

MIDWEST LAND GROUP PRESENTS

30 ACRES IN

OKMULGEE COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

UNIQUE HUNTING/FISHING PROPERTY WITH RESIDENCE

Rare opportunity! It is rare to find a property that avails the new owner of all recreational possibilities in a location that is unique. Bordering the Deep Fork National Wildlife Refuge, this 30 +/- acre tract is jam-packed with all types of wildlife. The previous owner has captured hundreds of game-cam pics of deer and turkey that cross an unfenced boundary to the wildlife refuge. Feeders and stands convey. A 600'x90' duck slough has been constructed with a tin-horn overflow drain to adjoining Deep Fork River provides ample hunting room for multiple hunters. In addition to all of the above, a large pond with a floating dock provides an opportunity for the fisherman. Bass and catfish are the predominant catches. The manicured entrance is beautiful and provides a buffer to Highway 56 just over 2 miles from downtown Okmulgee! Even with the proximity to the highway and downtown Okmulgee, once on the property, you feel isolated. The 1,472 square foot 3 bed, 2 bath residence sits prominently on the elevated east side of this property. Although all-electric, the current owner has set up a propane tank and outfitted the home with backup propane-fueled heating. Two

separate living areas and a covered porch provide all the gathering space needed. As you look outside the living area window from the residence, you will see a 5 acre manicured pasture that leads to over 20 pecan trees. Most are mature, however, the present owner has grafted young pecan trees to produce a paper-shell variety. Second and third pasture areas encompass the west and near-pond areas and have been used for food plots. The entire property is accessed by multiple smooth golf cart trails so that the new owner can access each amenity. Alternating secluded pasture areas and timber clusters provide a perfect mix of vegetation and isolation for wildlife. A three-door, concrete-floored shop with electric door openers is outfitted with electricity to securely store vehicles and toys, and provide storage. A second dirt floor shop houses golf carts, tractors, and other equipment. There is a small office as well. A small storage building rounds out the picture. A storm cellar has been outfitted with cable TV and beds to provide security and safety. No amenity is lacking. All grounds are freshly manicured and move-in ready to enjoy this unique and rare offering!



PROPERTY FEATURES

PRICE: **\$339,500** | COUNTY: **OKMULGEE** | STATE: **OKLAHOMA** | ACRES: **30**

- Hunting
- Fishing
- Borders Wildlife Refuge
- Residence
- Shop
- Barn
- Pasture
- Pecan trees
- UTV trails
- Duck slough
- Pond
- Fishing dock



1,472 SQ. FT. HOME



PASTURE



SHOP AND BARN



POND WITH FISHING DOCK



HUNTING AND FISHING



AERIAL MAP



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Maps Provided By:



Field borders provided by Farm Service Agency as of 5/21/2008

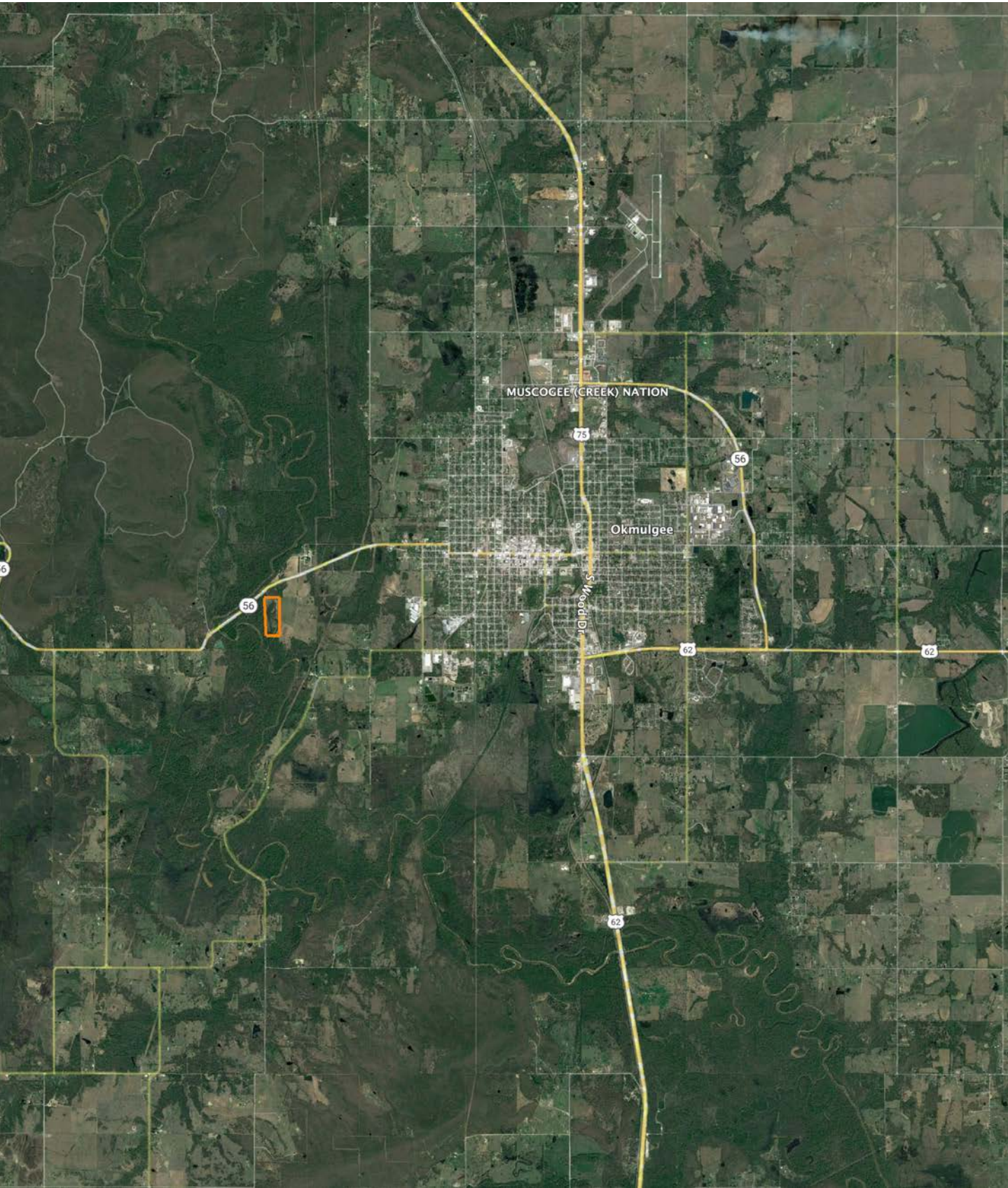
Map Center: 35° 36' 51.96, -96° 0' 49.09

0ft 415ft 830ft

11-13N-12E
Okmulgee County
Oklahoma



OVERVIEW MAP



AGENT CONTACT

Don Eubank understands the hard work, challenges, and rewards that come with land ownership. Raised in Santa Anna, Texas, Don grew up working on the family ranch and dairy farm. His father was a real estate broker specializing in rural properties so, from a young age, Don learned the value of land ownership, the principles of land stewardship, and the strong bond that exists between land and its owners.

After obtaining a degree in Geology from Abilene Christian University and a degree in Petroleum Engineering from Texas A&M University, Don spent over 30 years in the oil and gas industry working across U.S. producing basins and internationally. Although initially involved in engineering, most of his subsequent career was spent managing oil and gas operations in a role that allowed him to build relationships with landowners on which the company had oil and gas operations. This experience understanding and addressing landowners' concerns is a skill that Don draws on and puts to work every day at Midwest Land Group.

A true outdoorsman, Don developed a passion for hunting and firearms at a very young age, with some of his fondest memories being associated with dove, quail, and turkey hunting in and around the family's property. Today, his hobbies include bird hunting, sporting clays, and buying, restoring, and selling firearms. Don and his wife Dena reside in Broken Arrow, Oklahoma.



DON EUBANK,

LAND AGENT

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