

MIDWEST LAND GROUP PRESENTS

182 ACRES IN

PONTOTOC COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PEACEFUL COUNTRY LIVING MINUTES FROM ADA, OKLAHOMA

Country home set on 182 +/- well-maintained acres in Pontotoc County right off the paved road and less than 5 minutes to Ada. This gorgeous multi-use property boasts a peaceful private country setting at the end of a dead-end road while still having the amenities of town only minutes away. The gated entrance and asphalt driveway lead to a charming 3 bedroom 2 bath rock home. The home's exterior is rock with some vinyl siding, peloton windows, a metal roof, sidewalks on all sides, 2 car garage, an attached carport, and a spacious back patio. The interior of the home was completely remodeled in 2021 with new flooring, paint, cabinetry, granite countertops throughout, and more. The kitchen is furnished with custom wood cabinets, an oversized farmhouse sink, and stainless steel appliances. The

spacious living area has beautiful exposed beams and a large rock fireplace. The acreage of this property is completely fenced with slightly more timber than open areas and contains 7 ponds as well as a year-round creek with a concrete bridge crossing. There is a large open barn with smaller covered pens, water, and electric ready for livestock. This property is capable of meeting all of the new owners farming and ranching needs as well as offer ample recreational opportunities. New owners are sure to enjoy hunting the native wildlife, fishing the ponds, horseback or ATV riding, hiking the beautiful terrain, or just taking in the breathtaking countryside. There is truly something for everyone and more to see. Call Michael to set up your private showing today!



PROPERTY FEATURES

PRICE: **\$1,097,000** | COUNTY: **PONTOTOC** | STATE: **OKLAHOMA** | ACRES: **182**

- 182 +/- acres
- 7 ponds
- Approx. 3/4 of a mile of year-round creek
- Well-maintained trails throughout
- Abundant wildlife
- Less than 3 hours to Dallas, TX
- 1.5 hours to OKC
- Less than 5 minutes to Ada
- Beautiful rock outcroppings



3 BED 2 BATH HOME

The interior of the home was completely remodeled in 2021 with new flooring, paint, cabinetry, granite countertops throughout, and more.



3/4 MILE OF YEAR-ROUND CREEK

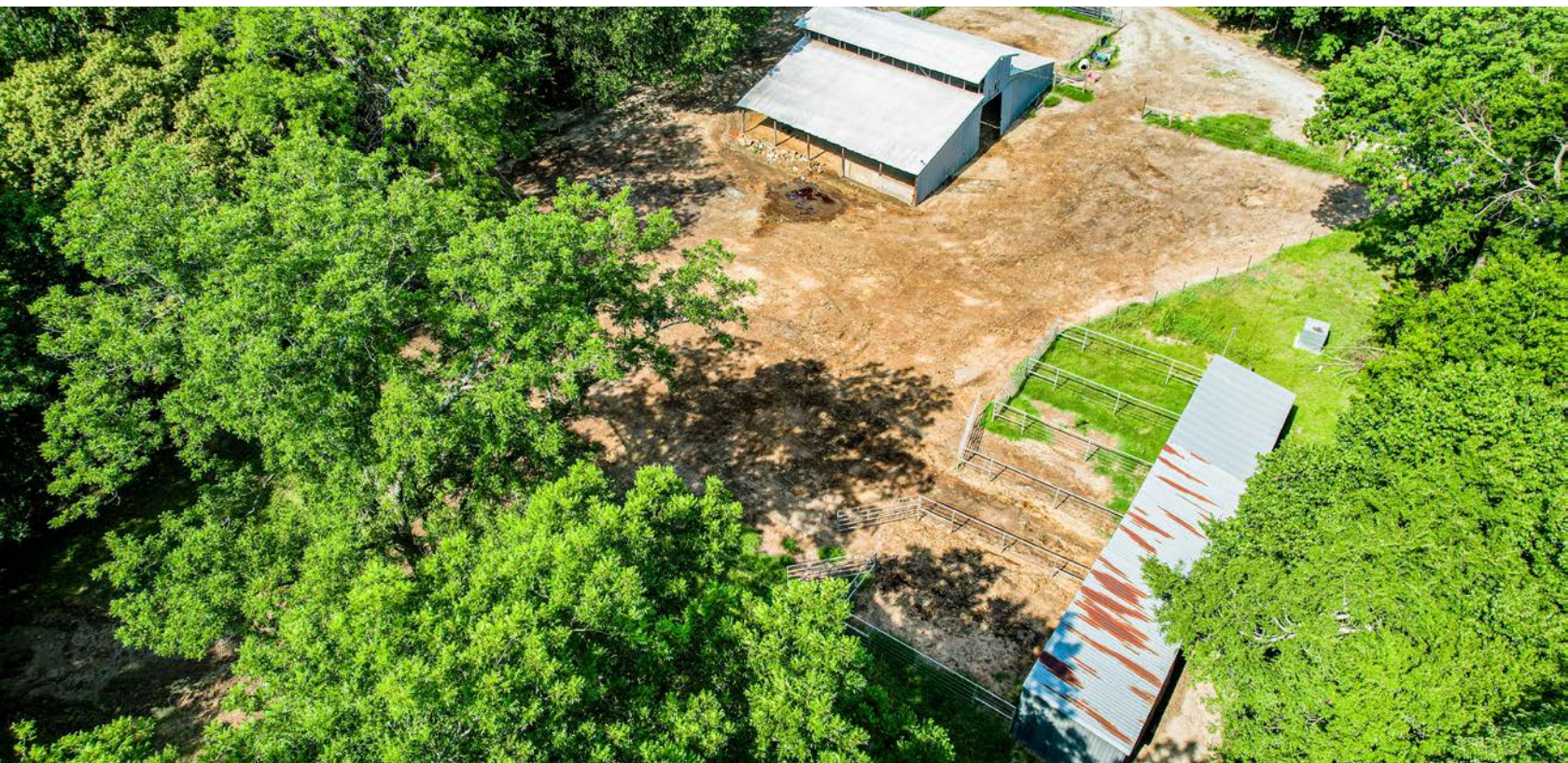


7 PONDS

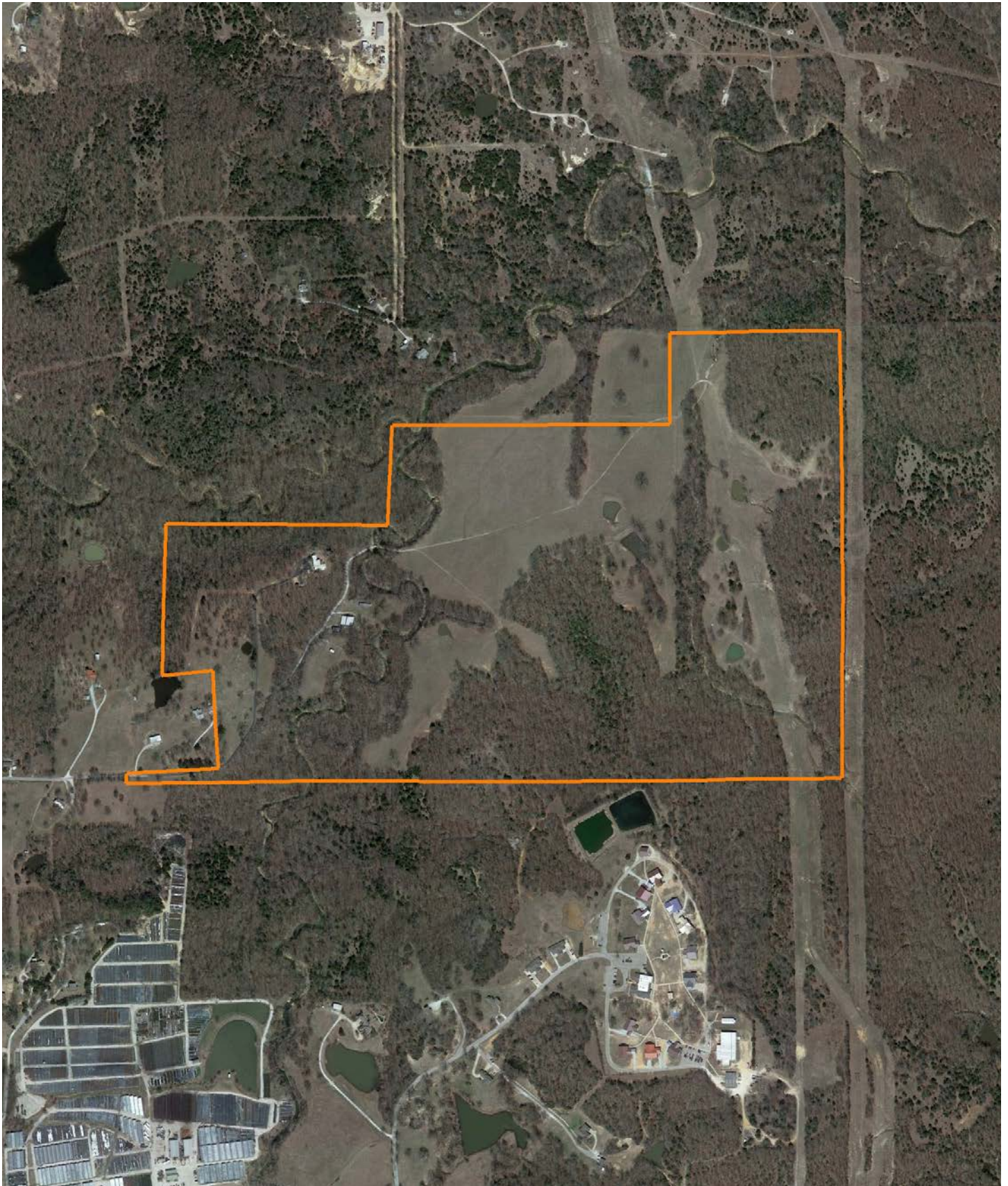


LARGE BARN

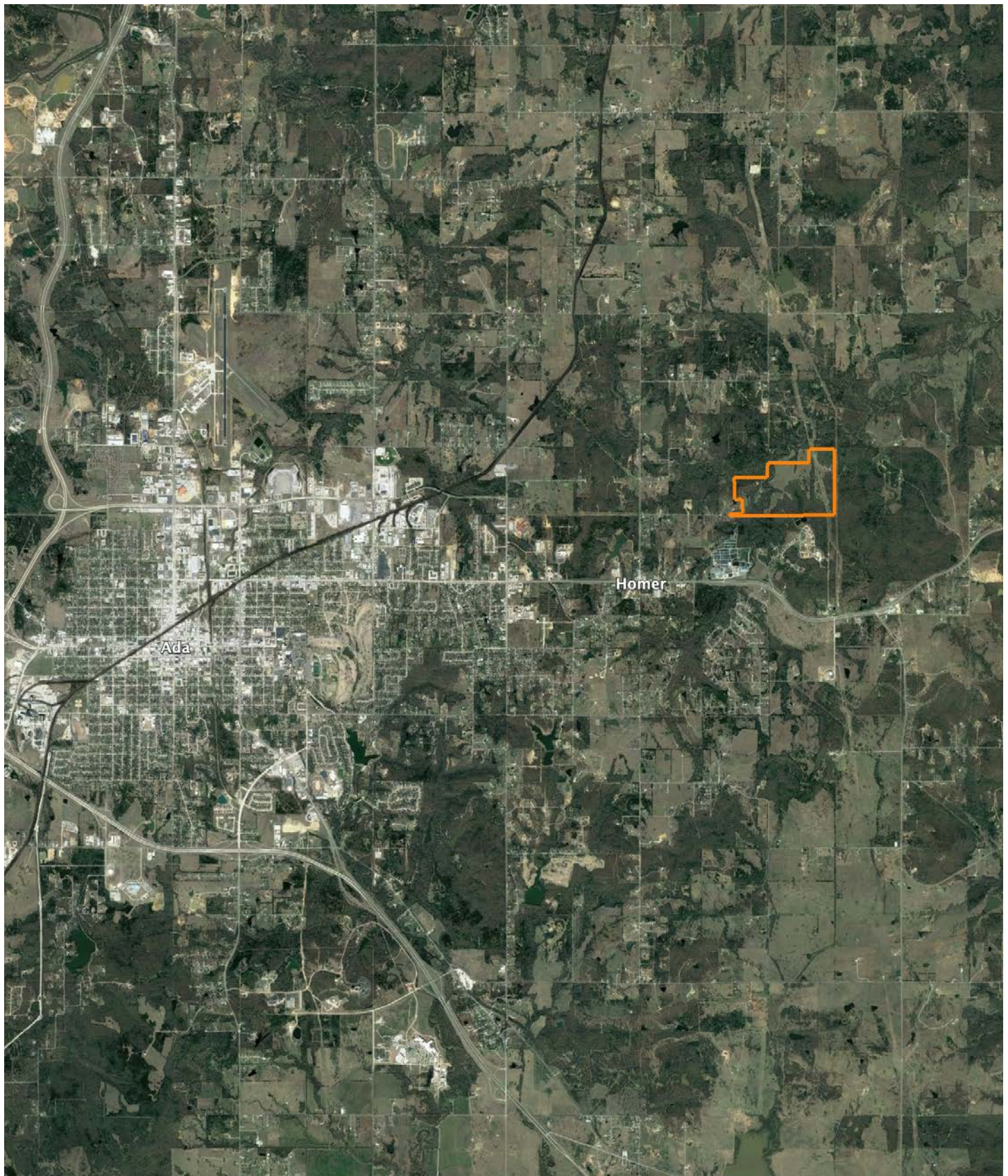
There is a large open barn with smaller covered pens, water, and electric ready for livestock.



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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