

MIDWEST LAND GROUP PRESENTS

30 ACRES IN

POTTAWATOMIE COUNTY OKLAHOMA

29950 WANETTE ROAD, WANETTE, OK 74878



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL HOME AND SHOP ON 30 +/- ACRES

Barndominium style home and shop on 30 +/- wooded acres. Located roughly halfway between Lake Thunderbird and Wanette, quick access to Norman, Oklahoma City, and Shawnee is easily attainable. The 2-story home was built in 2013 and offers 4,000 square feet, 4 bedrooms, 2 bathrooms, an office/extra bedroom, a bonus room, and more. As you walk in the door, you will notice the open floor plan that is perfect for entertaining. The living room is very open with a beautiful gas fireplace. The spacious kitchen offers tons of storage, plenty of countertop space, and a nice island. The utility room is large and perfect for laundry and storage. The 4 bedrooms are very comfortably sized and have plenty of closet space. The office/5th bedroom is equally as big as the bedrooms and it also has a large, full bathroom attached to it. Atop the staircase is a perfectly placed bonus room that is great for entertaining and game night.

Outside the home, there is a wraparound porch which serves as the perfect place to hang out and enjoy your evening views of the pond and the woods. There is an attached awning that is perfect for parking under. The 30'x40' insulated shop with concrete floor is the perfect addition to store all your belongings out of the elements and is a great place to work. The property itself includes two ponds and is a mix of woods with numerous natural clearings. There are strategically cleared trails that enable you to access all points of the property. The natural clearings would be incredible spots for food plots, feeders, and stands if hunting is what you desire. Wildlife in the area include deer and they are frequently seen just outside of the house grazing on the native grasses and acorns. Call Kyle Schroder at (405) 833-6555 to schedule a showing.



PROPERTY FEATURES

PRICE: **\$465,000** | COUNTY: **POTTAWATOMIE** | STATE: **OKLAHOMA** | ACRES: **30**

- 4,000 square feet
- 4 bed, 2 bath
- Office
- Wraparound porch
- 30'x40' insulated shop
- 30 +/- wooded acres
- Whitetail deer
- 2 ponds
- 35 minutes to Shawnee
- 45 minutes to Norman



4,000 SQ. FT. HOME

The 2-story home was built in 2013 and offers 4,000 square feet, 4 bedrooms, 2 bathrooms, an office/extra bedroom, a bonus room, and more. As you walk in the door, you will notice the open floor plan that is perfect for entertaining.



4 BED, 2 BATH



WRAPAROUND PORCH



30'X40' INSULATED SHOP



2 PONDS

The property itself includes two ponds and is a mix of woods with numerous natural clearings.



30 +/- WOODED ACRES



TRAIL SYSTEM



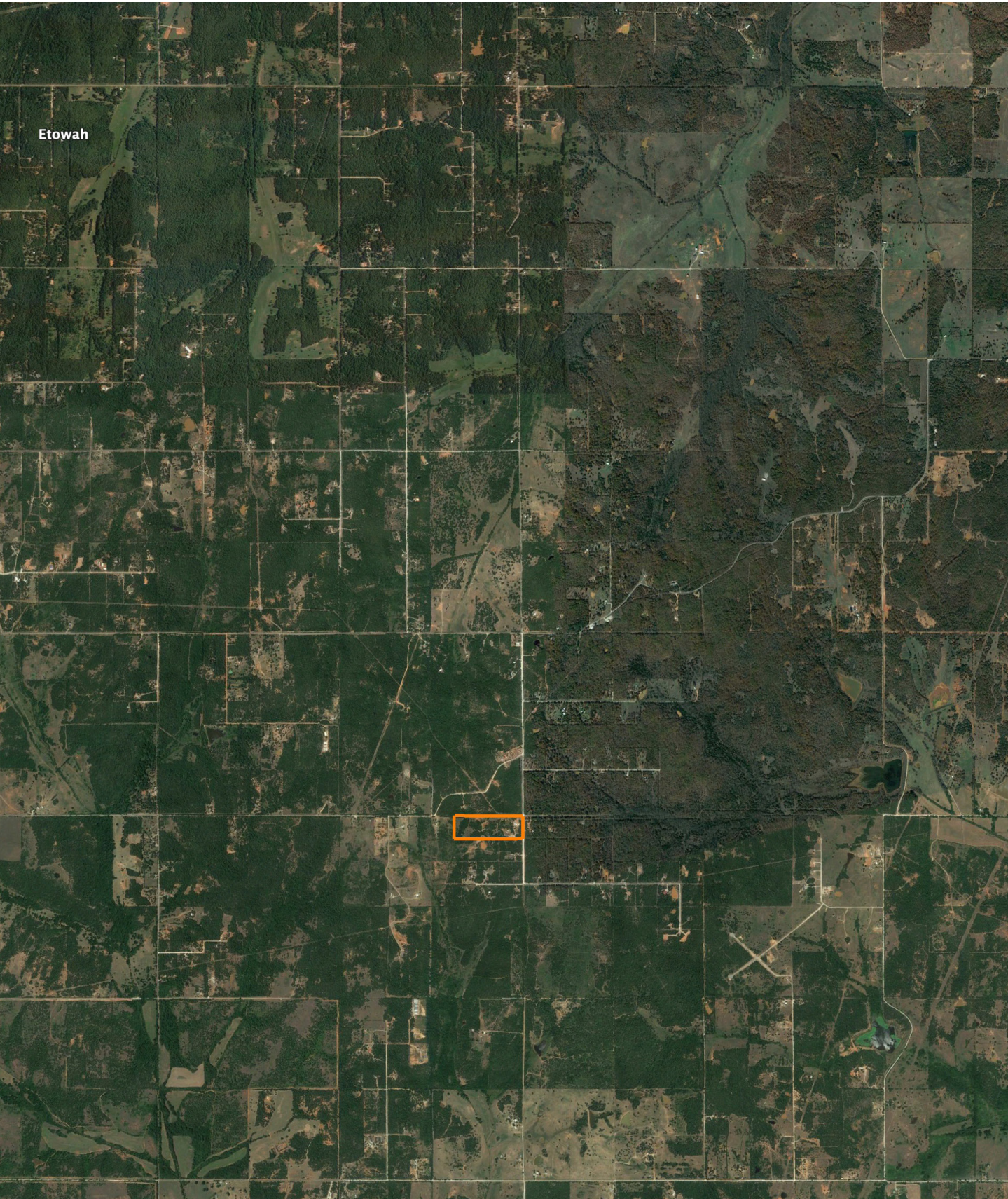
NATURAL CLEARINGS



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

If there's one person who was raised to love and respect the land, it's Kyle Schroder. Born in Okarche, Oklahoma, and a graduate of Okarche High School, Kyle stands as a third-generation farmer of wheat, hay, and cattle. He attended Oklahoma State University, where he majored in Agricultural Education, and has run a cow/calf operation with his father for quite some time. This experience has provided him with the vast knowledge of stocker cattle operations, as well how to maintain tillable ground and pasture.

This former career firefighter and farmer has an undeniable passion for land. When you work with Kyle, there will be no doubt in your mind that he shares this love with all of his clients, no matter if they're buying or selling. Thanks to his background and connections, he'll be able to connect you with all the right resources to ensure the land is reaching its full potential – from soil management and crop production to food plots and habitat management.

An avid hunter since he was a teen, Kyle enjoys hunting dove, pheasant, turkey, deer, ducks and geese. When he's not farming, hunting, or spending time at the lake, he loves to look at new properties and envision their potential. Kyle is an active member of his church and lives in Okarche, OK, with his wife, Katie, and daughters, Grace and Madelyn.



KYLE SCHRODER,

LAND AGENT

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