

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

# OSAGE COUNTY OKLAHOMA



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# **BUILD, HUNT, AND LIVE MINUTES FROM PAWHUSKA**

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This well-positioned 40 +/- acre tract lies just minutes from Pawhuska with blacktop and gravel road frontage. With water and power in place, this parcel is ideal for the person looking to build a home or cabin in the woods. County road 2580 splits this property almost equally in two running from the northwest to the southeast and dead-ending 0.5 miles to the east. Multiple types of oaks

blanket the property with most of the mature timber running along the blacktop. With thriving Pawhuska just minutes away and Tulsa and Bartlesville 45 and 35 minutes further, this ground is in a prime location for the folks looking to put down roots or build that private weekend getaway. Call (918) 578-9353 to schedule a private showing today.





# PROPERTY FEATURES

PRICE: **\$146,000** | COUNTY: **OSAGE** | STATE: **OKLAHOMA** | ACRES: **40**

- Blacktop road frontage
- Gravel road frontage
- City water
- Electricity in place
- Multiple oaks
- Whitetail deer
- Pawhuska School District
- Minutes to Pawhuska
- 45 minutes to Tulsa
- 25 minutes to Bartlesville





40 +/- ACRES

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## MULTIPLE OAKS

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## ROAD FRONTAGE

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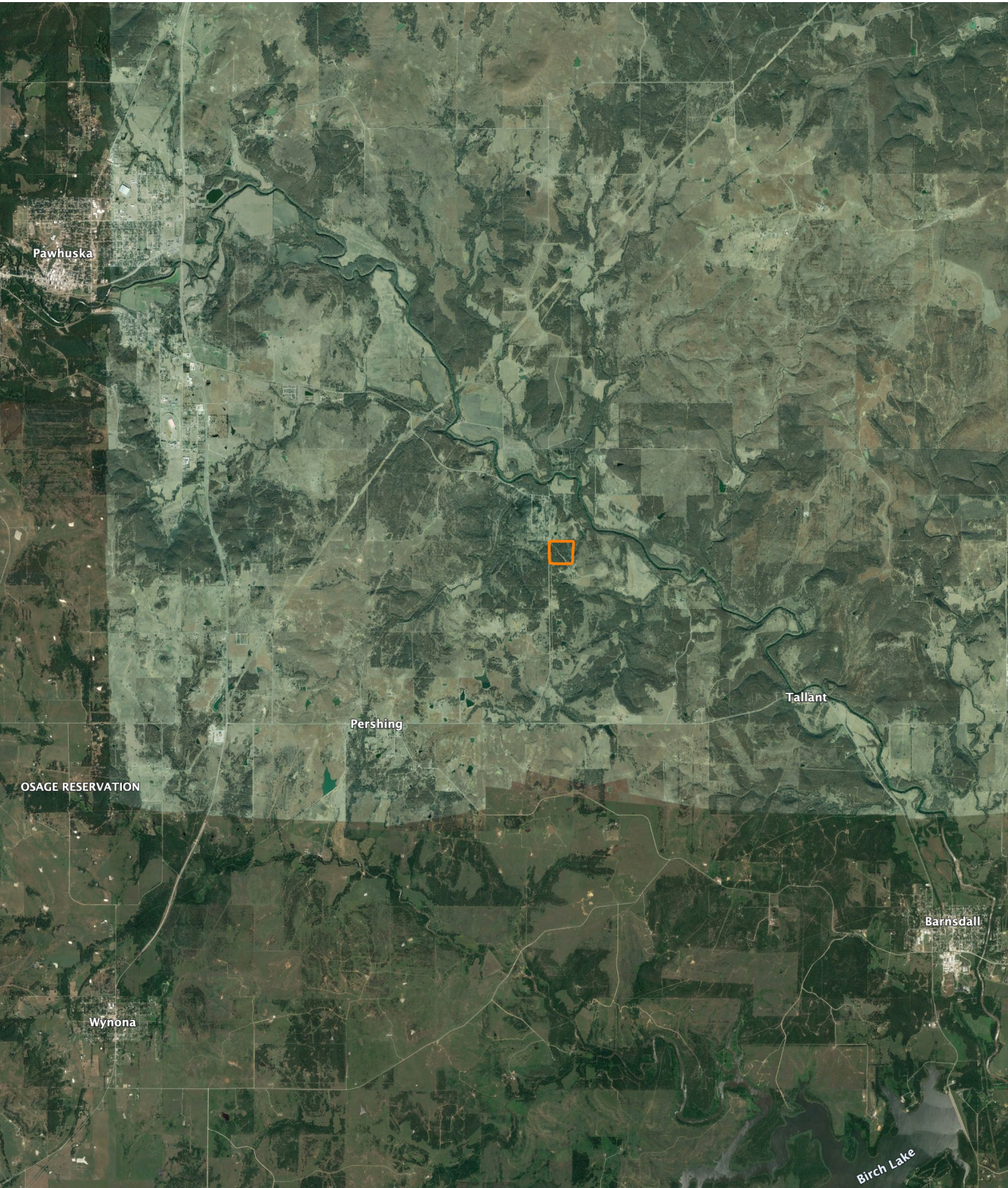
# AERIAL MAP

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# OVERVIEW MAP





# AGENT CONTACT

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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  
**918.578.9353**  
WPester@MidwestLandGroup.com



## MidwestLandGroup.com

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