

MIDWEST LAND GROUP PRESENTS

287 ACRES IN

ROGERS COUNTY OKLAHOMA



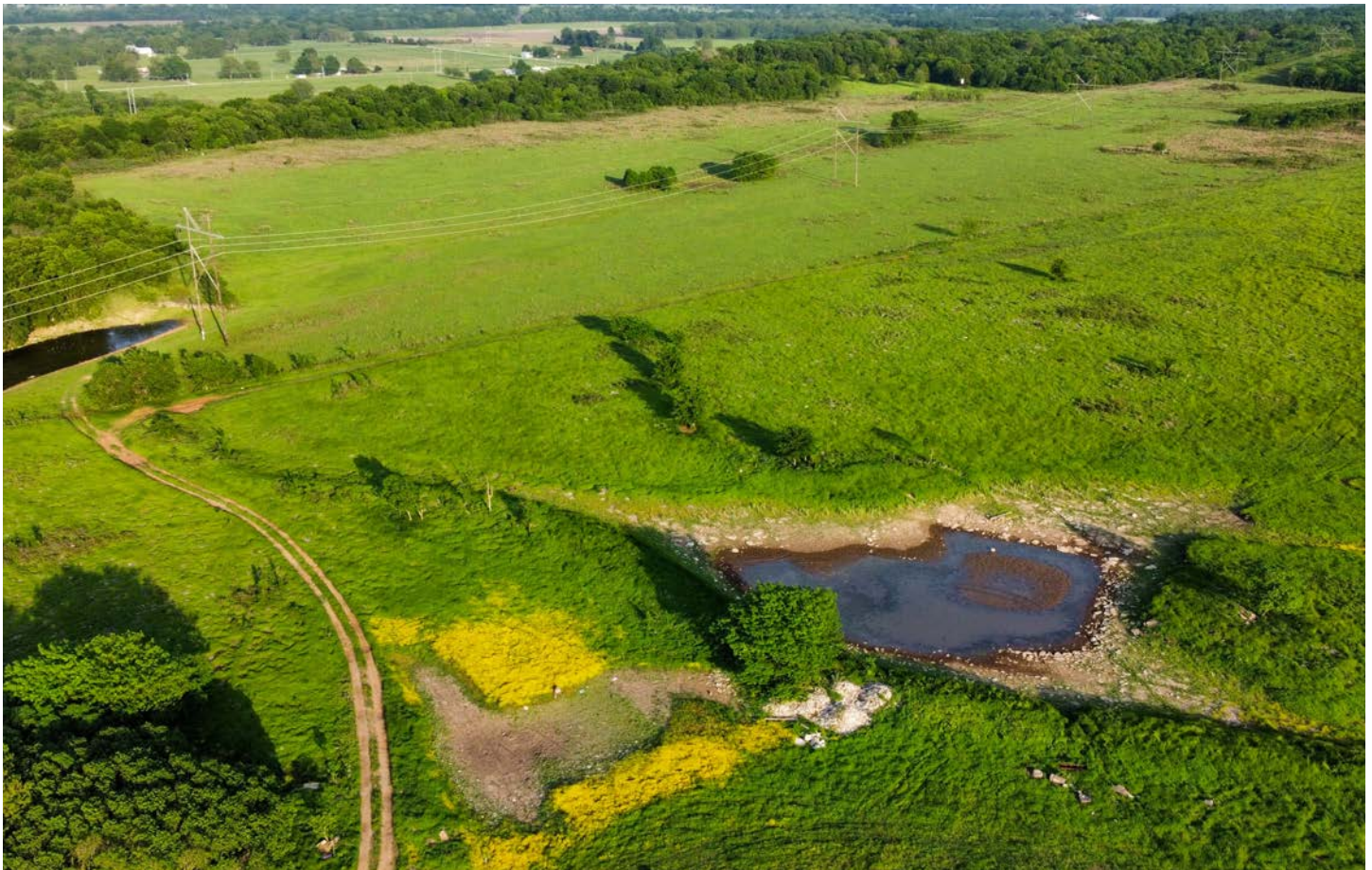
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DIVERSE ROGERS COUNTY 287 +/- ACRE RANCH

This amazing Rogers County 287 +/- acre ranch offers many opportunities. For the buyer looking to run a cattle operation all but 50 acres of the property is fenced and cross-fenced with 4 ponds and working pens. There is an unfinished bunkhouse on the property with utilities as well as a 100'x100'x14' hay barn and a 30'x50'x12' shop with a 36'x50'x12' add-on. The horse barn is 24'x30' with a 20'x30' saddle room. For the whitetail hunter there are 3 established food plots, blinds, tree stands, and established trail systems throughout. The trail cam history and harvest history is impressive and this ranch has provided many years of great hunting

experiences and lifelong family memories. Ducks and geese frequent the ponds also. There are multiple sites to build your cabin or ranch home on the property. For the builder/developer, there are plenty of water taps available, and with the 1/2 mile of county road frontage, there are plenty of entry points to access all of the land. This property is just 4 miles off Highway 169 and tracts this size with mature timber, pasture, water, utilities, and overall beauty are few and far between. The seller owns all mineral rights. Mineral rights are available and negotiable but not included. Please call Tony Prideaux at (918) 960-1226 to schedule a private tour.



PROPERTY FEATURES

PRICE: **\$1,722,000** | COUNTY: **ROGERS** | STATE: **OKLAHOMA** | ACRES: **287**

- Timber pasture mix
- 1/2 mile paved road frontage
- Barns and outbuildings
- Unfinished bunkhouse
- Fenced and crossed-fenced
- 3 established food plots
- Trail cam and harvest history
- Established trail systems
- Working pens
- 4 ponds



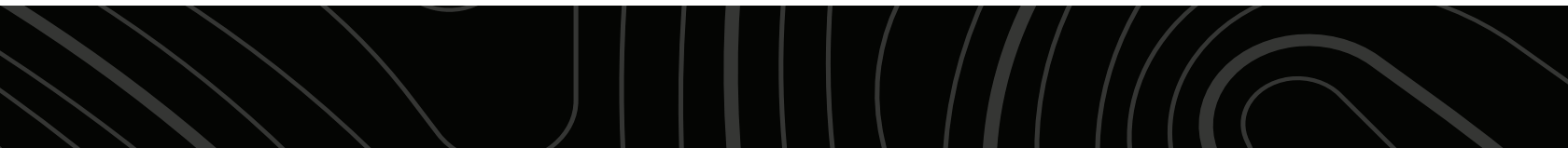
287 +/- ACRES



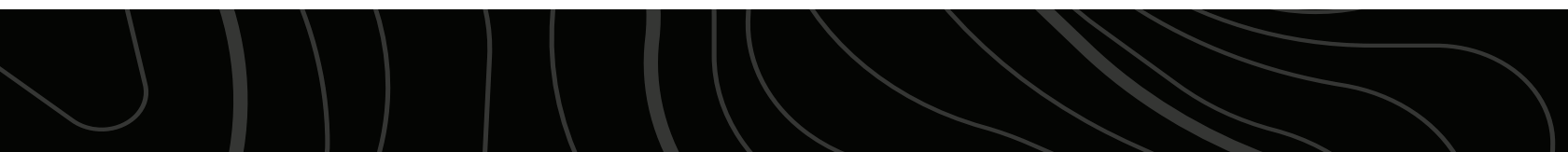
BARN AND OUTBUILDINGS



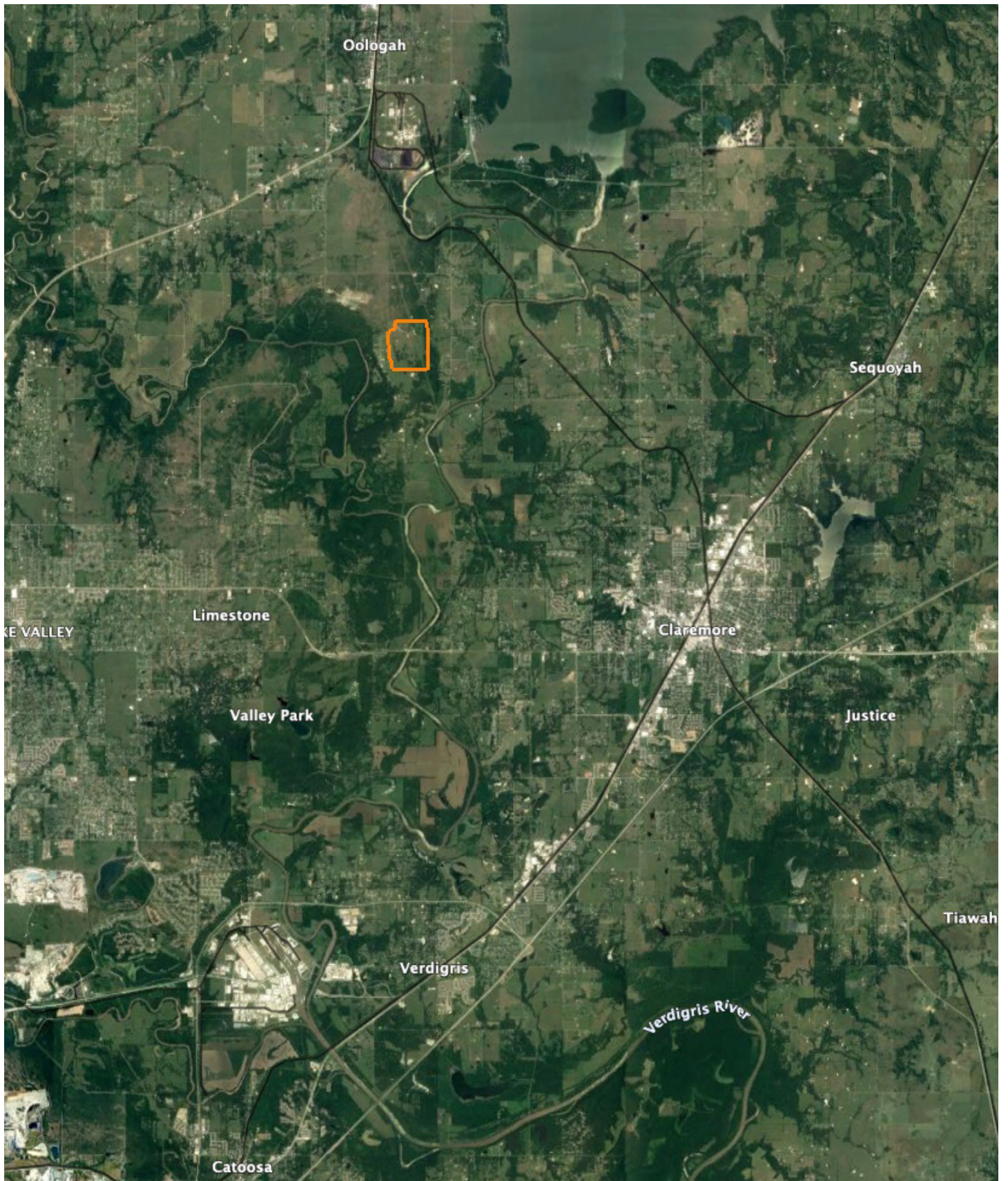
4 PONDS



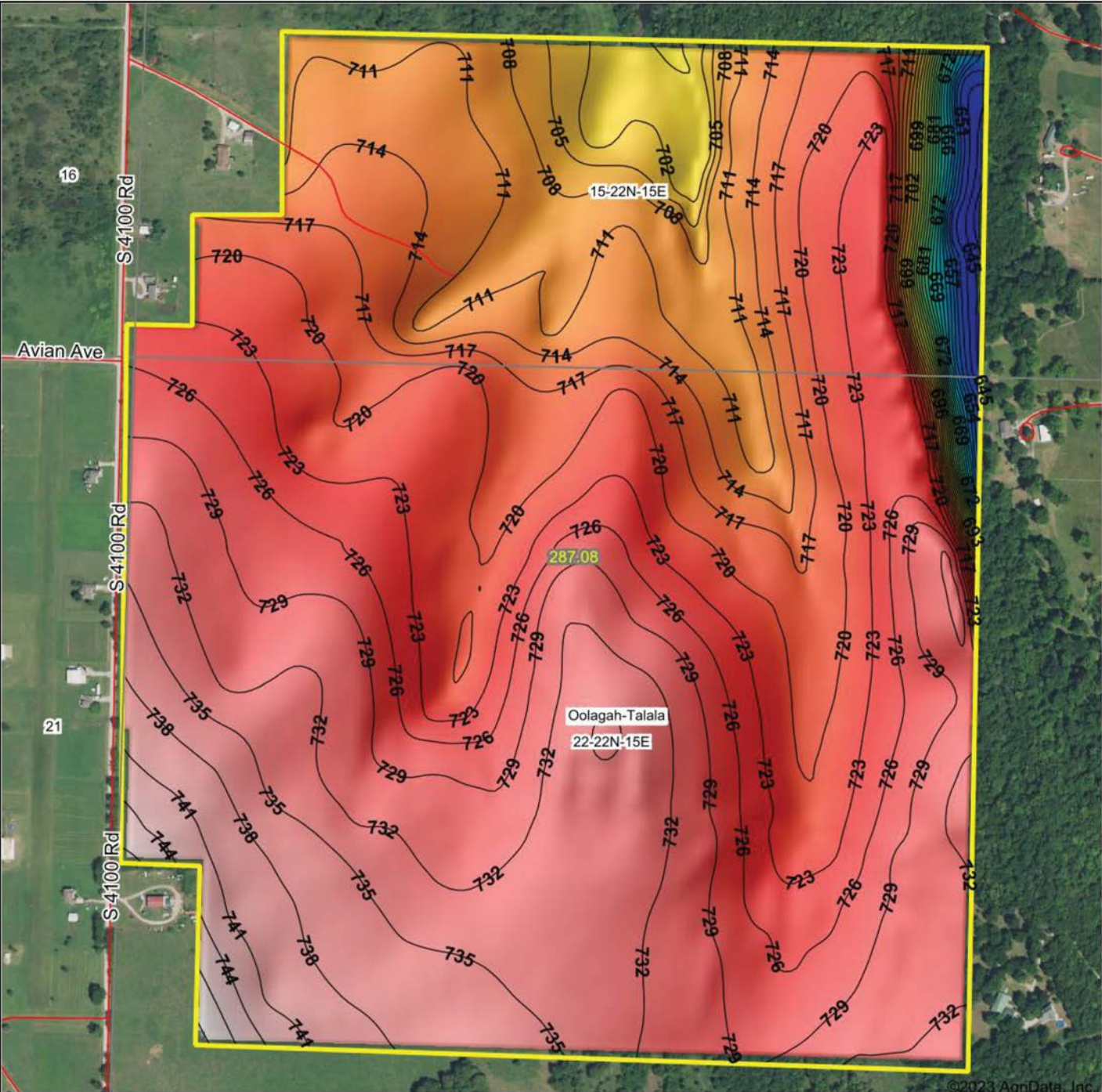
TRAIL CAM HISTORY



AERIAL MAP



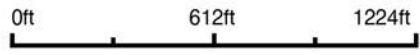
HILLSHADE MAP



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Source: USGS 10 meter dem
 Interval(ft): 3
 Min: 641.8
 Max: 750.9
 Range: 109.1
 Average: 722.2
 Standard Deviation: 13.88 ft

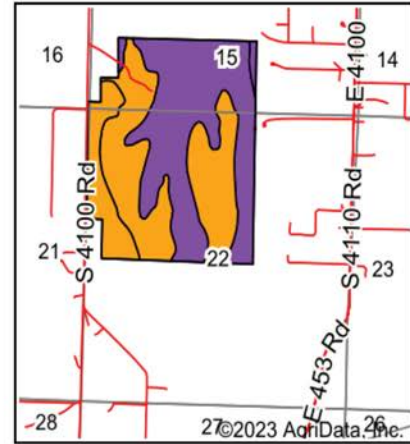
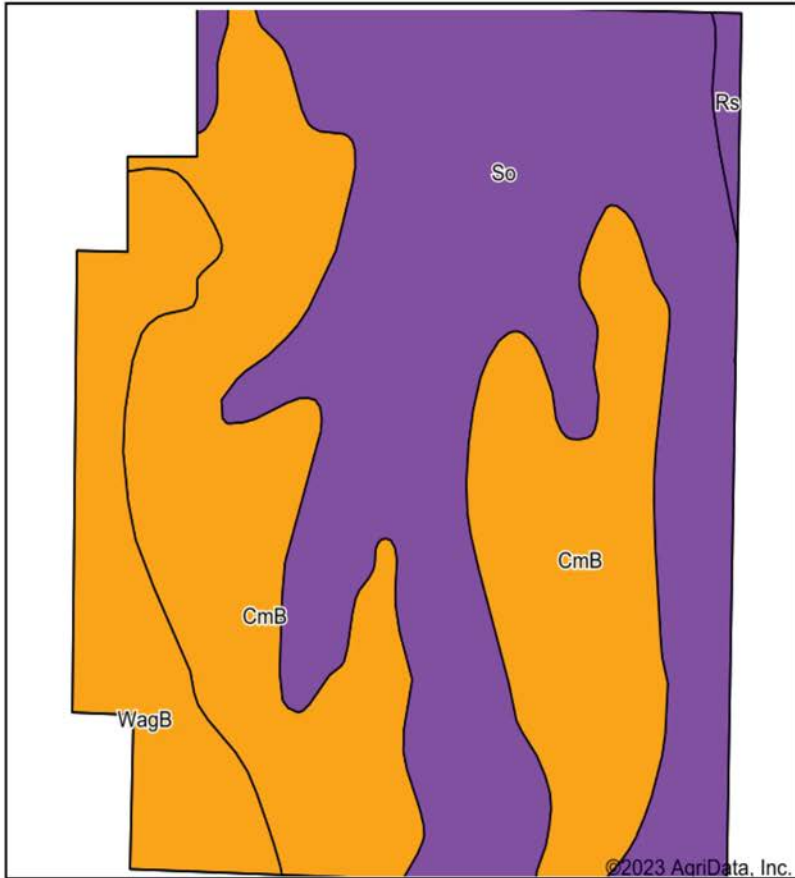


22-22N-15E
Rogers County
Oklahoma

5/14/2023
 map center: 36° 22' 40.22, -95° 41' 57.58



SOIL MAP



State: **Oklahoma**
 County: **Rogers**
 Location: **22-22N-15E**
 Township: **Oologah-Talala**
 Acres: **287.08**
 Date: **5/14/2023**



Soils data provided by USDA and NRCS.

Area Symbol: OK131, Soil Area Version: 17

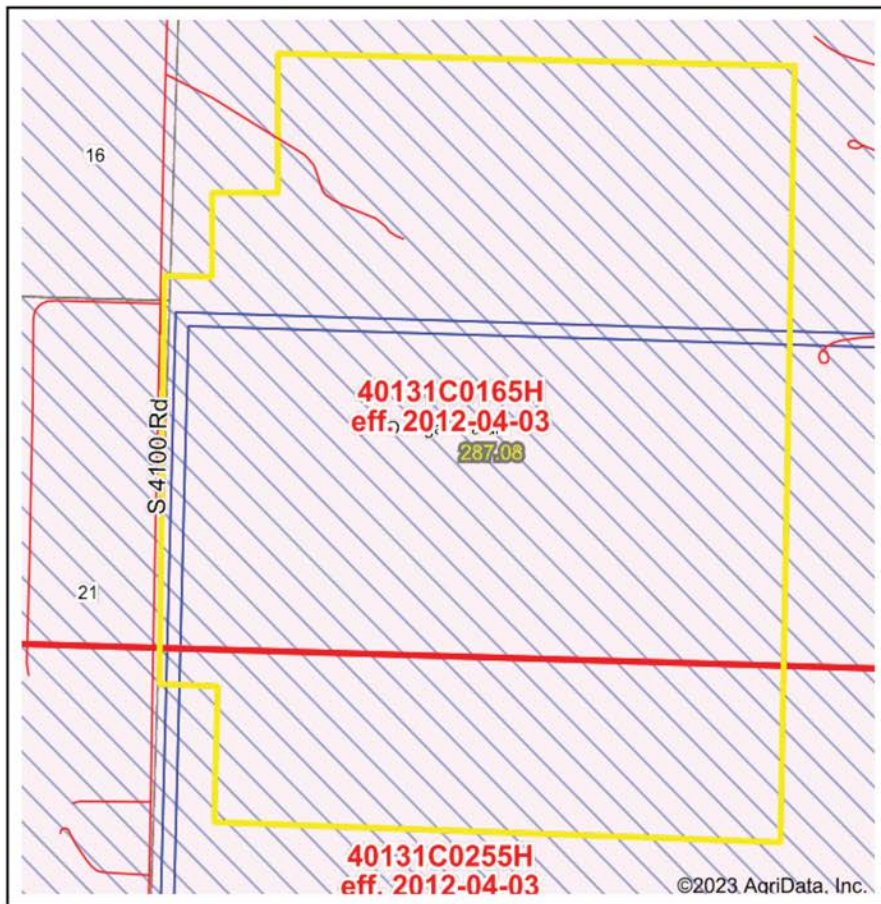
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Corn Bu	Grain sorghum Bu	Improved bermudagrass AUM	Soybeans Bu	Wheat Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
So	Shidler stony silty clay loam, 3 to 20 percent slopes	139.46	48.6%		Vlls	1631						16	12	16	1:	
CmB	Claremore silt loam, 0 to 3 percent slopes	112.41	39.2%		Ills	4940	3	41		5	3	27	39	34	38	3:
WagB	Wagstaff silty clay loam, 1 to 3 percent slopes	32.87	11.4%		Ille	4968						52	51	51	4:	
Rs	Hector-Endsaw complex, 20 to 35 percent slopes	2.34	0.8%		Vlls	2550						7	6	7	:	
Weighted Average						4.98	3316.3	1.2	16.1	2	1.2	10.6	*n 29.1	*n 25	*n 28.5	*n 23:

*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.

FEMA REPORT



Map Center: 36° 22' 40.22, -95° 41' 57.58
 State: OK Acres: 287.08
 County: Rogers Date: 5/14/2023
 Location: 22-22N-15E
 Township: Oolagah-Talala

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Name	Number	County	NFIP Participation	Acres	Percent
ROGERS COUNTY	405379	Rogers	Regular	278.89	97.1%
CITY OF CLAREMORE	405375	Rogers	Regular	8.19	2.9%
Total				287.08	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	287.08	100%
Total			287.08	100%

Panel	Effective Date	Acres	Percent
40131C0165H	4/3/2012	223.58	77.9%
40131C0255H	4/3/2012	63.5	22.1%
Total		287.08	100%

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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TPrideaux@MidwestLandGroup.com



MidwestLandGroup.com

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