

MIDWEST LAND GROUP PRESENTS

12 ACRES IN

OSAGE COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL HOME ON 12 +/- ACRES WITH CREEK OUTSIDE OF SKIATOOK, OK

A beautiful home on 12 +/- acres with a gorgeous creek within 30 minutes to Tulsa, Oklahoma, and 10 min to Skiatook, Oklahoma. As you pull into the driveway it's hard not to feel like you're pulling into a mountain home somewhere due to the log exterior, hardwood trees, and secluded feeling. As you enter the 3 bed, 2 bath home you will come to the main living room with a wood burning fireplace, large dining room, and cozy kitchen and office all on the front end of the house. Moving down the hall are two bedrooms with a jack/jill bathroom. Sellers added on the rest of the house in 2017, which is the "man cave" or second living room followed by the large master bedroom with master bath and closet. The home has maintenance-friendly and eye-catching stained concrete throughout with carpet in two of the bedrooms.

When you step out on the back patio you will feel like you are way out in the country looking out over the hardwood trees and manicured trail leading down to the crystal-clear creek. There are great views and flat spots looking over the creek in different places making for great family recreation fun. Additional improvements include an older horse barn and a 20'x30' barn where you can keep all your tools and toys. The west end of the property also has a water meter, electricity, and an older septic tank if a family wants to add another home.

This type of property in this area is certainly rare to find with the serenity and seclusion of the 12 +/- acres coupled with the crystal-clear creek! Call listing Paul Smith for a showing today at (918) 397-2737. Shown by appointment only.



PROPERTY FEATURES

PRICE: **\$457,990** | COUNTY: **OSAGE** | STATE: **OKLAHOMA** | ACRES: **12**

- 3 bed, 2 bath home with 2,323 sq. ft. of living space
- Original house was built in 1997 with an addition in 2017
- Metal roof, wood, and vinyl siding
- Stained concrete floors
- Office room
- Second living room in between main house and master bedroom
- 12 +/- acres
- An additional water meter on west side of property would make a great location for second home
- Horse shed and 20'x30' shop.
- Crystal clear creek which would make for a great picnic and family play area
- Wood-burning fireplace
- 2 gas stoves supplied by propane for additional heat if needed
- Rural Water #13
- VVEC Electric
- 2022 taxes were \$2,761
- 10 minutes to Skiatook, OK
- Within minutes to Skiatook Lake
- 30 minutes to Tulsa, OK



3 BED, 2 BATH HOME



ADDITIONAL INTERIOR PHOTOS



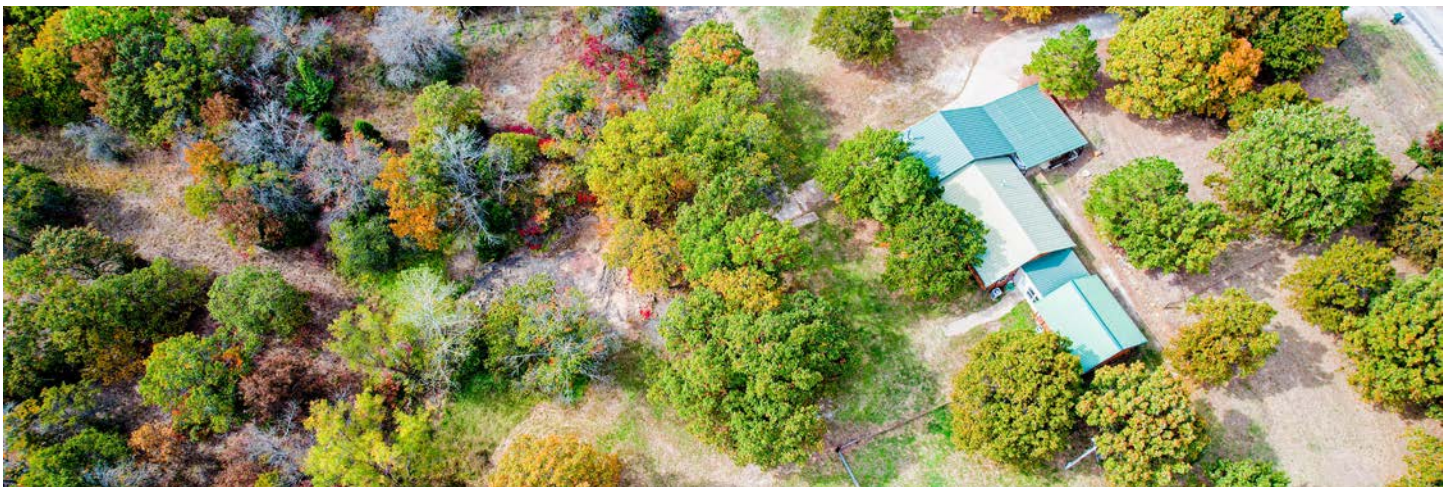
HORSE SHED AND 20'X30' SHOP



CRYSTAL CLEAR POND



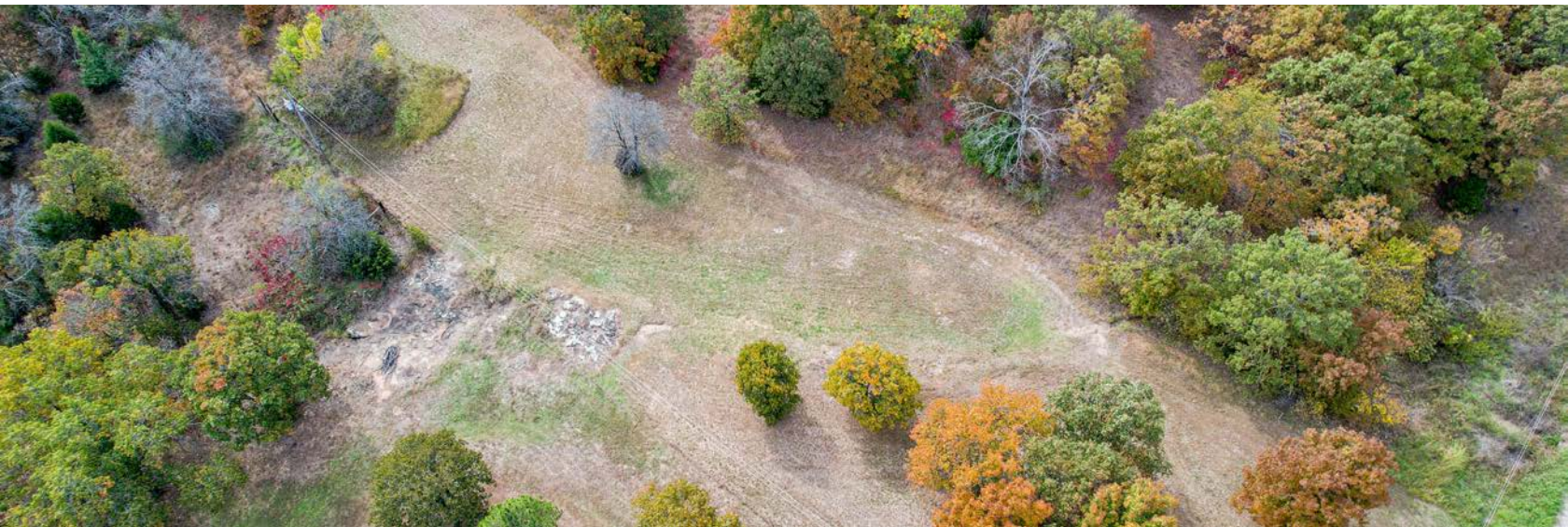
12 +/- ACRES



HARDWOOD TIMBER



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

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Boundary Center: 36° 23' 5.52, -96° 5' 54.66

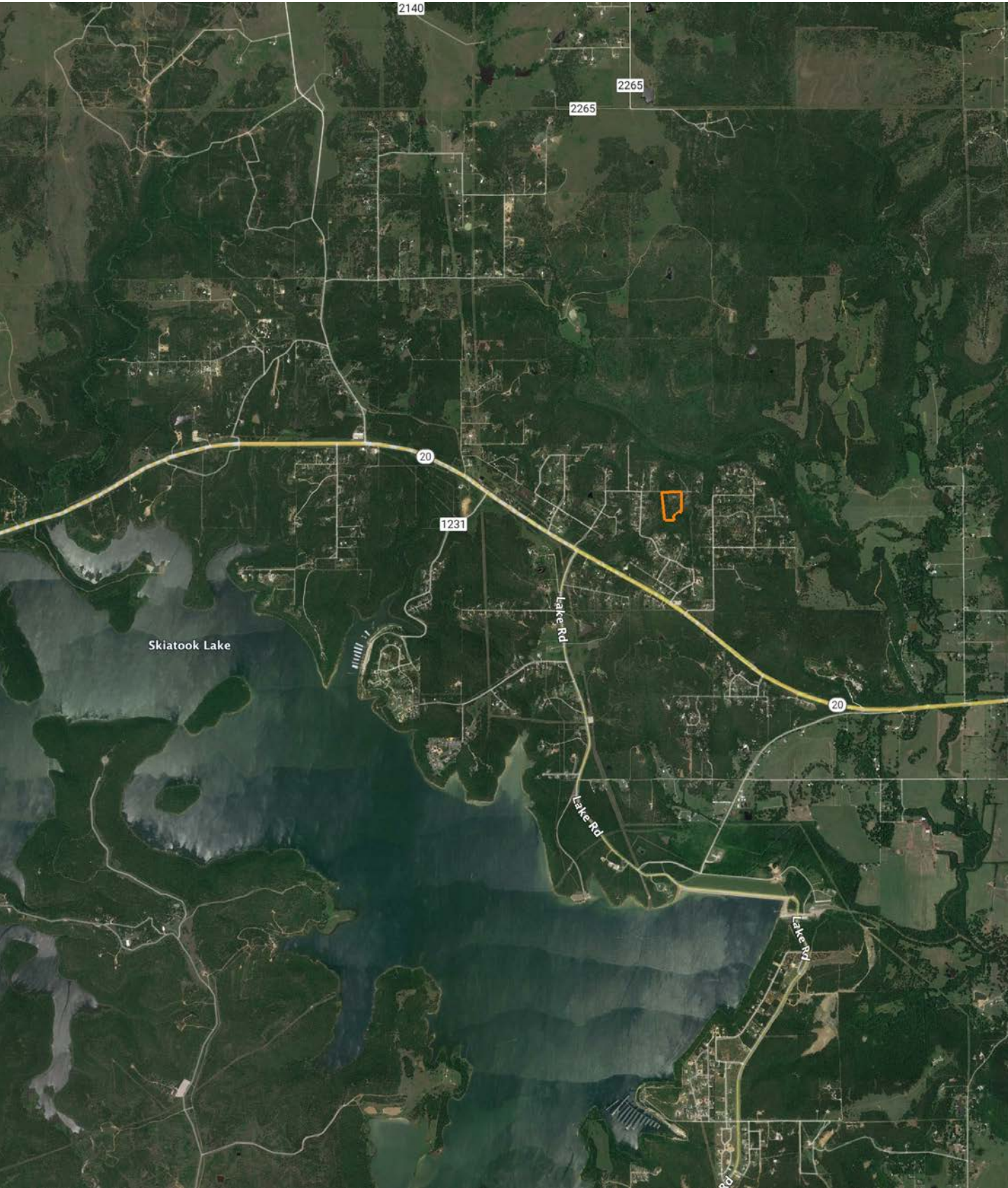
14-22N-11E
Osage County
Oklahoma

0ft 305ft 610ft



10/24/2023

OVERVIEW MAP



AGENT CONTACT

Buying or selling real estate can be stressful and overwhelming and Paul is the kind of agent that loves to help people with their real estate needs. One of the reasons Paul came into this market is because he loves meeting new people and building lifelong relationships. Paul was born and raised in Oklahoma and a graduate of Oklahoma State University. He and his wife moved their family to live in Kansas for several yrs giving him an opportunity to know both markets and areas well.

With a lifelong obsession for the outdoors, hunting, and improving the land, Paul found his calling at Midwest Land Group, where he's able to fulfill his dream of working outdoors. He enjoys sharing a passion and talking with people about all facets of land – whether hunting, habitat improvement or investing – all while being able to create value for both his buyer and seller clients. When you work with Paul, rest assured he'll do everything he can to provide great customer service to reach the end goal of his clients.

Paul and his family reside in Oklahoma now and when he's not working, you can find Paul enjoying life and the outdoors year-round with his family. Paul is very active in his community helping coach youth sports and serving at his local Church. Paul lives with his wife Whitney and, together, they have three children, Ryker, Tymber, and PC. Give Paul a call today and let him help serve you in your real estate needs!



PAUL SMITH, LAND AGENT
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MidwestLandGroup.com

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