

- Whitetails
- Turkey
- Mature oaks
- Creek bottom with good water
- Established trail systems
- Food plot locations
- Utilities on site
- Minutes to Pawhuska
- 25 minutes to Bartlesville
- 45 Minutes to Tulsa



233 +/- ACRES



ESTABLISHED FOOD PLOTS



WHITETAILED



CREEK BOTTOM WITH GOOD WATER



ESTABLISHED TRAIL SYSTEMS



MATURE OAKS



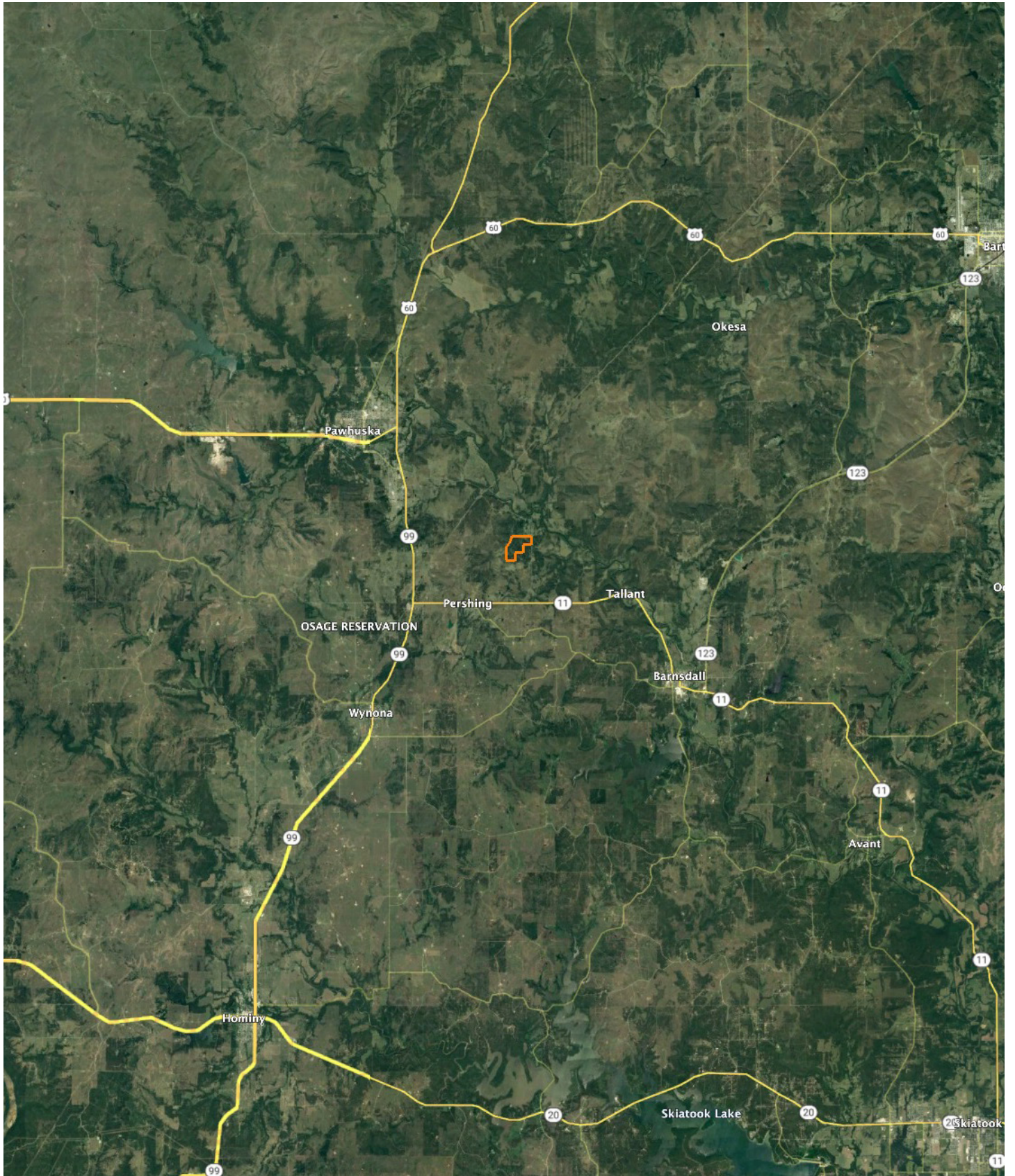
ADDITIONAL PHOTOS



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

When it comes to discussing land or habitat improvement, Will Pester's enthusiasm and passion for the outdoors always shine through. Will was born and raised in Pawhuska, Oklahoma, a little over an hour's drive north of Tulsa. Here, he graduated from Pawhuska High School, went on to attend Rogers State University in Claremore, then obtained a Bachelor's Degree in fire protection and safety technology engineering from Oklahoma State in Stillwater.

For several years, Will worked in the Oil and Gas Industry, specializing in safety and pipeline inspection. At Midwest Land Group, he's able to use his experience in investigation and analysis to market the unique features your land has to offer to potential buyers.

When he's not working, you can often find him chasing mature whitetails with his bow, fishing with his kids, golfing, and traveling with his wife. He serves as a coach for his son's basketball and football teams, as well as his daughter's basketball team. Will lives in Pawhuska with his wife Jeri, sons Beck and Penn, and daughter Karter. If you're ready to buy or sell, give Will a call.



WILL PESTER, LAND AGENT
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