

MIDWEST LAND GROUP PRESENTS

90 ACRES IN

OSAGE COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CONVENIENT HUNTING TRACT NEAR PAWHUSKA

Just south of Pawhuska in central Osage County lies this well-placed 90 +/- acres. As you turn off Highway 99, you will notice a well-maintained road that climbs in elevation as you approach the west side of the property. Once on this 90 +/- acre tract, you will notice the heavy timber presence on both sides of the road but as you continue to travel east the characteristics of this property start to change. Once on the eastern side of this ground, you will notice the timber open up into a

good swath of native grass peppered with persimmons and younger hardwoods that are covered in deer sign. The north-central area of this property houses a year-round pond with a great access road leading to it. West of the pond is the largest block of timber on the property consisting mainly of mature oaks with game trails evident throughout. This property appeals highly to the hunter looking for a convenient tract loaded with whitetails. Call (918) 578-9353 to schedule a private showing today.



PROPERTY FEATURES

PRICE: **\$225,000** | COUNTY: **OSAGE** | STATE: **OKLAHOMA** | ACRES: **90**

- Mature oaks
- Year-round pond
- Established trail system
- Whitetails
- Small game
- Verdigris Valley Electric
- Minutes to Pawhuska
- 30 minutes to Bartlesville
- 1 hour to Tulsa



90 +/- ACRES



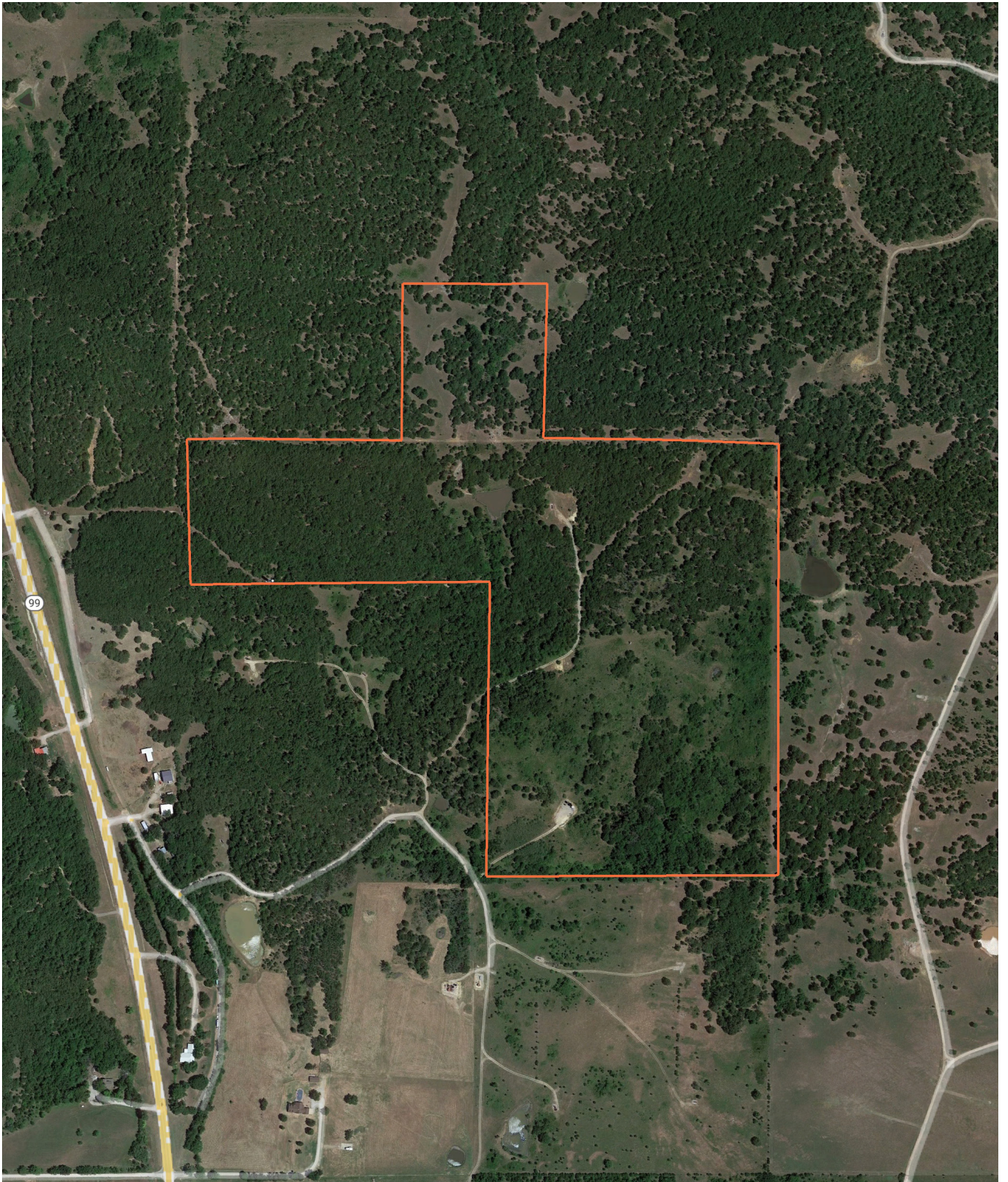
YEAR-ROUND POND



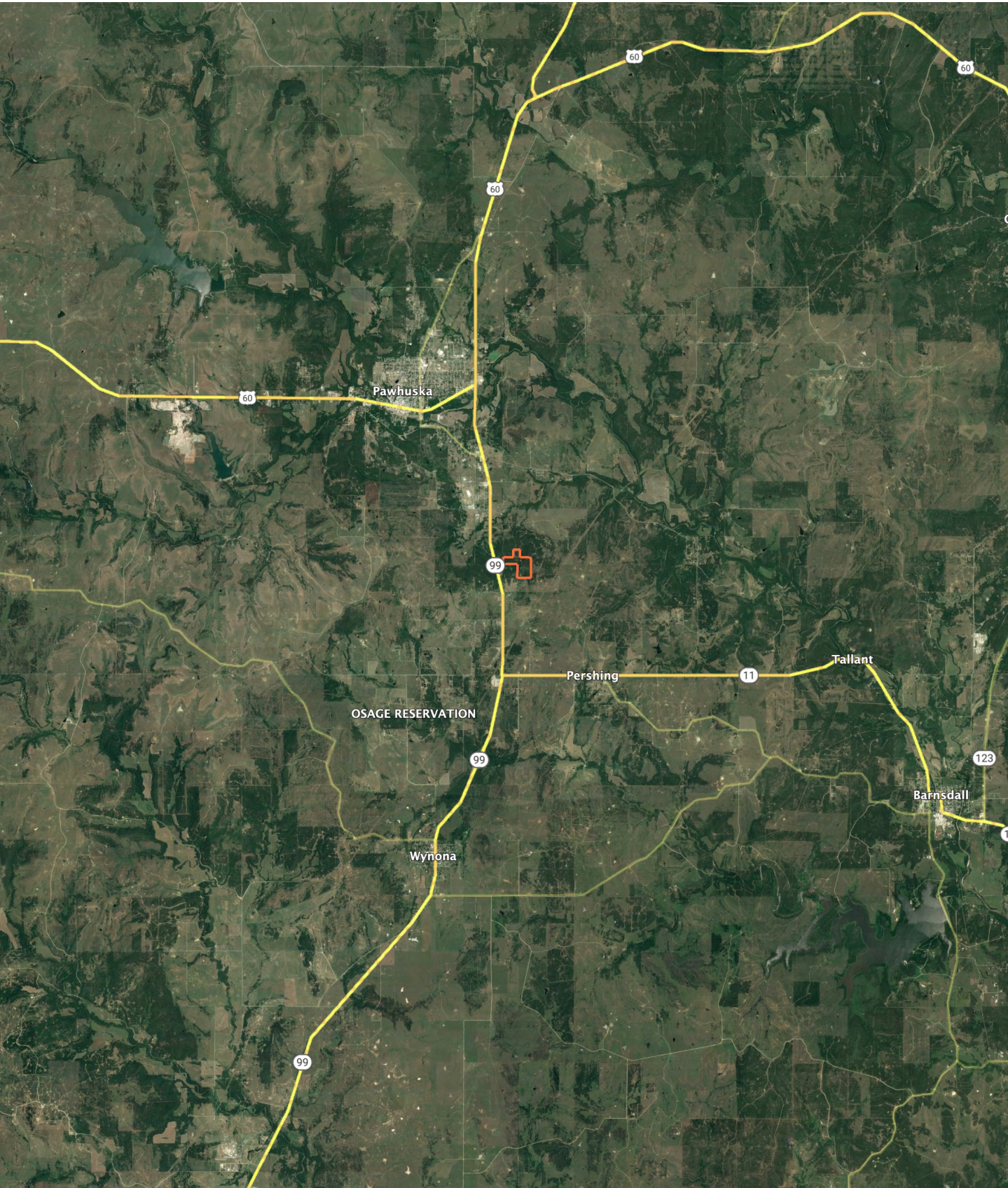
ESTABLISHED TRAIL SYSTEM



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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