

MIDWEST LAND GROUP PRESENTS

480 ACRES IN

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# CREEK COUNTY OKLAHOMA



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# A DEVELOPER'S DREAM ON KEYSTONE LAKE

A breathtaking development opportunity that features 3+ miles of shoreline, unparalleled vistas, and dock-approved coves on Keystone Lake! Located in the Mannford city limits and just 20 minutes from downtown Tulsa, is a superior tract of lakefront land with unlimited potential. This 480 +/- acres feature over a half mile of Highway 51 frontage with topography that's above flood level and grades out perfectly to suit a multitude

of development opportunities. Large, mature oak trees cover the majority of the landscape along with numerous grass meadows and gorgeous shorelines. Corp of Engineers property borders on the west and north sides along with Jellystone Park just across the cove to the west. This is a property that simply checks all the boxes! Contact Blake Bechtel for more information or to schedule your showing at (580) 363-6870.



# PROPERTY FEATURES

PRICE: **\$7,680,000** | COUNTY: **CREEK** | STATE: **OKLAHOMA** | ACRES: **480**

- 480 +/- acres
- Highway 51 frontage
- Prime development opportunity
- 3+ miles of shoreline
- Dock-approved coves
- 20 minutes from downtown Tulsa
- Located in Mannford city limits
- Perfect terrain for development
- Utilities available
- Incredible views
- Endless opportunities



# 480 +/- ACRES

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# HIGHWAY 51 FRONTAGE

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## 3+ MILES OF SHORELINE

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# DOCK-APPROVED COVES

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# PERFECT TERRAIN FOR DEVELOPMENT

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# INCREDIBLE VIEWS

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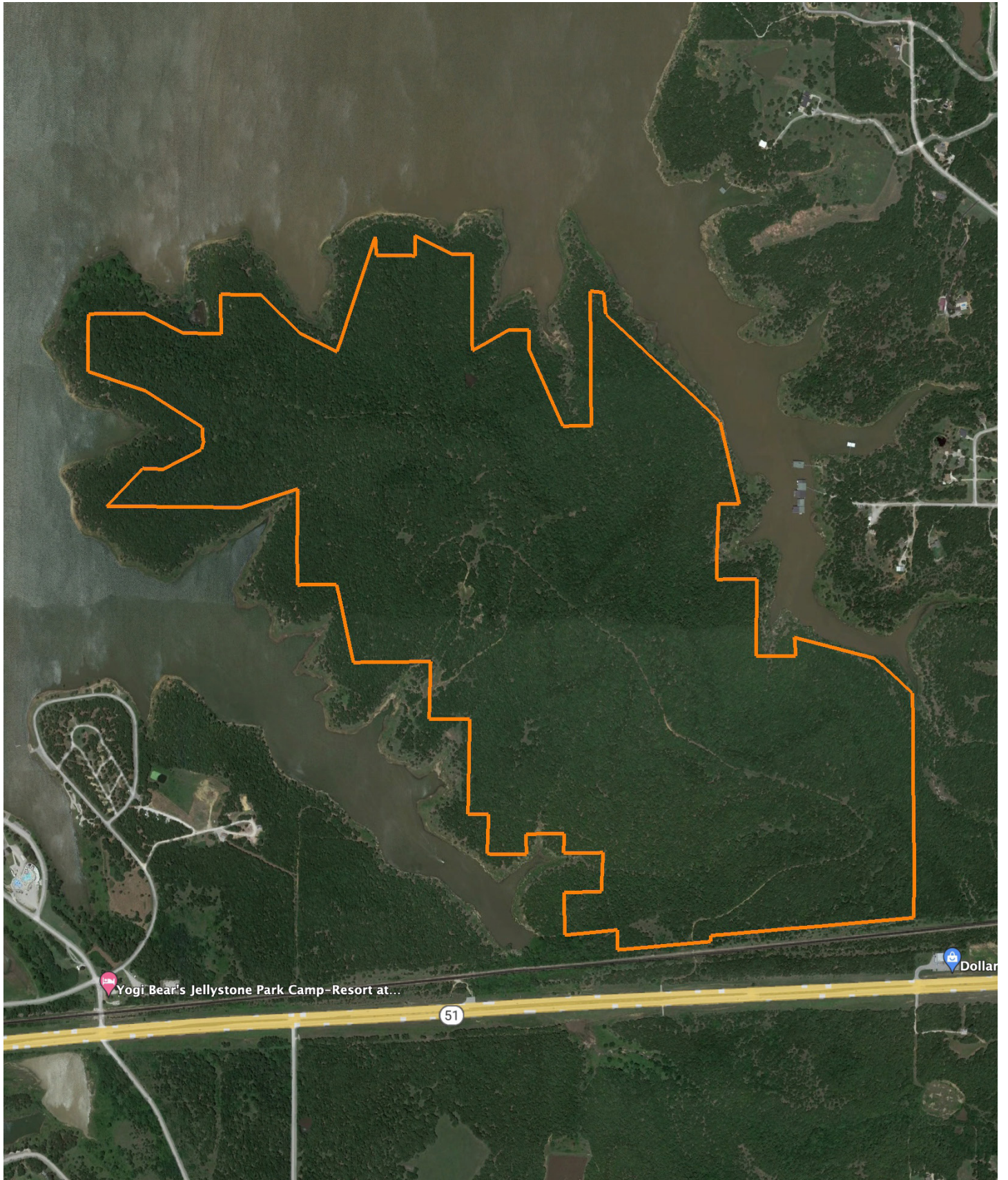


# ADDITIONAL PHOTOS

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# AERIAL MAP



# OVERVIEW MAP



## AGENT CONTACT

Born and raised in north central Oklahoma, Blake Bechtel has always had a passion for agriculture and the outdoors. Growing up, Blake spent his summers working on a family friend's row crop farm and worked year-round tending to his own livestock projects through 4H and FFA. After graduating from Blackwell High School, Blake went on to study business administration at Oklahoma State University, where he was a member of the Alpha Gamma Rho fraternity. While in college, he not only met his wife, Natalie, he also met lifelong friends that ignited his passion for learning and understanding the art of hunting trophy whitetails.

After college, Blake moved to Edmond, Oklahoma, where he began his career in the oil and gas industry. Having spent the majority of his career providing services to oil and gas producers, he understands the importance of client relationships and is focused on always doing what's best for his customer. Today, Blake still resides in Edmond with his wife and four daughters Kyler, Tegan, Ainsley and Berkley. He serves as an ambassador for the Folds of Honor Oklahoma City Chapter, coaches little league soccer, and enjoys hunting and playing golf. Having a well-rounded background in agriculture and hunting properties, coupled with his experiences in the oil and gas industry, Blake understands the importance and value of land transactions and is committed to serving his clients with the utmost care and commitment.



**BLAKE BECHTEL,**  
LAND AGENT

**580.363.6870**

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