

MIDWEST LAND GROUP PRESENTS

324 ACRES IN

SEMINOLE COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

STUNNING 324 +/- MULTI-USE ACRES WITH LODGE STYLE HOME

Searching for seclusion? Privacy? Larger acreage? Do not miss this charming slice of country paradise! This approximately 2,200 square foot home sits on 324 +/- gorgeous acres in Seminole County at the end of a well-maintained county road. It offers security and privacy behind a solar-powered gated entry with keypad control access. Once you're through the gated entrance, you will wind down the 3/4 mile gravel driveway to a 4 bedroom 4 bathroom rock and wood lodge style home perfect for its new owners to start or raise their family in easy country splendor or be utilized as a spacious hunting cabin able to accommodate all your hunting buddies. This diverse farm is one of a kind and can easily suit all your needs from farming, ranching, and recreation to being the perfect home place for your family. The approximately 60'x100' shop and 80'x100' covering allow ample storage room for vehicles, tractors, ATVs, and anything else you like. Little River runs along the western and southern

border of this parcel and brings with it great fishing and waterfowl hunting opportunities. With a combination of mature timber, brushy river bottoms, and improved pasture as well as overgrown bedding areas and nice elevation changes, this farm has a very diverse habitat system. With approximately 130 acres being open, which the current owner grazes and cuts hay off of, and the remaining of the farm being mature timber and river bottom, this tract has it all. There are 5 ponds that are sure to provide plenty of water for your livestock and wildlife while giving you even more opportunities to enjoy fishing with the family! There are several places to add food plots to enhance your hunting and funnel deer movement. Working your cattle will be much easier with the working pen that has its own water well, head chute, and 30'x60' lean to already in place. This is a premium farm with endless possibilities so call Michael today to set up your private showing before it is too late.



PROPERTY FEATURES

PRICE: **\$1,347,500** | COUNTY: **SEMINOLE** | STATE: **OKLAHOMA** | ACRES: **324**

- Secluded 324 +/- acres
- 4 bed, 4 bath home
- Approximate 60'x100' shop
- 80'x100' equipment shed
- 5 ponds
- River on 2 sides
- Livestock working pen with water well, 30'x60' lean-to, and, head chute
- Abundant wildlife
- Some cross fencing in place
- Hay producing
- Producing pear, apple, peach, plumb, and fig trees in the yard



4 BED, 4 BATH HOME



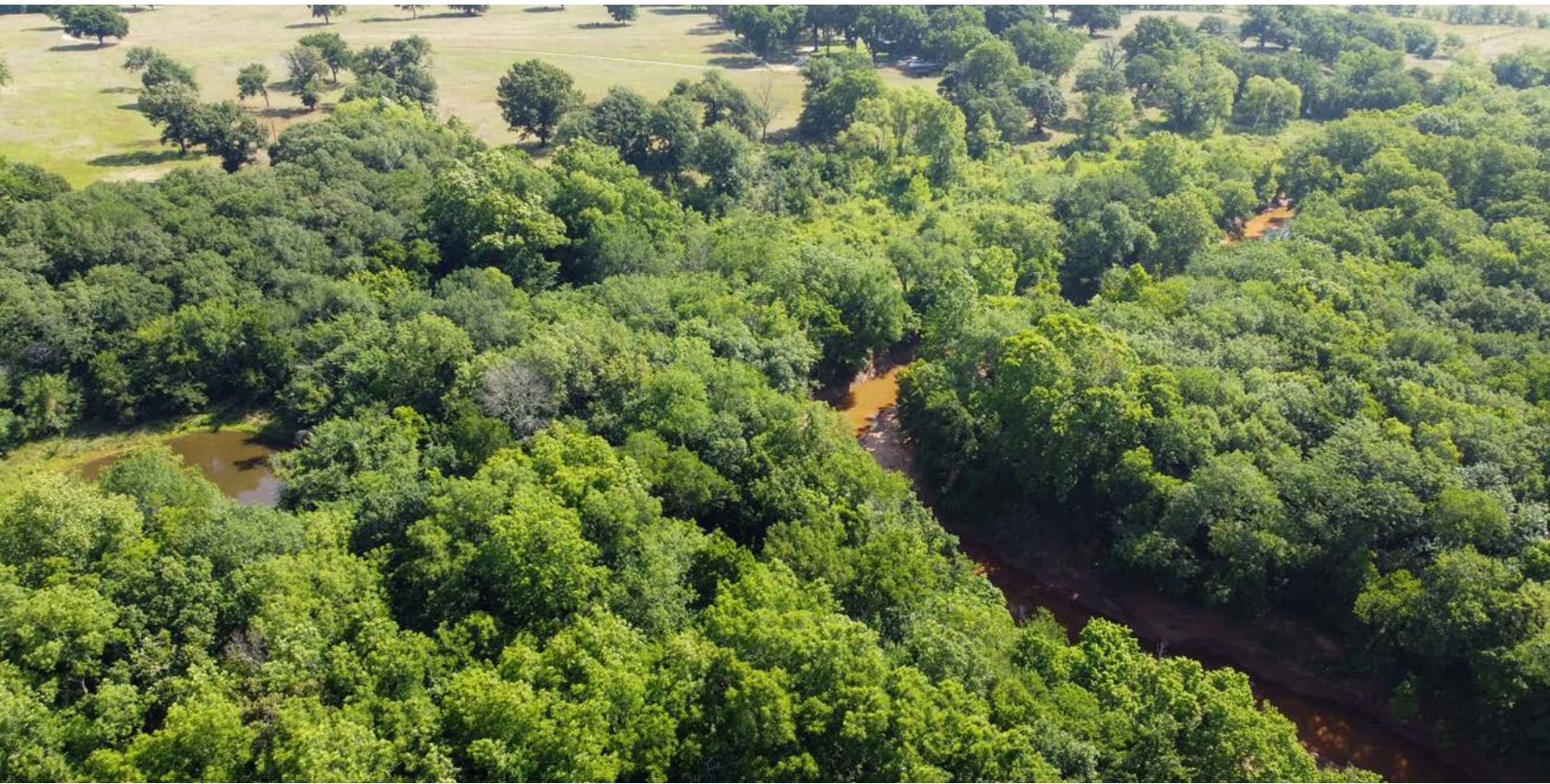
APPROXIMATE 60'X100' SHOP



80'X100' EQUIPMENT SHED



5 PONDS & LITTLE RIVER ACCESS



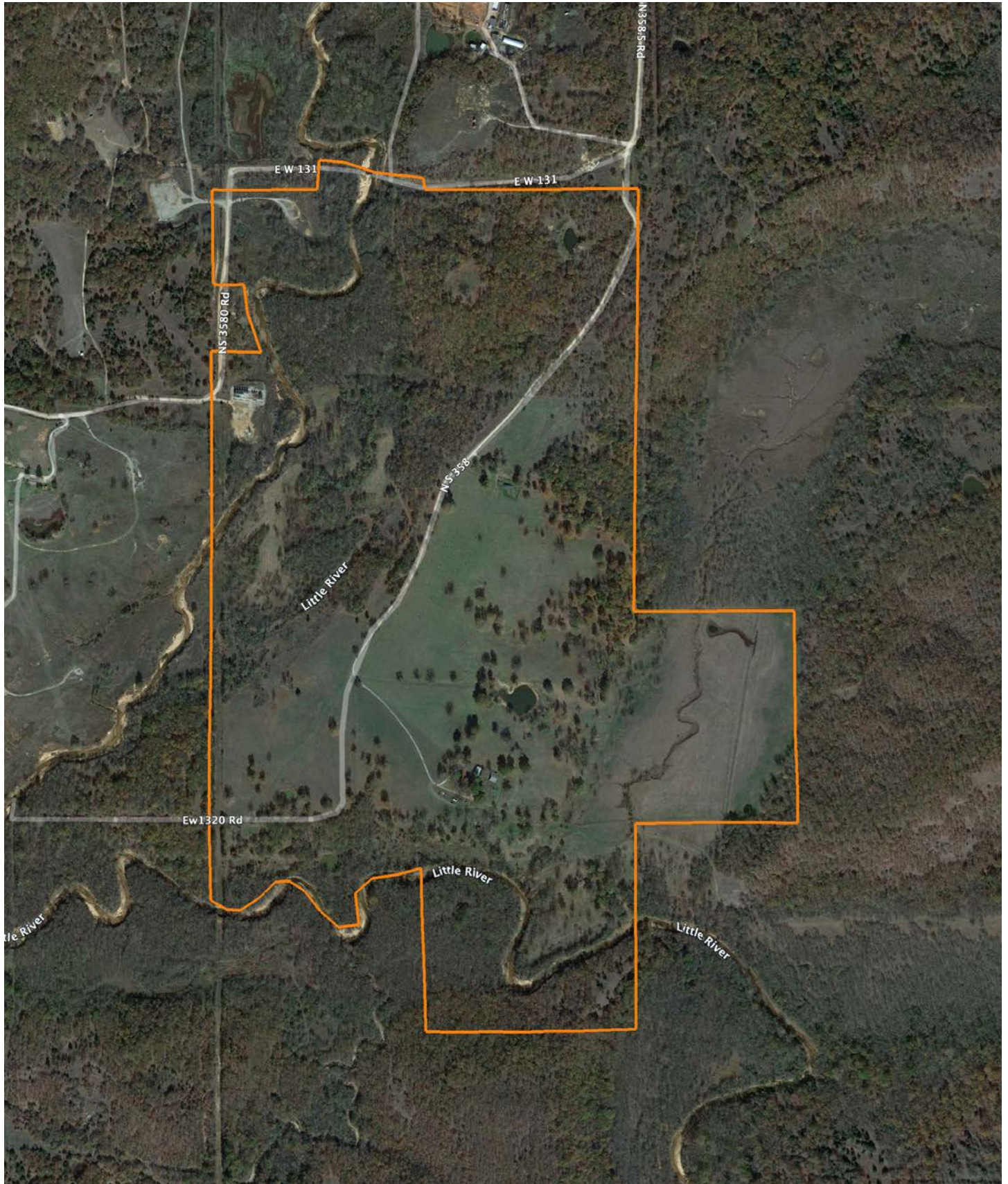
LIVESTOCK WORKING PEN



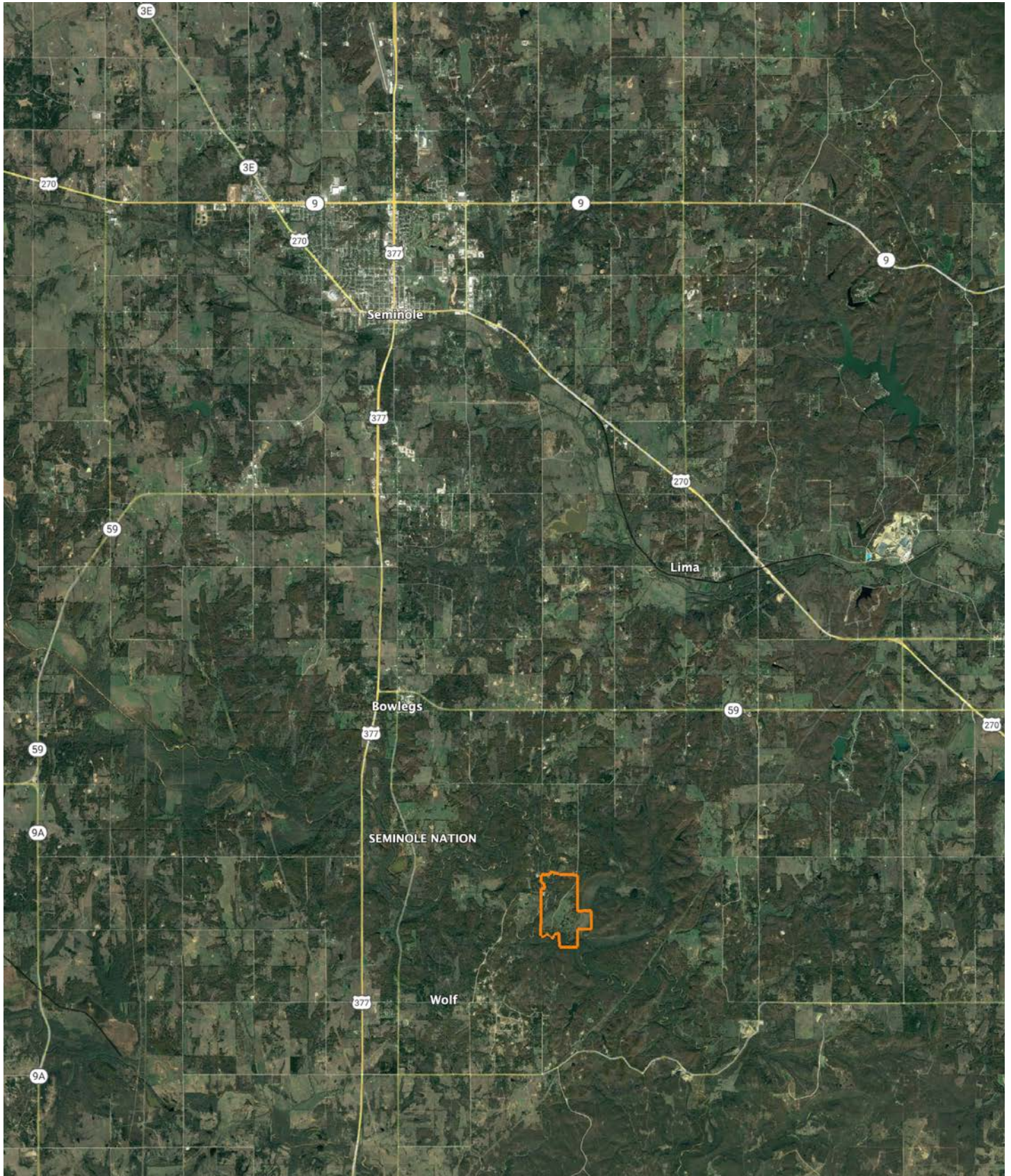
ADDITIONAL PHOTOS



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

With Michael Gill as your Midwest Land Group agent, you can rest assured that he will do his homework on any land you are buying or selling. He'll be out in the Ranger, driving a property for sale to determine whether it meets your specific criteria before showing it. You'll see him out walking your land, getting to know every trait that a potential buyer would love. Michael understands that grass, trees and water – features that might be taken for granted or overlooked – all have worth. "Knowing how a property compares to other land around it helps my clients, on both the buying and selling sides, see things they wouldn't have noticed otherwise," says Michael. He believes in saving his clients a tremendous amount of time and ensuring they get the best deal. It requires a lot of hard work to get to know a piece of property as well as Michael does, but hard work is what his grandfather, a farmer, ingrained in him from an early age.

Michael was born in Tulsa, Oklahoma where he grew up bow hunting with his friends. He is drawn to the challenge of bow hunting, and he's been blessed to have had many memorable hunts on his family property in Welty, Oklahoma (just south of Bristow), which has been in his wife, Tamara's family for four generations. Michael is passing on his bow hunting skills to his three children, along with the work ethic it takes to raise cattle on their land. A natural team leader, Michael has coached his children's Little League basketball and baseball teams for the past eight years, and he and Tamara now head Mason's Little League basketball program. "I enjoy teaching kids the importance of working together. I'm a team player so Midwest Land Group is a good fit. We know each other's properties and coordinate when necessary to meet our clients' goals," explains Michael.

You will benefit from this knowledge, whether you are buying property or selling land that has been in your family for generations. "That's the good thing about selling property in the area in which you live. Being a rancher, a hunter, a fisherman and knowing Oklahoma land like I do, I can offer helpful local knowledge that can save my clients a lot of frustration," says Michael. Contact him today and work with a native Oklahoman whose land know-how will make you feel immediately at ease with your property purchase or sale.



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