

MIDWEST LAND GROUP PRESENTS

20 ACRES IN

ROGERS COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CUSTOM HOME ON 20 ACRES WITH HAY MEADOW

Just 2.2 miles from Spencer Creek Campground on Oologah Lake sits this beautiful 3 bedroom 2 bath custom home on 20 acres. This home offers 3,197 square feet of living space plus a 973 square feet attached 3 car garage totaling 4,170 square feet. This amazing custom ranch house was built in 2006 and offers 3 bedrooms, 2 full baths, and an office room with a closet that could be used as a 4th bedroom. The open-concept living/dining area has room to accommodate large family gatherings. The living area features vaulted ceilings and a see-through fireplace that is also accessible in the game room/second living area with large windows to view the sunrise. The kitchen is spacious and features custom maple cabinets, a pantry, granite countertops, an island with a double sink, a dishwasher, and snack bar seating. The oversize master bedroom and bathroom

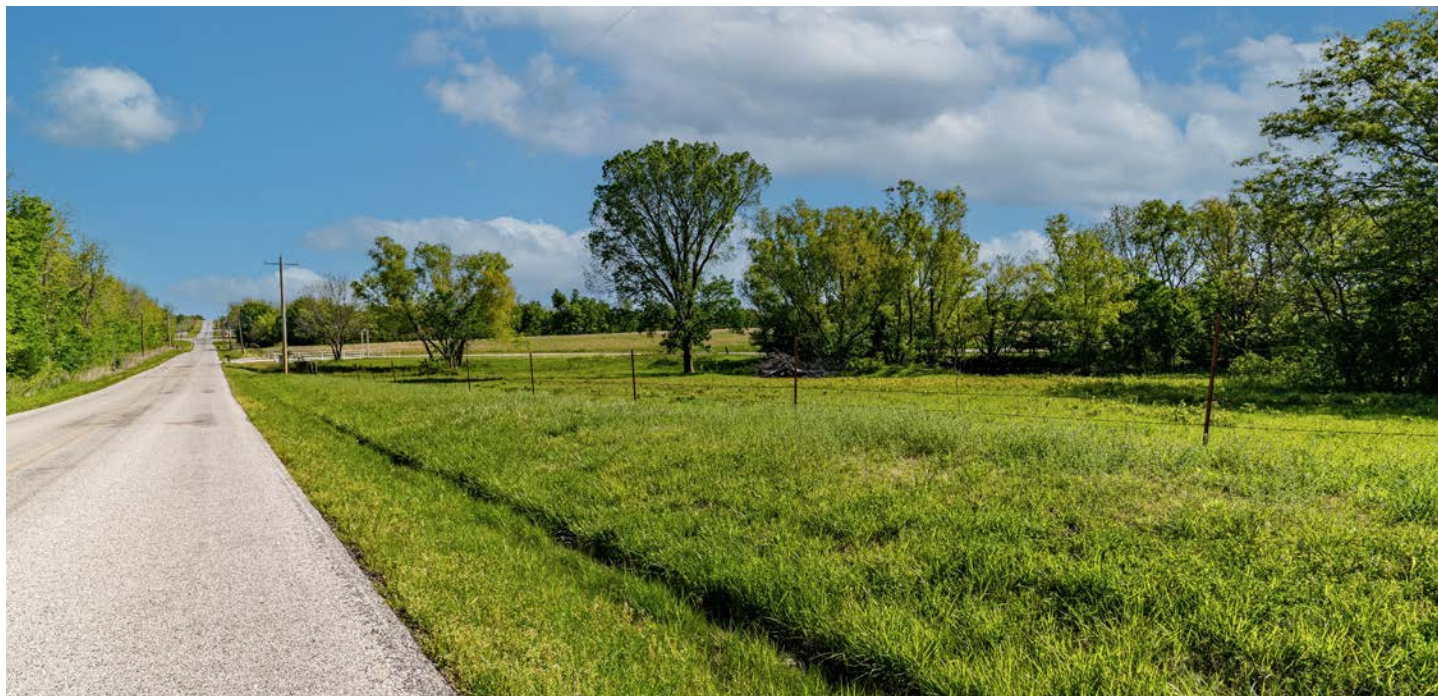
offer lots of room for 2. The front porch faces the west and offers stunning sunset views. The back porch faces the east for amazing sunrise views from the hot tub. There is a sauna on the back porch that will convey also. There are full RV hookups next to the home and a 20'x40' shop that will fit an RV and/or farm equipment. The hay meadow consists of approximately 14 +/- acres of native grasses for your horses or cattle. There is an abundance of whitetail deer moving through the timber and plenty of good spots to hang a tree stand if you like to hunt. Just 2.2 miles away Oologah Lake offers camping, fishing, sailboating, hiking, and more. If you're looking for a great rural property in Rogers County with no restrictions and enough space to raise your family and some cows or horses, this one is a must-see. Call Tony Prideaux for a private tour at (918) 960-1226.



PROPERTY FEATURES

PRICE: **\$649,900** | COUNTY: **ROGERS** | STATE: **OKLAHOMA** | ACRES: **20**

- Paved county road
- 3,197 sq. ft. custom home
- Attached 3 car garage
- Hot tub and sauna
- 20'x40' shop
- RV hookup
- Gated entry
- Hay meadow and pond
- Abundance of wildlife
- 2.2 miles from Oologah Lake



3,197 SQ. FT. CUSTOM HOME



ADDITIONAL INTERIOR PHOTOS



ATTACHED 3 CAR GARAGE



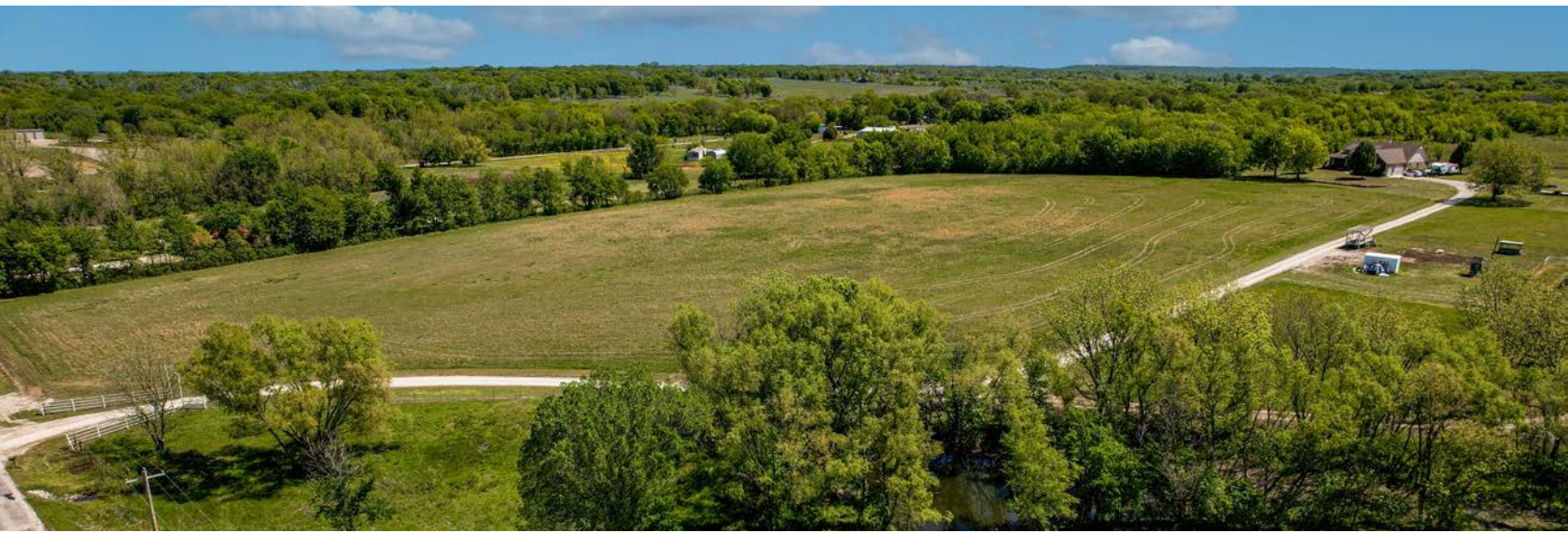
20'X40' SHOP



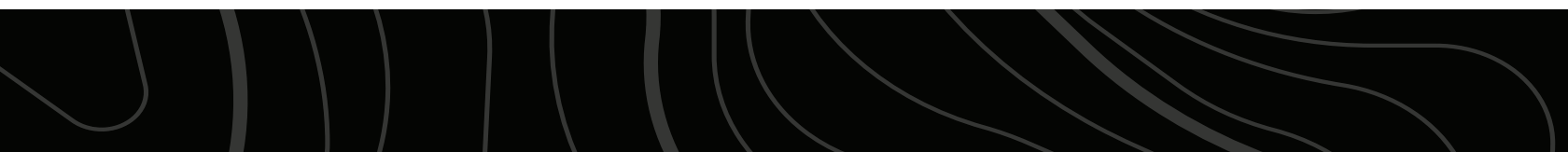
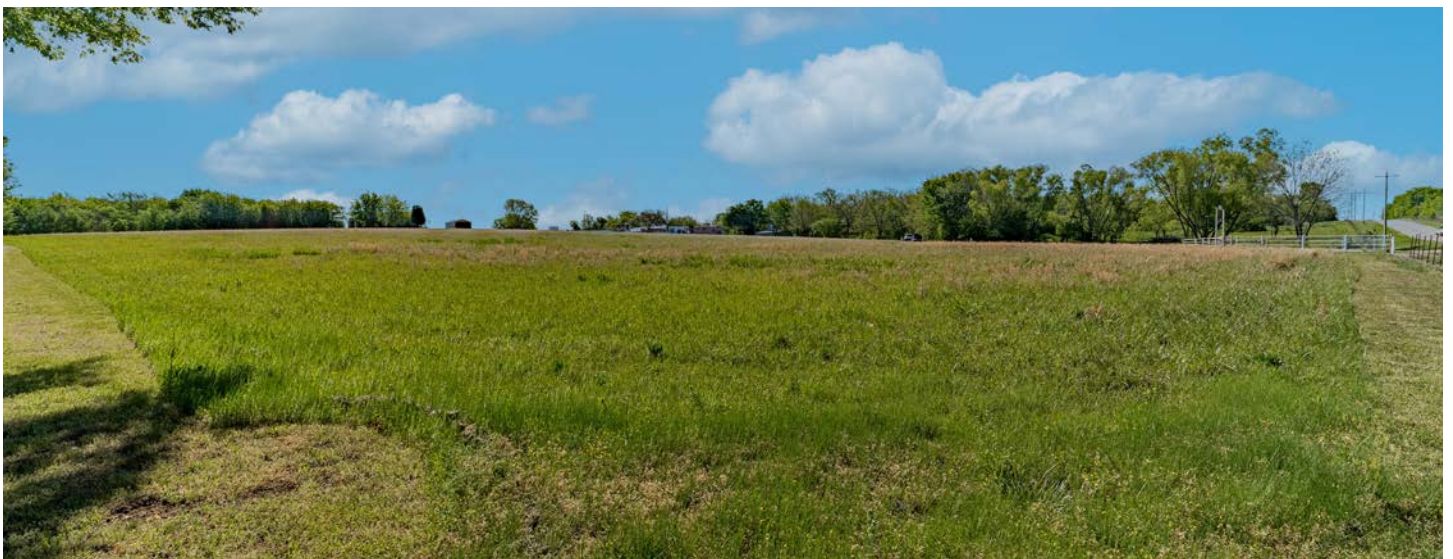
GATED ENTRY



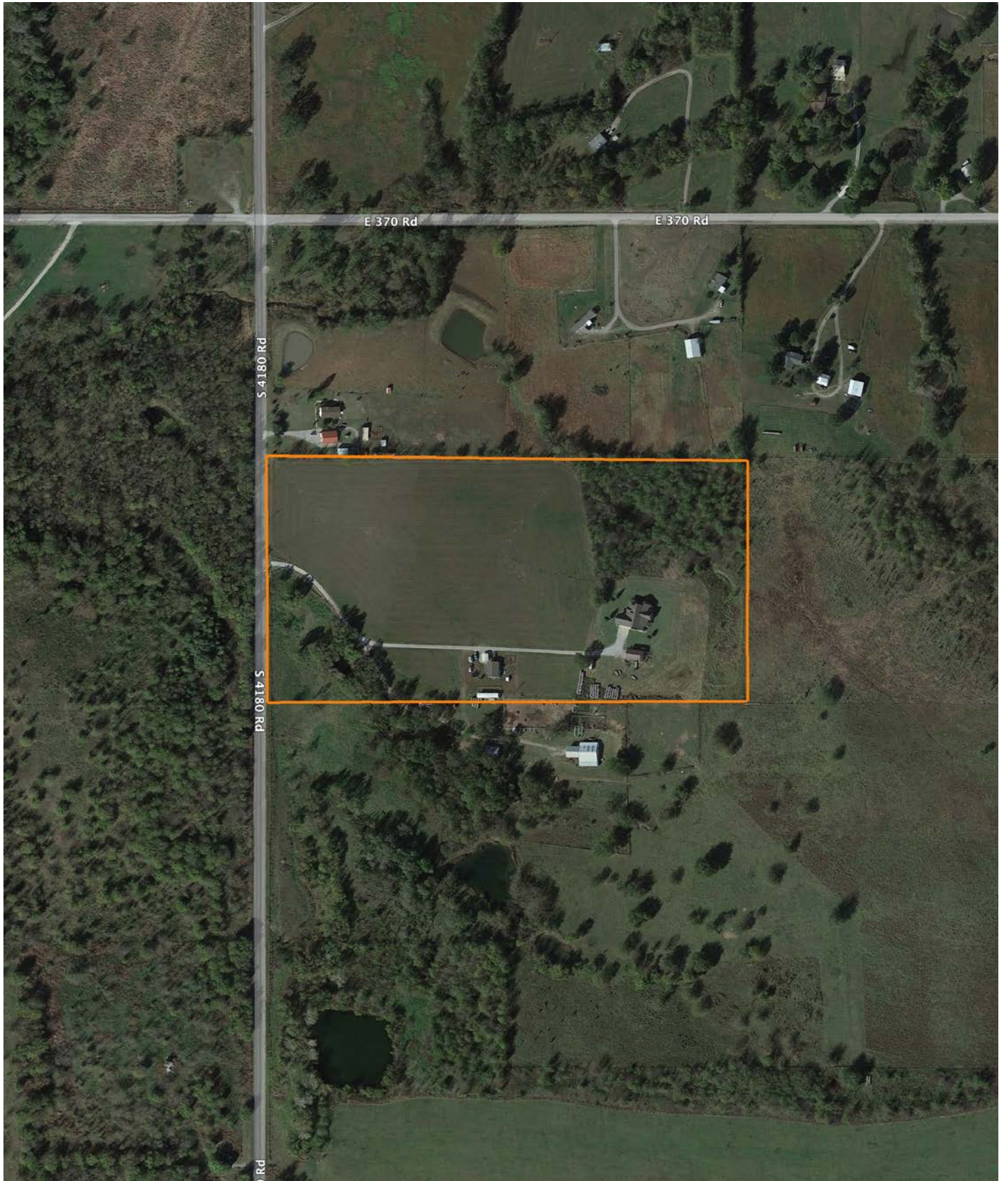
20 ACRES



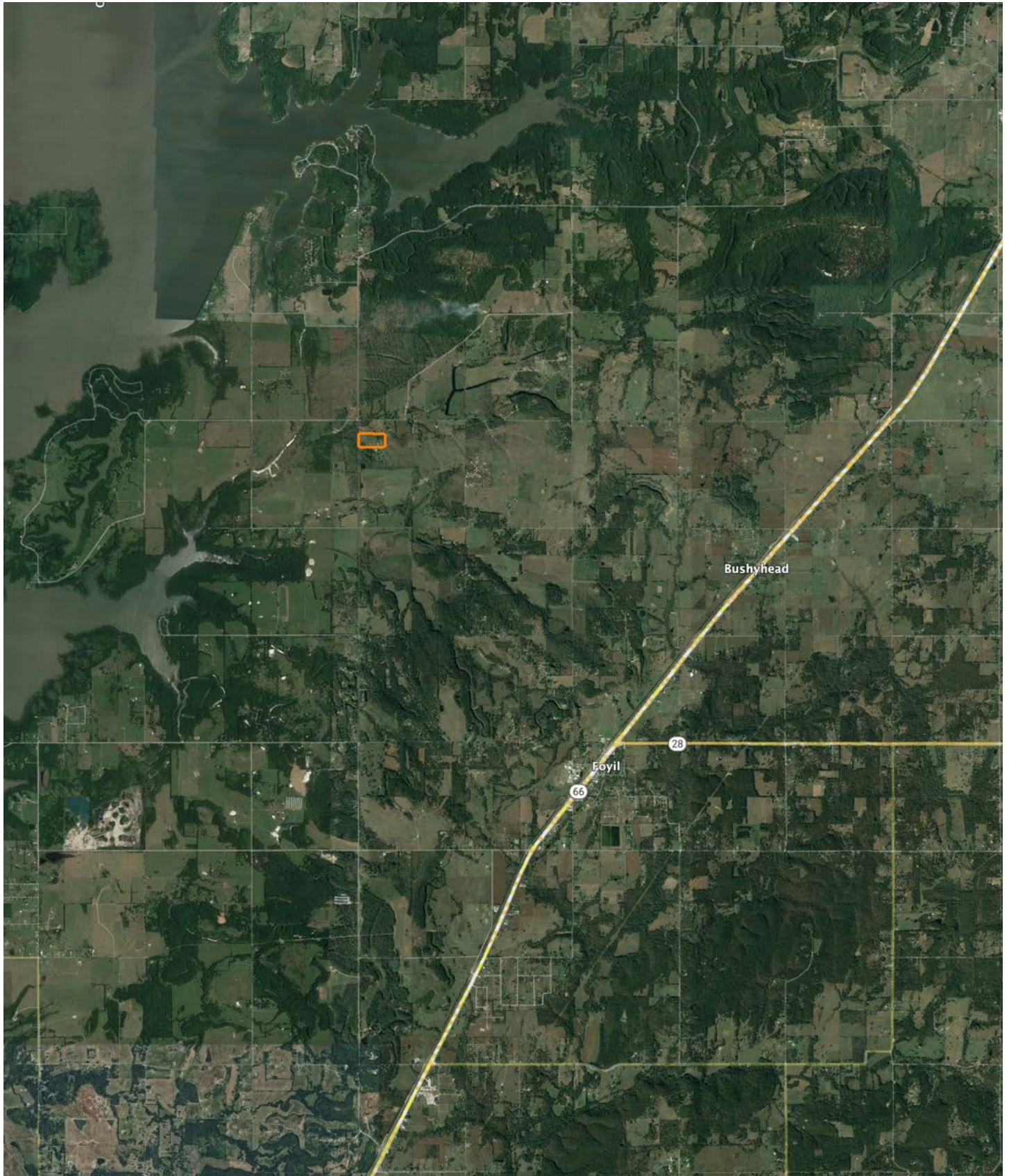
HAY MEADOW AND POND



AERIAL MAP



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
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