

MIDWEST LAND GROUP PRESENTS

1.1 ACRES

# CREEK COUNTY, OK

10346 S 198TH W AVE, SAPULPA, OKLAHOMA, 74066



[MidwestLandGroup.com](http://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# CUSTOM BUILT NEW HOME AND SHOP IN CAMDEN RIDGE ESTATES

A custom-built new home without all the hassle of building! Located on 1.1 acres in desirable Camden Ridge Estates, just 2 miles from the turnpike gate! This 3 bed 2 bath home features a split floor plan with open concept living and kitchen with rock fireplace, large windows, and vaulted ceilings. The master bedroom features a walk-in closet and a master bath with a large shower. The laundry room is located off of the master bedroom closet. Safe room with 8-inch concrete walls built into the spare bedroom! 2-car attached garage with floored attic space above.

New metal shop has approximately 4,080 square feet of shop space with 3 overhead doors, RV storage, tool room, and office! The main shop area is a 40'x60' with 3 overhead doors, a 12'x20' tool room located at the back of the main shop, and a 12'x20' office area has been rough framed ready for you to add your touches. There is an attached 24'x50' RV storage with water and sewer hookups. This shop has it all!





# PROPERTY FEATURES

PRICE: **\$510,000** | COUNTY: **CREEK** | STATE: **OKLAHOMA** | ACRES: **1.1**

- New build
- 1.1 +/- acres
- 3 bed, 2 bath
- Camden Ridge Estates
- Just 2 miles from Turnpike gate
- 2 car attached garage
- Concrete safe room
- 40'x60' shop with 3 overhead doors
- 12'x20' tool room
- 12'x20' office roughed in
- 24'x50' RV storage





# CUSTOM BUILT NEW HOME - EXTERIOR

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This 3 bed 2 bath home features a split floor plan with open concept living and kitchen with rock fireplace, large windows, and vaulted ceilings.





# CUSTOM BUILT NEW HOME - INTERIOR





# PATIO

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# 40'X60' SHOP

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# AERIAL MAP

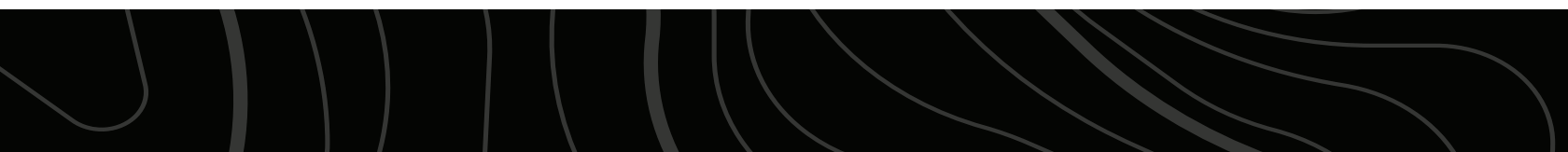
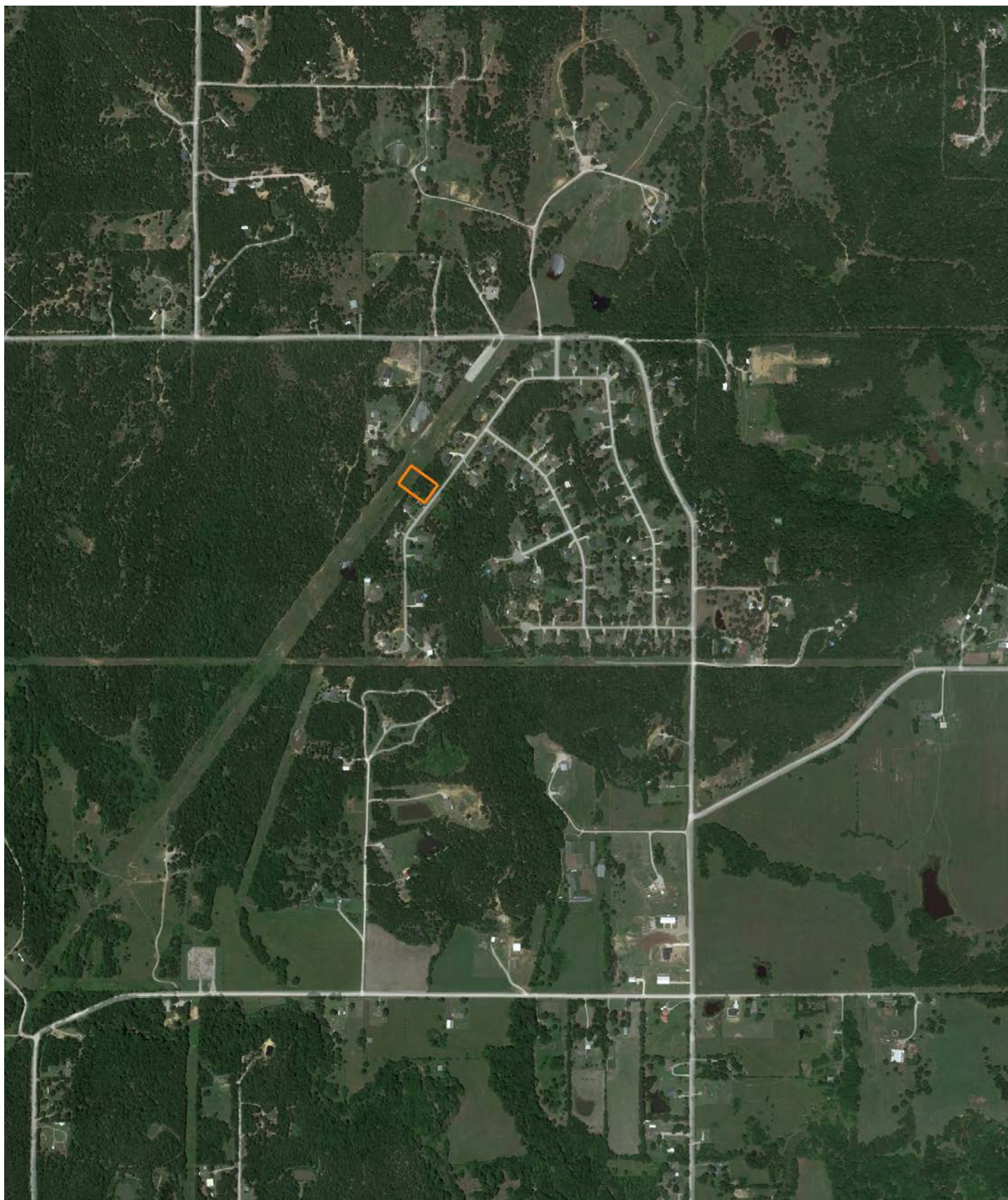
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# OVERVIEW MAP

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# AGENT CONTACT

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Born and raised in Bristow, Summer Witty is an agent who specializes in residential and rural living real estate and has a background in healthcare human resource management, where she learned the value of relationships and problem-solving. She brings these skills to the table in each and every real estate transaction she deals with. Summer is active in her local church as a kindergarten through fifth grade Sunday School teacher. Her outgoing personality lends itself to helping her gain the best understanding of what her buyers and sellers want and need from an agent. She works hard to get to know each individual client personally in order to help them find the perfect home or to sell their home for the best price in the quickest time frame possible.

Summer's background has given her the drive and dedication to succeed, which she uses as a full-time agent, giving her clients the time and effort they deserve. Together, with her husband Curtis and sons Carson and Caden, she enjoys camping, traveling, fishing and hunting. Being a mother and wife helps her understand what families want, which is a major factor in every real estate transaction. It's her integrity and values that help her make the best decisions for her clients while putting their needs first and foremost. Summer serves northeast Oklahoma.



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