

MIDWEST LAND GROUP PRESENTS



# WAGONER COUNTY, OK

183.6 ACRES



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# PRISTINE WAGONER COUNTY CATTLE RANCH

Nestled along the picturesque Verdigris River in Wagoner, Oklahoma, this extraordinary cattle ranch is a true gem. At its heart stands a remarkable 2,403 square foot, two-story ranch home that must be seen to be fully appreciated. The property boasts numerous enhancements and upgrades that make it a dream for any ranch enthusiast. The dedicated rancher has thoughtfully constructed multiple equipment sheds and a spacious shop that includes an additional 800 square foot living space, perfect for accommodating a family member or ranch hand. Strategically positioned barns on the property ensure efficient operations. Fences are meticulously maintained, and every pasture enjoys a reliable water source. With

four water wells and the invaluable right to pump water from the Verdigris River, water supply is never a concern. The lush pastures are adorned with improved grass and have yielded an impressive 500 round bales and 1,100 square bales of hay. The restoration of the charming old red barn is just one of many enhancements, too numerous to list individually. This property truly stands out as the finest cattle and hay property in the area. Please note that for showings, interested buyers are required to provide proof of funds. To arrange a viewing, kindly contact the listing agent, Tony Prideaux, at (918) 960-1226. This is your opportunity to experience the beauty and functionality of this exceptional property firsthand.





# PROPERTY FEATURES

PRICE: **\$1,950,000** | COUNTY: **WAGONER** | STATE: **OKLAHOMA** | ACRES: **183.6**

- Beautiful 2,403 sq. ft. ranch home
- Shop with 2nd living quarters
- Verdigris River access
- Water rights to Verdigris River
- Improved grass
- Multiple equipment sheds
- Fully fenced and cross-fenced
- Working pens
- 4 water wells
- Mineral rights convey
- Deer, ducks, and turkey





# BEAUTIFUL 2,403 SQ. FT. RANCH HOME





# VERDIGRIS RIVER ACCESS

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# MULTIPLE EQUIPMENT SHEDS

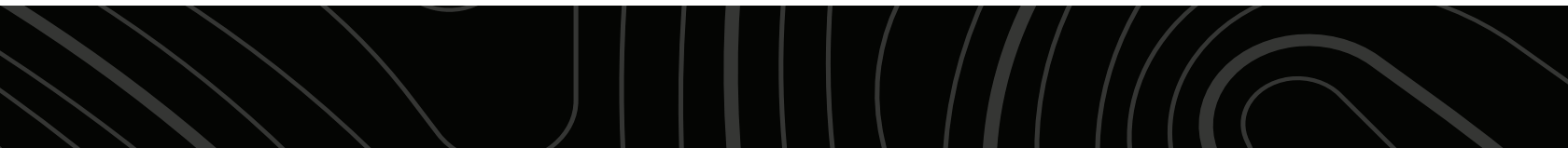
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# IMPROVED GRASS

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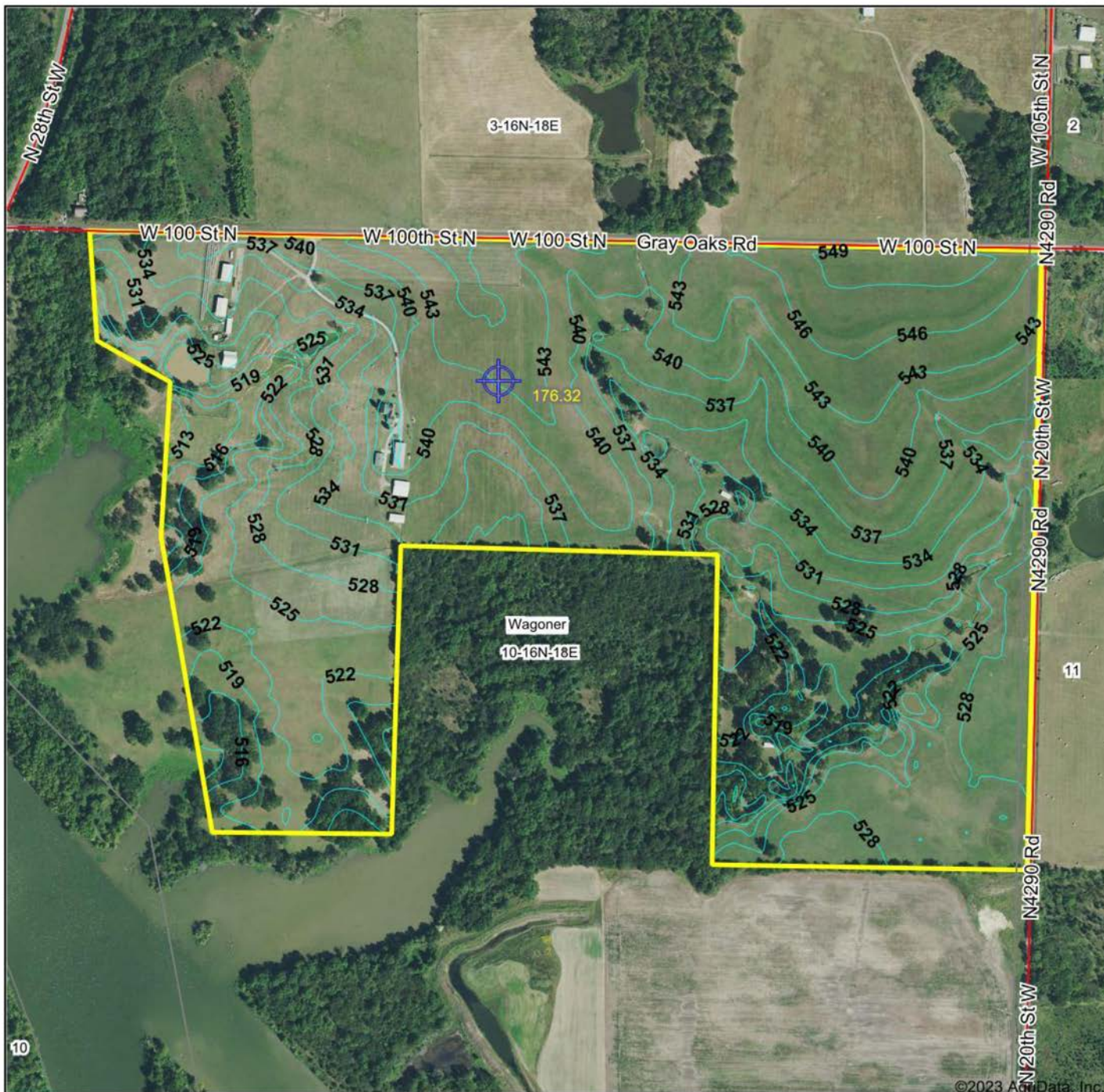


# WORKING PENS





# TOPOGRAPHY MAP



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Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 512.1

Max: 550.6

Range: 38.5

Average: 532.4

Standard Deviation: 8.99 ft

0ft 656ft 1313ft



10/26/2023

10-16N-18E  
Wagoner County  
Oklahoma

Boundary Center: 35° 52' 55.88, -95° 22' 58.45

Maps Provided By:

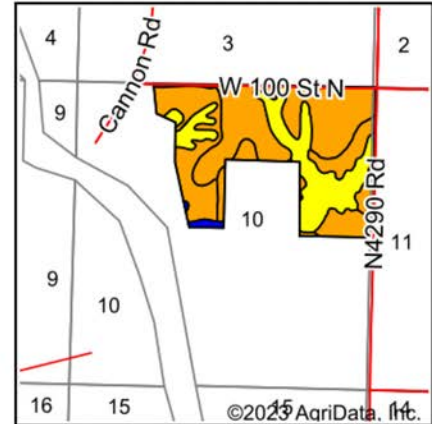
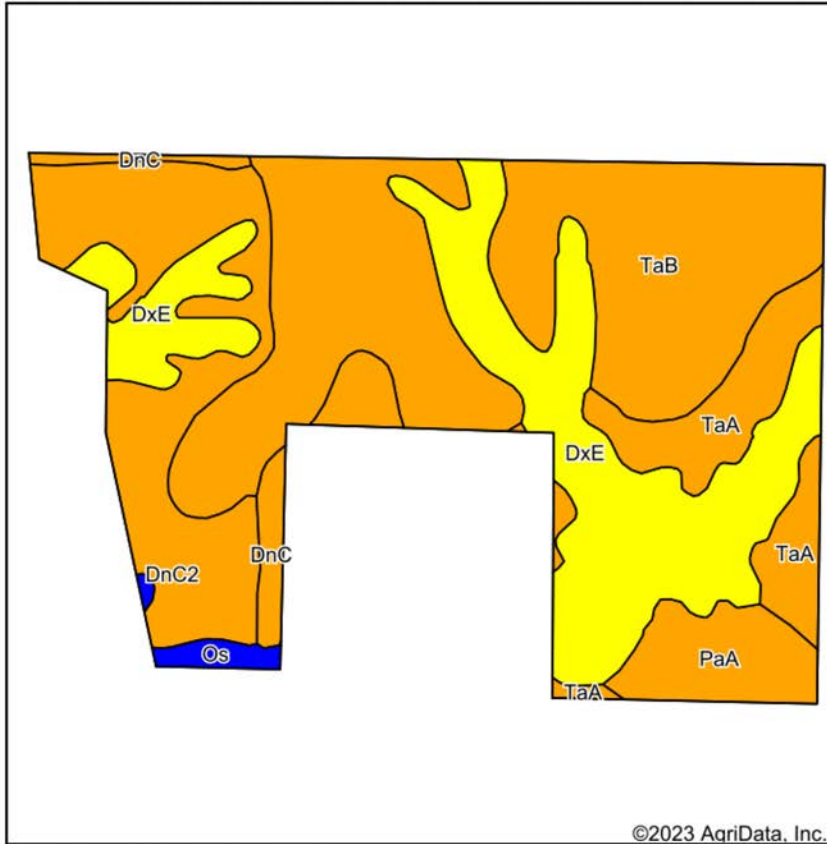


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# SOIL MAP



State: **Oklahoma**  
 County: **Wagoner**  
 Location: **10-16N-18E**  
 Township: **Wagoner**  
 Acres: **172.99**  
 Date: **10/27/2023**

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Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: OK145, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
TaB	Taloka silt loam, 1 to 3 percent slopes	65.21	37.7%		IIIIs	4889	63	54	57	61	63
DxE	Dennis-Radley complex, 0 to 15 percent slopes	45.48	26.3%		IVe	5894	67	65	59	62	54
DnC2	Dennis silt loam, 3 to 5 percent slopes, eroded	29.51	17.1%		IIIe	0	67	67	55	56	62
TaA	Taloka silt loam, 0 to 1 percent slopes	14.57	8.4%		IIIIs	4913	62	59	58	62	62
PaA	Parsons silt loam, 0 to 1 percent slopes	9.31	5.4%		IIIw	3761	83	82	66	69	62
DnC	Dennis silt loam, 3 to 5 percent slopes	6.98	4.0%		IIIe	4617	77	77	62	68	71
Os	Osage silty clay loam, 0 to 1 percent slopes, occasionally flooded	1.93	1.1%		IIw	7282	47	44	46	42	35
<b>Weighted Average</b>					<b>3.25</b>	<b>4276.3</b>	<b>*n 66.1</b>	<b>*n 61.9</b>	<b>*n 57.8</b>	<b>*n 61</b>	<b>*n 60.3</b>

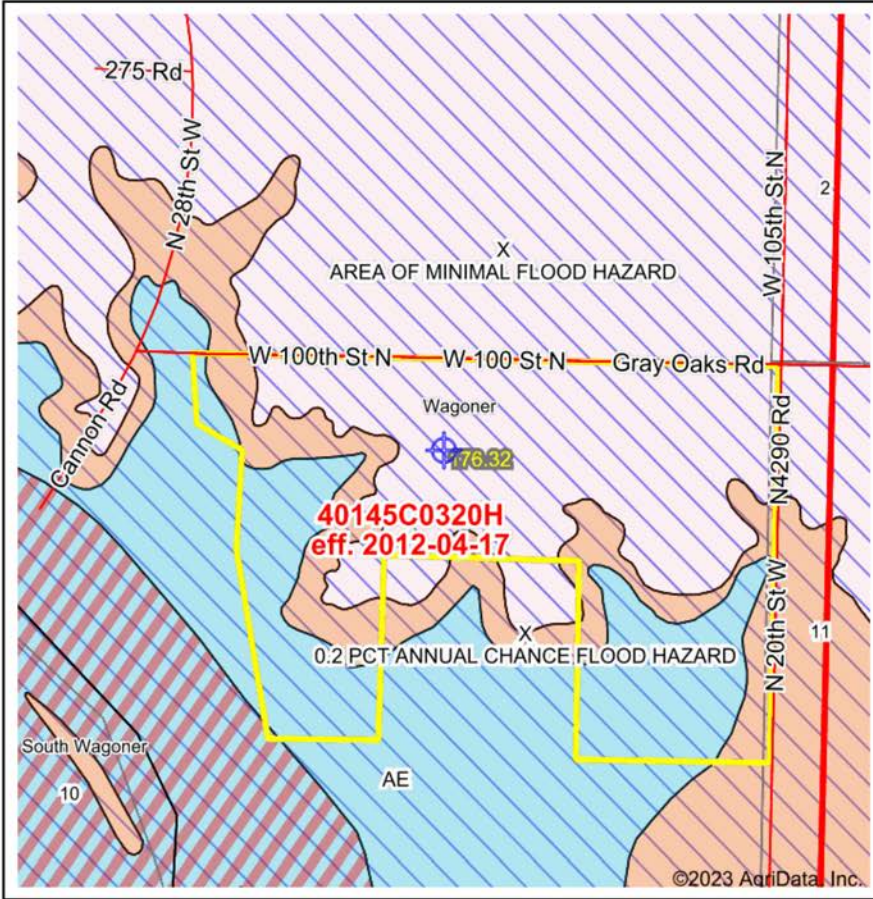
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# FEMA MAP



Map Center: 35° 53' 2.87, -95° 23' 1.75  
 State: OK Acres: 176.32  
 County: Wagoner Date: 10/26/2023  
 Location: 10-16N-18E  
 Township: Wagoner

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Name	Number	County	NFIP Participation	Acres	Percent
Wagoner County Unincorporated Areas	400215	Wagoner	Regular	176.32	100%
<b>Total</b>				176.32	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

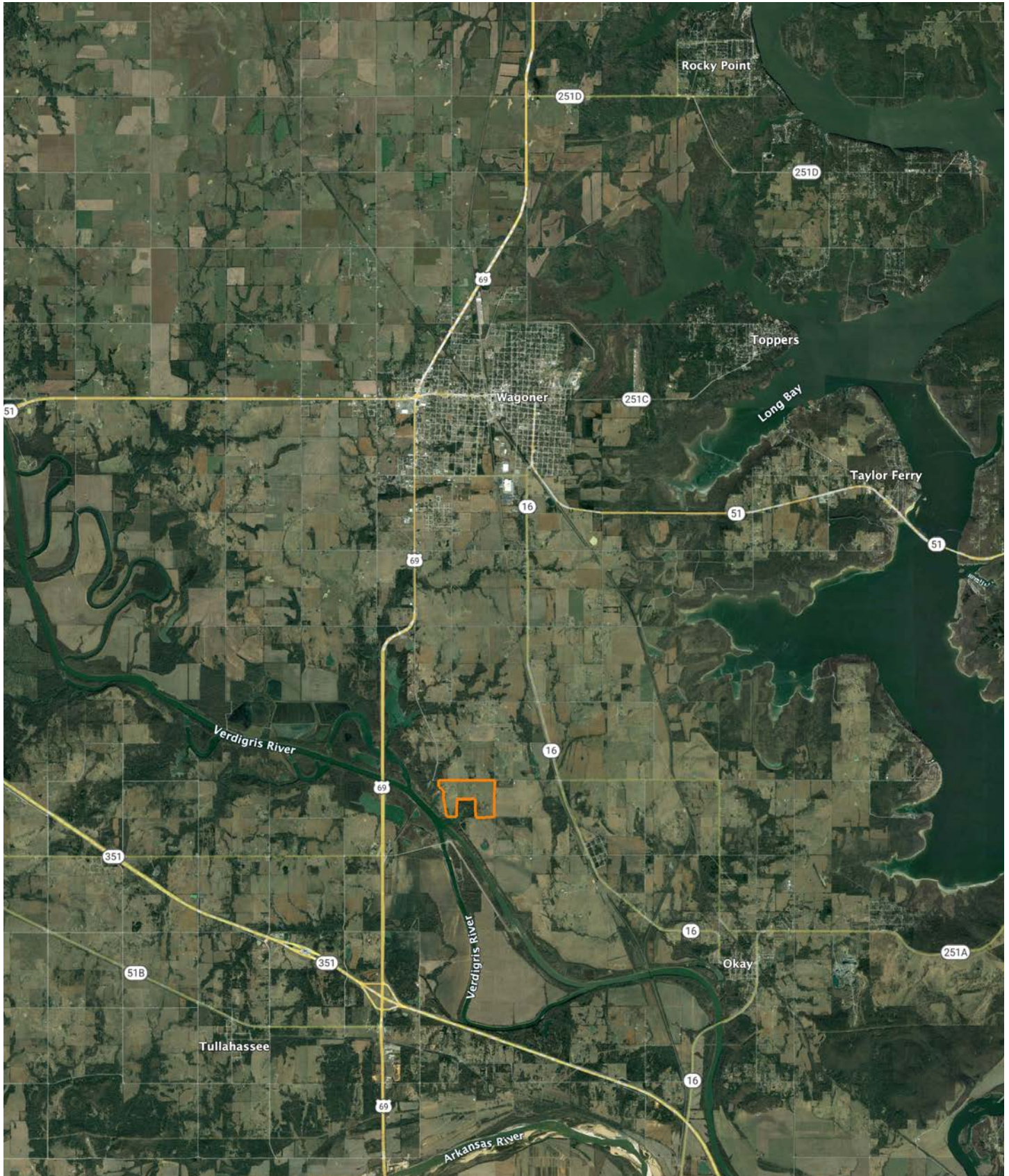
Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	88.75	50.2%
AE		100-year Floodplain	52.29	29.7%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	35.19	20.0%
AE	FLOODWAY	100-year Floodplain	0.09	0.1%
<b>Total</b>			176.32	100%

Panel	Effective Date	Acres	Percent
40145C0320H	4/17/2012	176.32	100%
<b>Total</b>		176.32	100%



# OVERVIEW MAP





# AGENT CONTACT

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Being a landowner can be very rewarding. Agent Tony Prideaux knows that firsthand, having experience with his own land in Rogers County, Oklahoma. He's planted food plots, cleared land, created good habitat for wildlife, made improvements, built upon it, and more. Tony can operate just about any piece of equipment, and enjoys doing so around his property, always improving it.

Born in Tulsa, Tony graduated from Claremore High School before entering the workforce. He ran his own business, Glass by Tony, for 10 years as Tulsa's largest independent and top-rated auto glass company before selling the business. At Midwest Land Group, he's able to take that experience serving the public and combine it with something he truly enjoys, all while helping land buyers and sellers pursue their dreams. This hard-working agent loves people and is known for his customer service. Tony values every opportunity he gets to serve his clients and doesn't rest until the deal is done, ensuring an excellent experience along the way.

When he's not working, Tony volunteers with the Oklahoma Department of Corrections, as well as Hope is Alive Ministries. He enjoys hunting whitetail deer and wild hogs, striper and hybrid bass fishing, and working on his land making improvements. He lives in Claremore with his wife, Talia, and has two adult daughters, Jordan and Ryaegen. If you're in the market to buy or sell land in Northeast Oklahoma, be sure to give Tony a call!



**TONY PRIDEAUX**, LAND AGENT  
**918.960.1226**  
TPrideaux@MidwestLandGroup.com



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