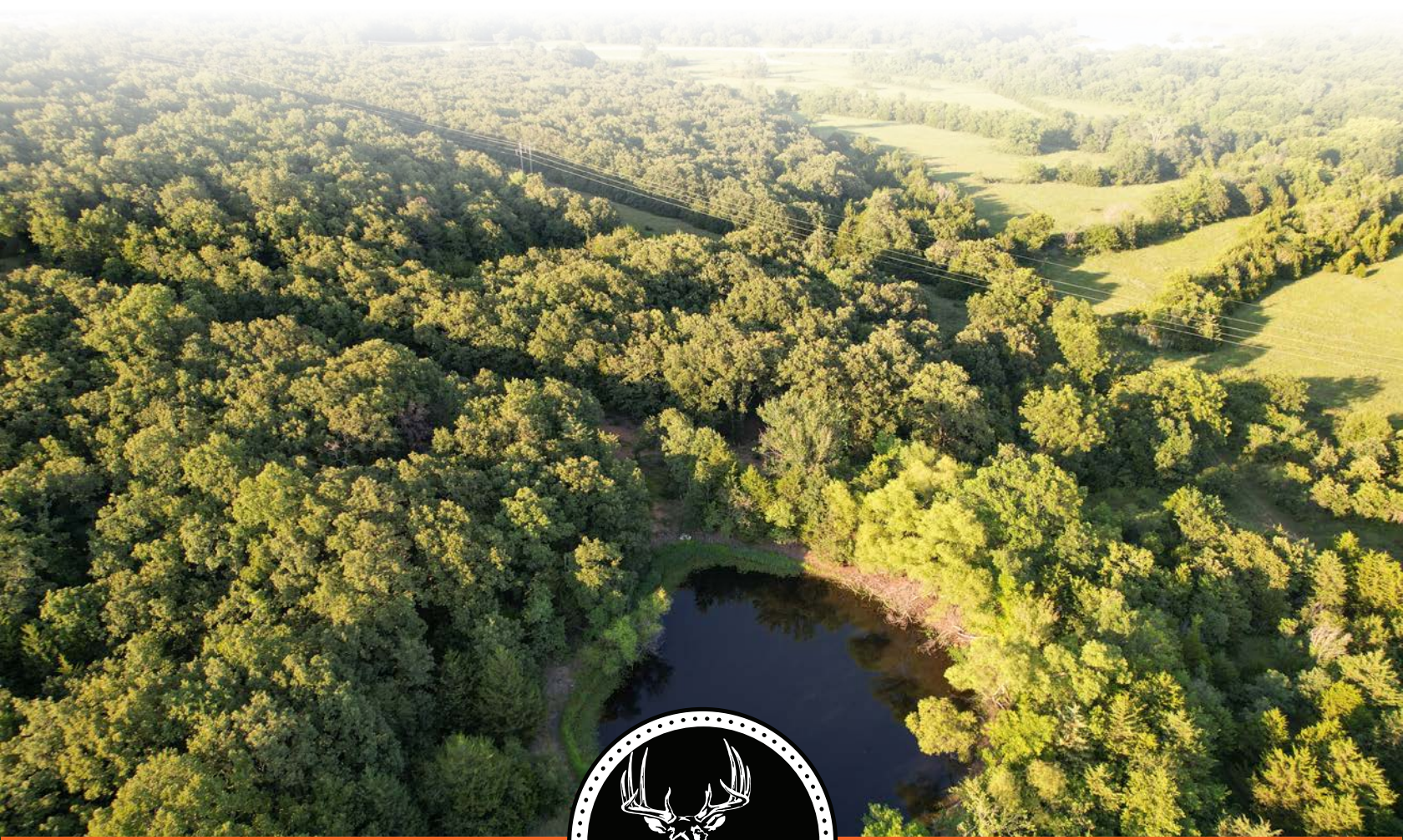


MIDWEST LAND GROUP PRESENTS

92 ACRES IN

PAWNEE COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BUILD, HUNT, AND DEVELOP ON HIGHWAY 64 SOUTH OF CLEVELAND

This 92 +/- acres lies just south of Cleveland in eastern Pawnee County. As you pull off of Highway 64, you will immediately pull up to the gate on the east side of the property. Coming through the gate you will notice hay meadows on both sides of the two-track road that are annually cut in the late summer. Traveling west, the topography begins to change significantly transitioning from hay meadows to big mature timber.

Multiple right-of-ways lie north and south directionally through the timber, aiding access to the western side of the property. Whitetails can be found throughout and other small game also call this place home. With Highway 64 road frontage, hay production, and great hunting close to town, this property is an absolute must-see. To schedule a private tour call Land Agent Will Pester at (918) 578-9353.



PROPERTY FEATURES

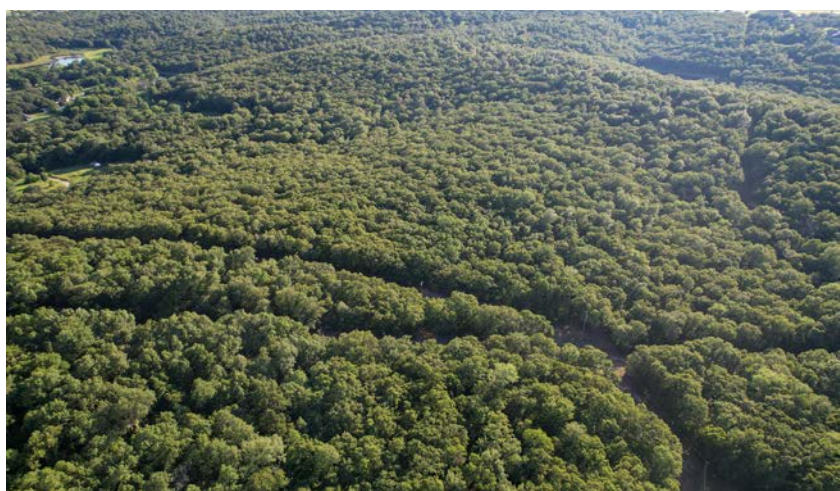
PRICE: **\$324,350** | COUNTY: **PAWNEE** | STATE: **OKLAHOMA** | ACRES: **92**

- 92 +/- acres
- Highway 64 frontage
- County Road 36800 frontage
- City water
- Electricity in place
- Hay production
- Whitetails
- Small game
- Mature timber
- 1 year-round pond
- Minutes to Cleveland
- 30 minutes to Tulsa



92 +/- ACRES

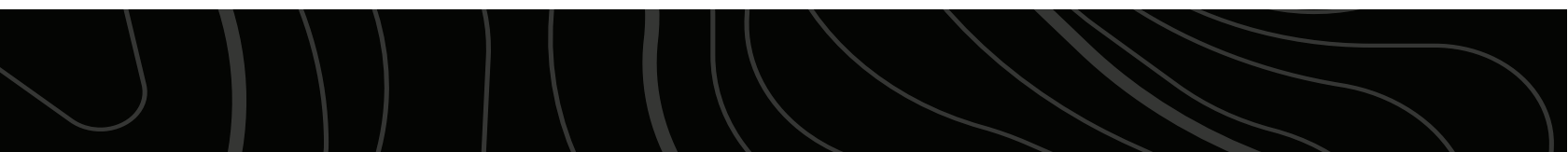
Coming through the gate you will notice hay meadows on both sides of the two-track road that are annually cut in the late summer. Traveling west, the topography begins to change significantly transitioning from hay meadows to big mature timber.



HIGHWAY 64 FRONTAGE



HAY PRODUCTION



MATURE TIMBER

Multiple right-of-ways lie north and south directionally through the timber, aiding access to the western side of the property.



1 YEAR-ROUND POND



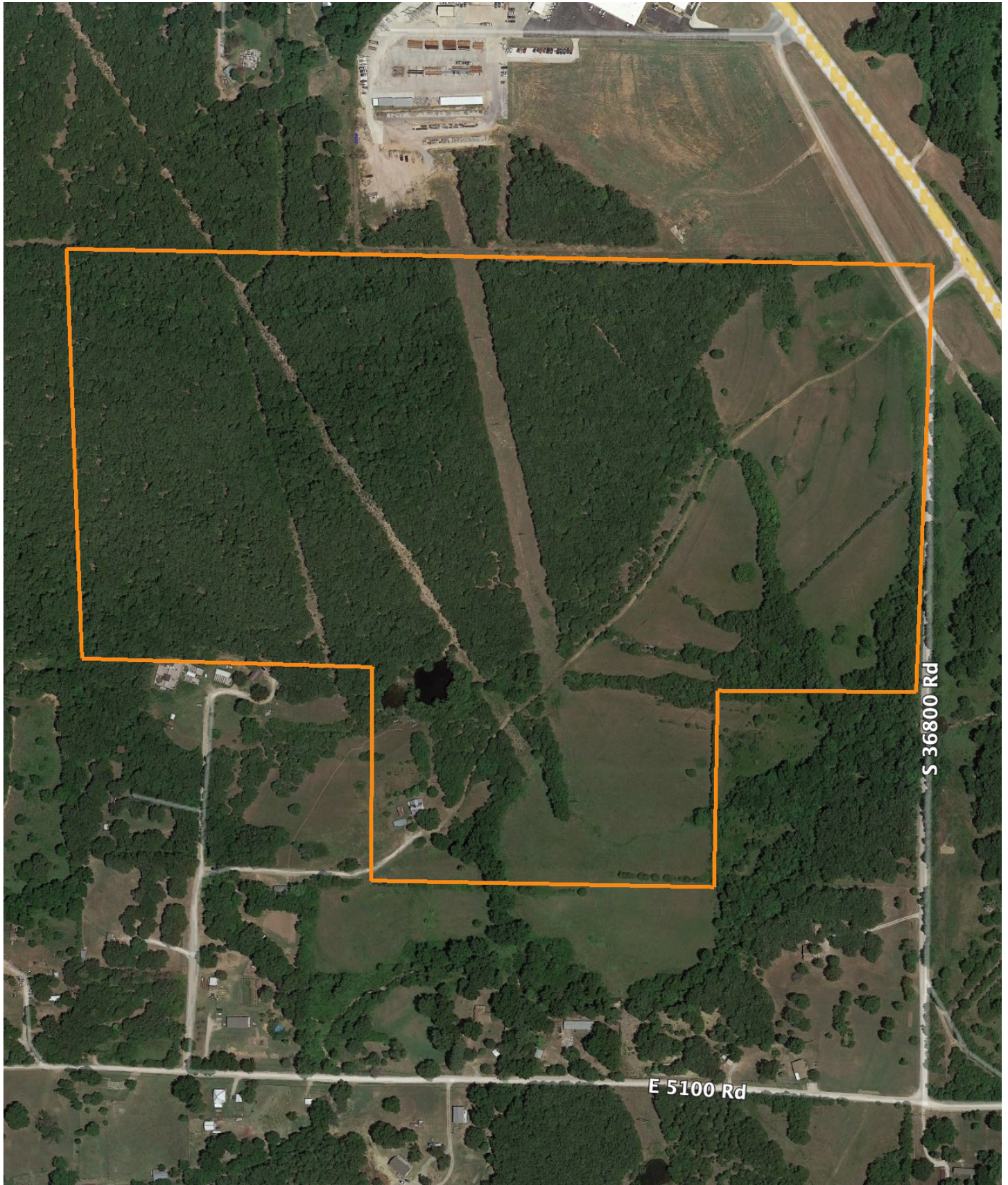
MULTIPLE RIGHT-OF-WAYS



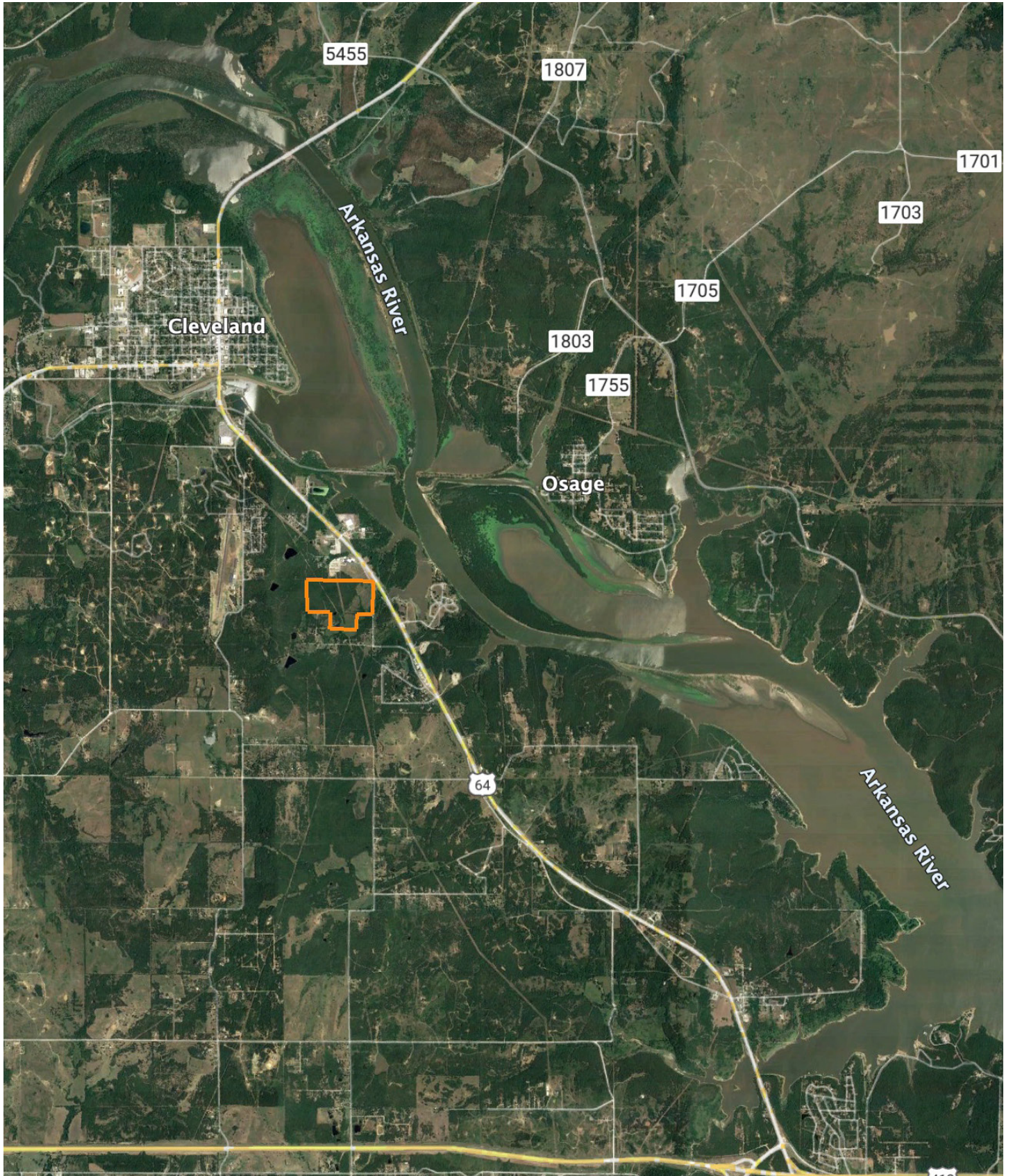
ADDITIONAL PHOTOS



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

When it comes to discussing land or habitat improvement, Will Pester's enthusiasm and passion for the outdoors always shine through. Will was born and raised in Pawhuska, Oklahoma, a little over an hour's drive north of Tulsa. Here, he graduated from Pawhuska High School, went on to attend Rogers State University in Claremore, then obtained a Bachelor's Degree in fire protection and safety technology engineering from Oklahoma State in Stillwater.

For several years, Will worked in the Oil and Gas Industry, specializing in safety and pipeline inspection. At Midwest Land Group, he's able to use his experience in investigation and analysis to market the unique features your land has to offer to potential buyers.

When he's not working, you can often find him chasing mature whitetails with his bow, fishing with his kids, golfing, and traveling with his wife. He serves as a coach for his son's basketball and football teams, as well as his daughter's basketball team. Will lives in Pawhuska with his wife Jeri, sons Beck and Penn, and daughter Karter. If you're ready to buy or sell, give Will a call.



WILL PESTER, LAND AGENT
918.578.9353
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MidwestLandGroup.com

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