

MIDWEST LAND GROUP PRESENTS



MCINTOSH COUNTY, OK

155 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DIVERSE 155 +/- ACRE FARM NEAR LAKE EUFAULA

Introducing an exceptional property located in Checotah, Oklahoma, with prime Texanna Road frontage and only 1 mile away from scenic Lake Eufaula. Situated on an expansive 155 +/- acres of land, this remarkable estate offers a wealth of features and possibilities. The farmhouse on the property is a meticulously maintained 2,112-square-foot mobile home, boasting a spacious interior complemented by a concrete patio surrounding it. This charming residence provides a comfortable and inviting living space, ideal for creating lasting memories. Additionally, a dog kennel provides a dedicated space for furry companions to enjoy. In addition to the main residence, a second 1,196-square-foot home graces the property, offering 3 bedrooms and 1 bathroom. This single-story home, located on Texanna Road frontage, occupies 5 +/- acres and presents an excellent opportunity for extended family living, rental income, or guest accommodations. Nature enthusiasts and outdoor lovers will enjoy the abundance of deer, rolling

hills, hardwoods, and picturesque ponds, creating a serene and scenic environment. All pastures are cross-fenced, providing versatility for various agricultural pursuits, while water lines have been thoughtfully installed throughout, ensuring convenient access to water in every pasture. Farm enthusiasts will appreciate the numerous outbuildings, working pens, woven field wire fences, and the presence of electricity and water in all of the barns. This property has previously accommodated a thriving Boer goat operation, showcasing its agricultural potential and versatility. With its advantageous location near the highly desirable Eufaula Lake, this property holds immense promise for development opportunities. The combination of stunning surroundings, ample acreage, and close proximity to the lake makes it an attractive prospect for investors and those seeking to capitalize on its potential. Don't miss out on the chance to own this exceptional property. Call Tony Prideaux at (918) 960-1226 to schedule a private tour.



PROPERTY FEATURES

PRICE: **\$1,000,000** | COUNTY: **MCINTOSH** | STATE: **OKLAHOMA** | ACRES: **155**

- 155 +/- acres
- Fully fenced and cross-fenced
- Woven field wire
- 1,300 feet of Texanna Road frontage
- 2,100 sq. ft. home
- Additional home 1,196 sq ft.
- Wrap-around porches
- Generac whole farm generator
- Dog kennels
- Lake view on south boundary
- Multiple outbuildings
- Power and water in all outbuildings
- Whole farm water system
- Storm cellar



2,100 SQ. FT. HOME



WRAP-AROUND PORCH



FULLY FENCED & CROSS-FENCED



ADDITIONAL 1,196 SQ. FT. HOME

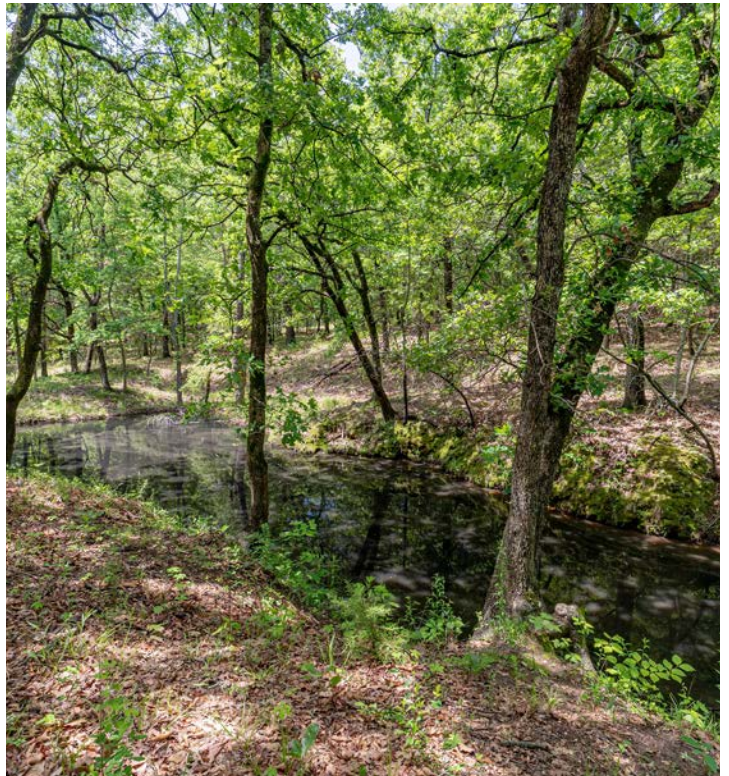
In addition to the main residence, a second 1,196-square-foot home graces the property, offering 3 bedrooms and 1 bathroom.



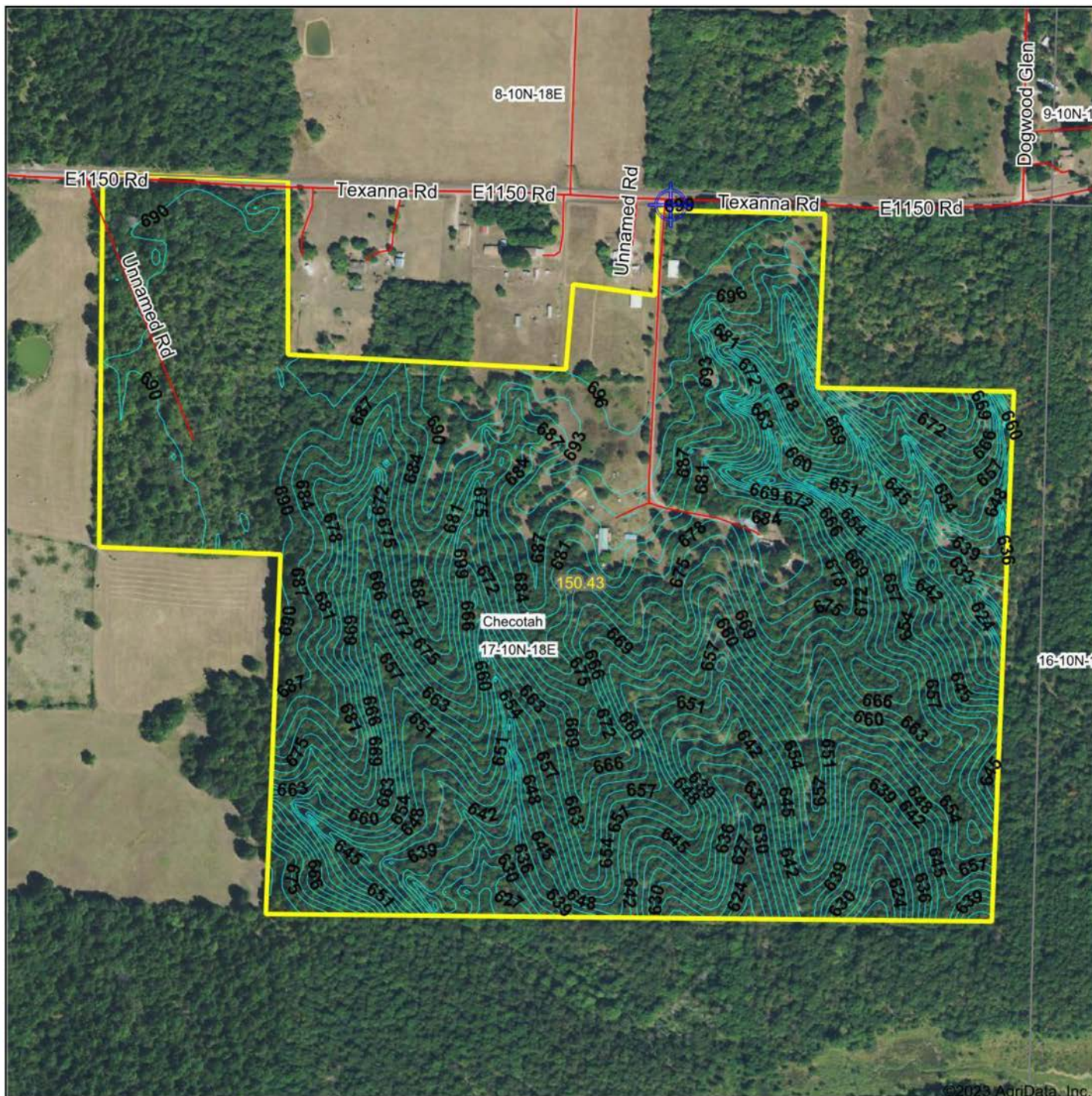
LAKE VIEW ON SOUTH BOUNDARY



ROLLING HILLS & MATURE HARDWOODS



TOPOGRAPHY MAP



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Source: USGS 10 meter dem
 Interval(ft): 3.0
 Min: 614.7
 Max: 699.6
 Range: 84.9
 Average: 668.6
 Standard Deviation: 20.87 ft



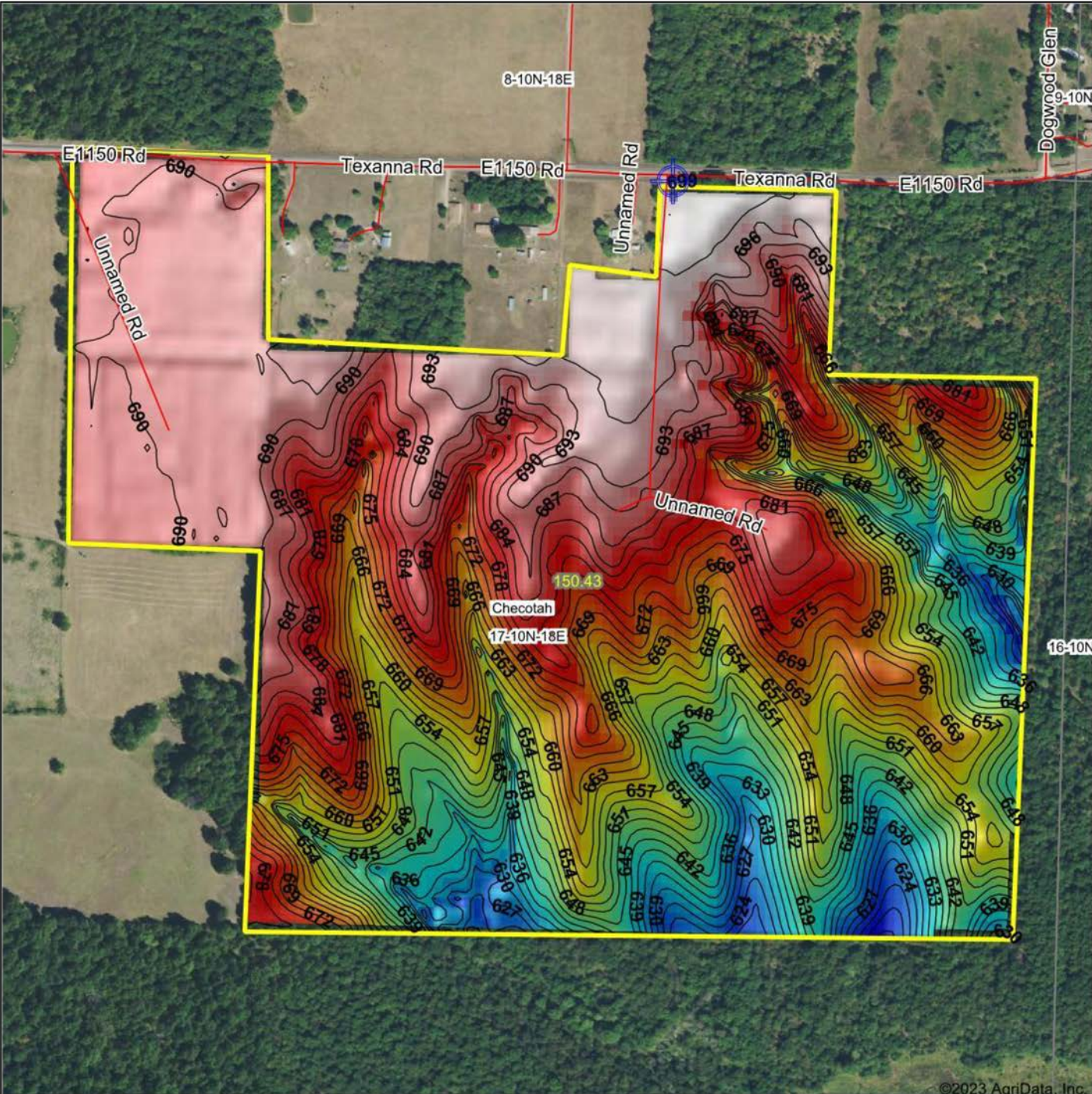
5/15/2023

17-10N-18E
McIntosh County
Oklahoma

Map Center: 35° 20' 38.66, -95° 25' 14.04



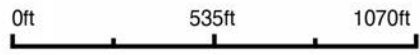
HILLSHADE MAP



©2023 AgriData, Inc.



Source: USGS 10 meter dem
 Interval(ft): 3
 Min: 614.7
 Max: 699.6
 Range: 84.9
 Average: 668.6
 Standard Deviation: 20.87 ft



5/15/2023

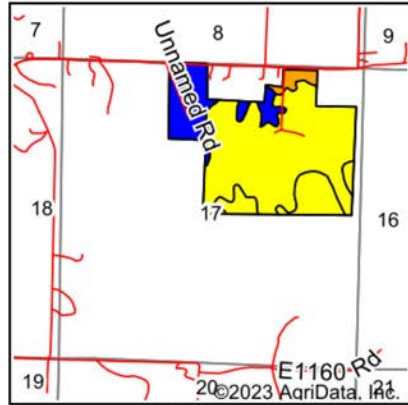
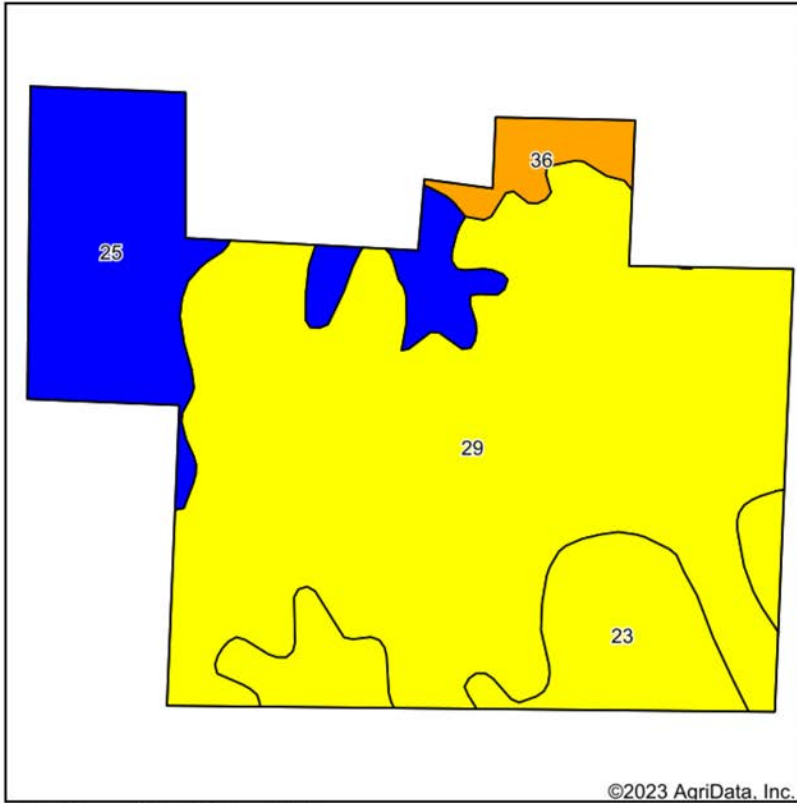
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SOIL MAP



State: **Oklahoma**
 County: **McIntosh**
 Location: **17-10N-18E**
 Township: **Checotah**
 Acres: **150.43**
 Date: **5/15/2023**



Soils data provided by USDA and NRCS.

Area Symbol: OK091, Soil Area Version: 19

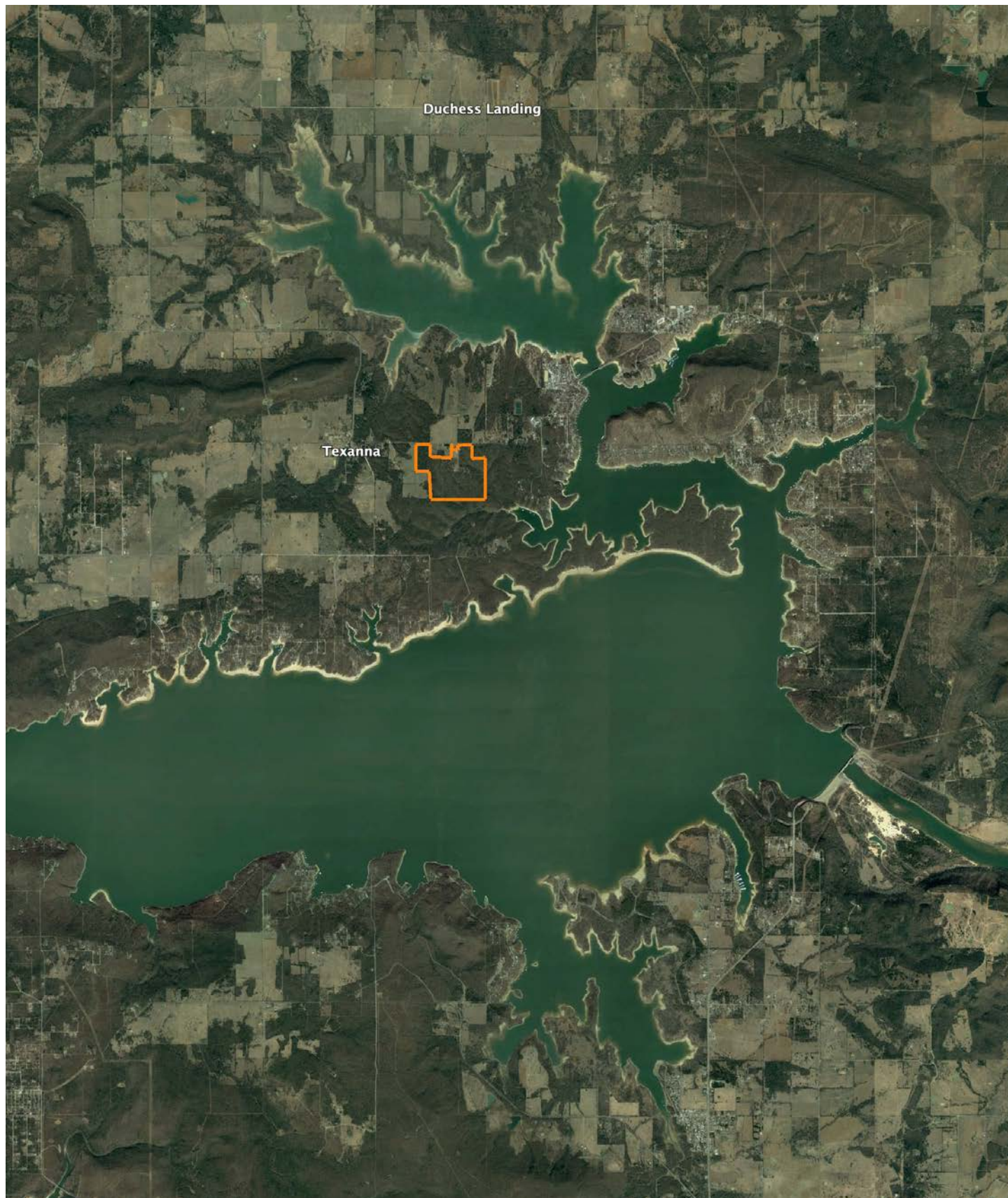
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Cotton lint Lbs	Grain sorghum Bu	Improved bermudagrass AUM	Peanuts Lbs	Soybeans Bu	Wheat Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n
29	Karma loamy fine sand, 5 to 8 percent slopes	99.21	66.0%	Yellow	IVe	3605	34	5		7	42	2	21	70	50	46
25	Kamie fine sandy loam, 1 to 3 percent slopes	27.32	18.2%	Blue	Ile	3575	423	40		7	145	4	30	75	52	52
23	Glentosh loamy fine sand, 3 to 8 percent slopes	19.47	12.9%	Yellow	IVe	4835	47	23		6	146	3	15	35	30	30
36	Larton loamy fine sand, 1 to 3 percent slopes	4.43	2.9%	Orange	IIle	4850	43	36		6	1260	24	25	61	45	46
Weighted Average					3.61	3795.4	106.6	14.6		6.8	110	3.1	22	*n 66.1	*n 47.6	*n 45

*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

Being a landowner can be very rewarding. Agent Tony Prideaux knows that firsthand, having experience with his own land in Rogers County, Oklahoma. He's planted food plots, cleared land, created good habitat for wildlife, made improvements, built upon it, and more. Tony can operate just about any piece of equipment, and enjoys doing so around his property, always improving it.

Born in Tulsa, Tony graduated from Claremore High School before entering the workforce. He ran his own business, Glass by Tony, for 10 years as Tulsa's largest independent and top-rated auto glass company before selling the business. At Midwest Land Group, he's able to take that experience serving the public and combine it with something he truly enjoys, all while helping land buyers and sellers pursue their dreams. This hard-working agent loves people and is known for his customer service. Tony values every opportunity he gets to serve his clients and doesn't rest until the deal is done, ensuring an excellent experience along the way.

When he's not working, Tony volunteers with the Oklahoma Department of Corrections, as well as Hope is Alive Ministries. He enjoys hunting whitetail deer and wild hogs, striper and hybrid bass fishing, and working on his land making improvements. He lives in Claremore with his wife, Talia, and has two adult daughters, Jordan and Ryaegen. If you're in the market to buy or sell land in Northeast Oklahoma, be sure to give Tony a call!



TONY PRIDEAUX, LAND AGENT
918.960.1226
TPrideaux@MidwestLandGroup.com



MidwestLandGroup.com

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