

MIDWEST LAND GROUP PRESENTS



WAGONER COUNTY, OK

183.6 ACRES



MidwestLandGroup.com

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: **\$1,850,000** | 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



MULTIPLE EQUIPMENT SHEDS



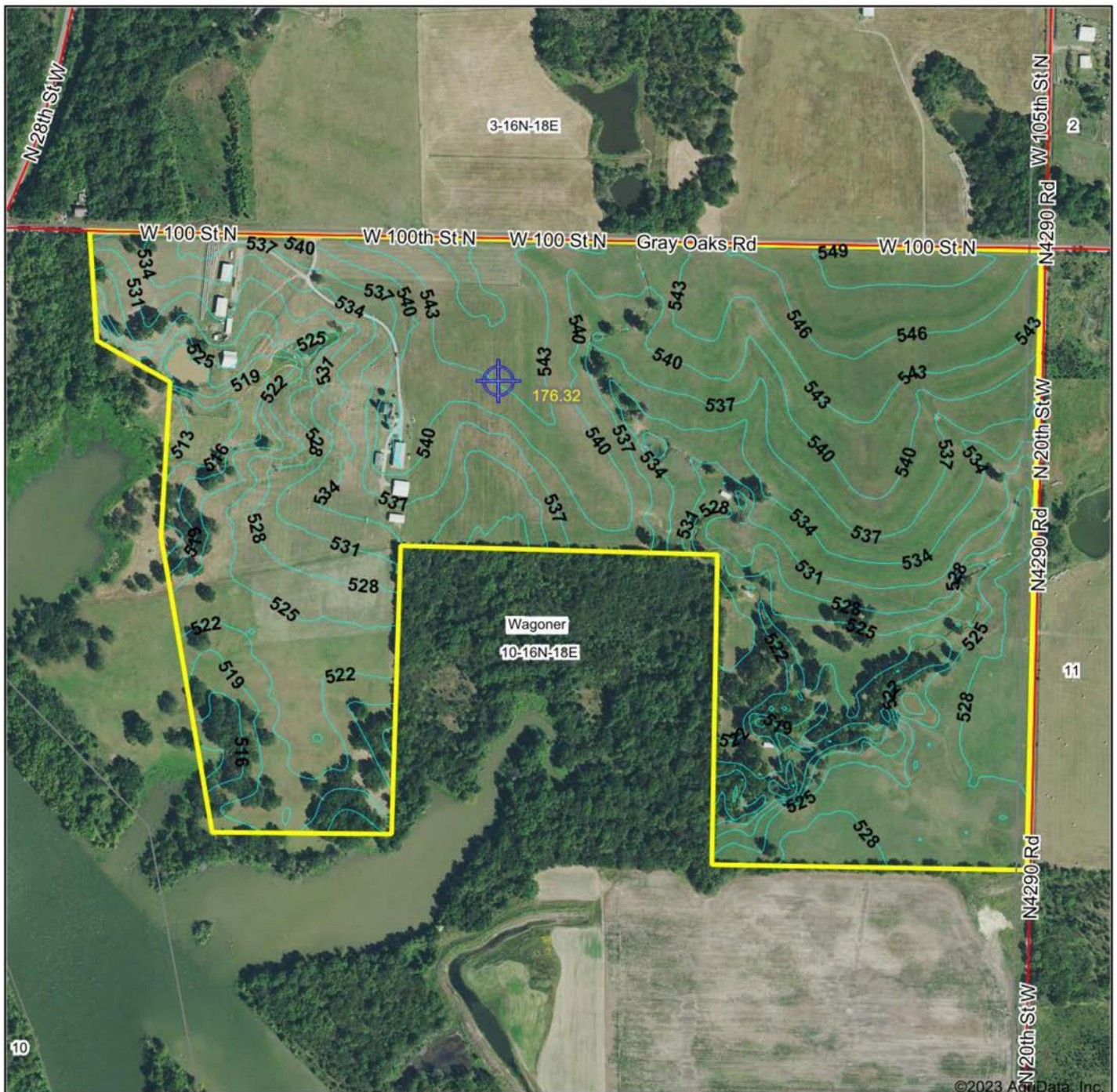
IMPROVED GRASS



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



10/26/2023

10-16N-18E
Wagoner County
Oklahoma

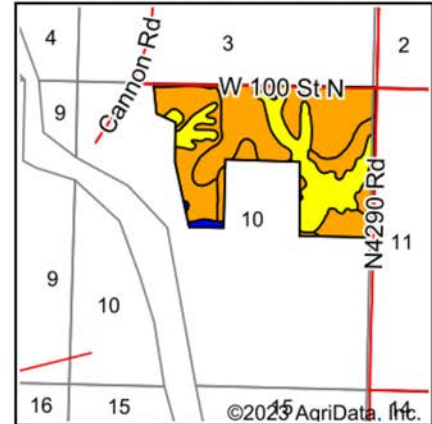
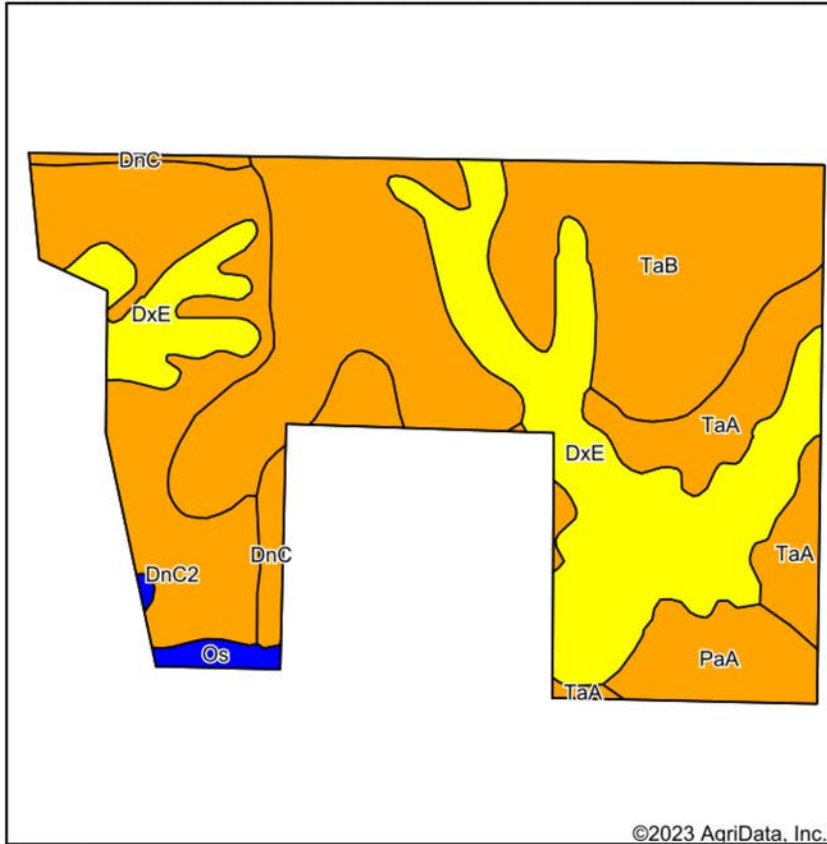
Boundary Center: 35° 52' 55.88, -95° 22' 58.45

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

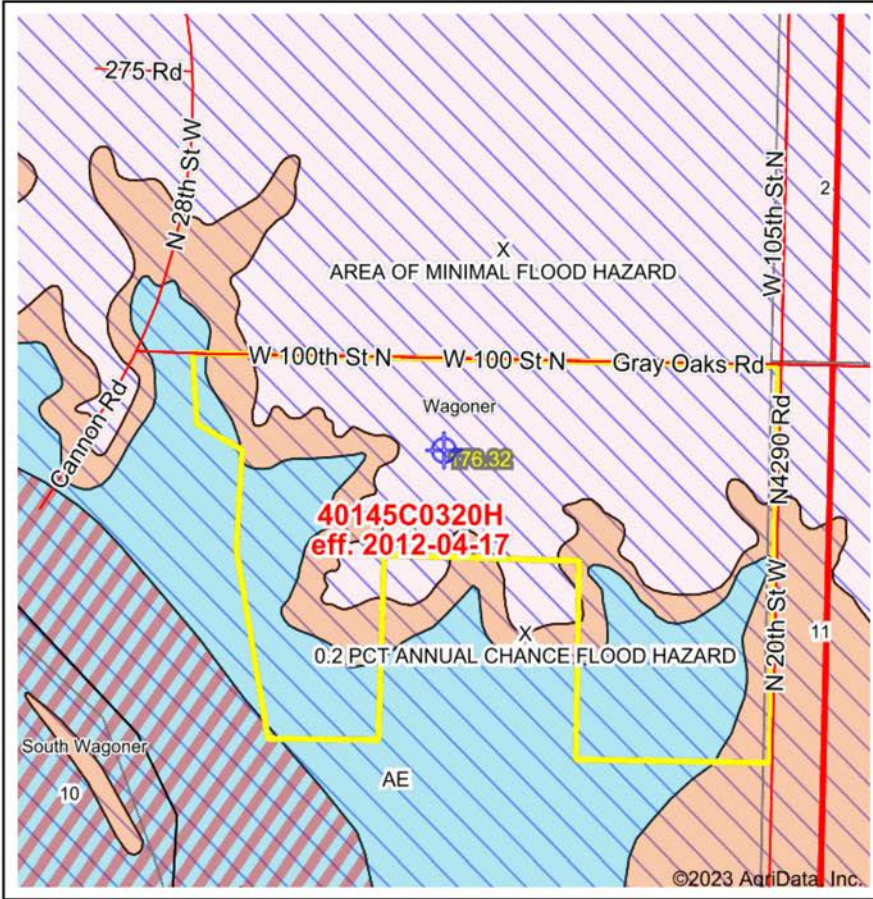
| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | Range Production (lbs/acre/yr) | *n NCCPI Overall | *n NCCPI Corn | *n NCCPI Small Grains | *n NCCPI Soybeans | *n NCCPI Cotton |
|-------------------------|--|-------|------------------|----------------------|------------------|--------------------------------|------------------|----------------|-----------------------|-------------------|-----------------|
| 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 |
| Weighted Average | | | | | 3.25 | 4276.3 | *n 66.1 | *n 61.9 | *n 57.8 | *n 61 | *n 60.3 |

*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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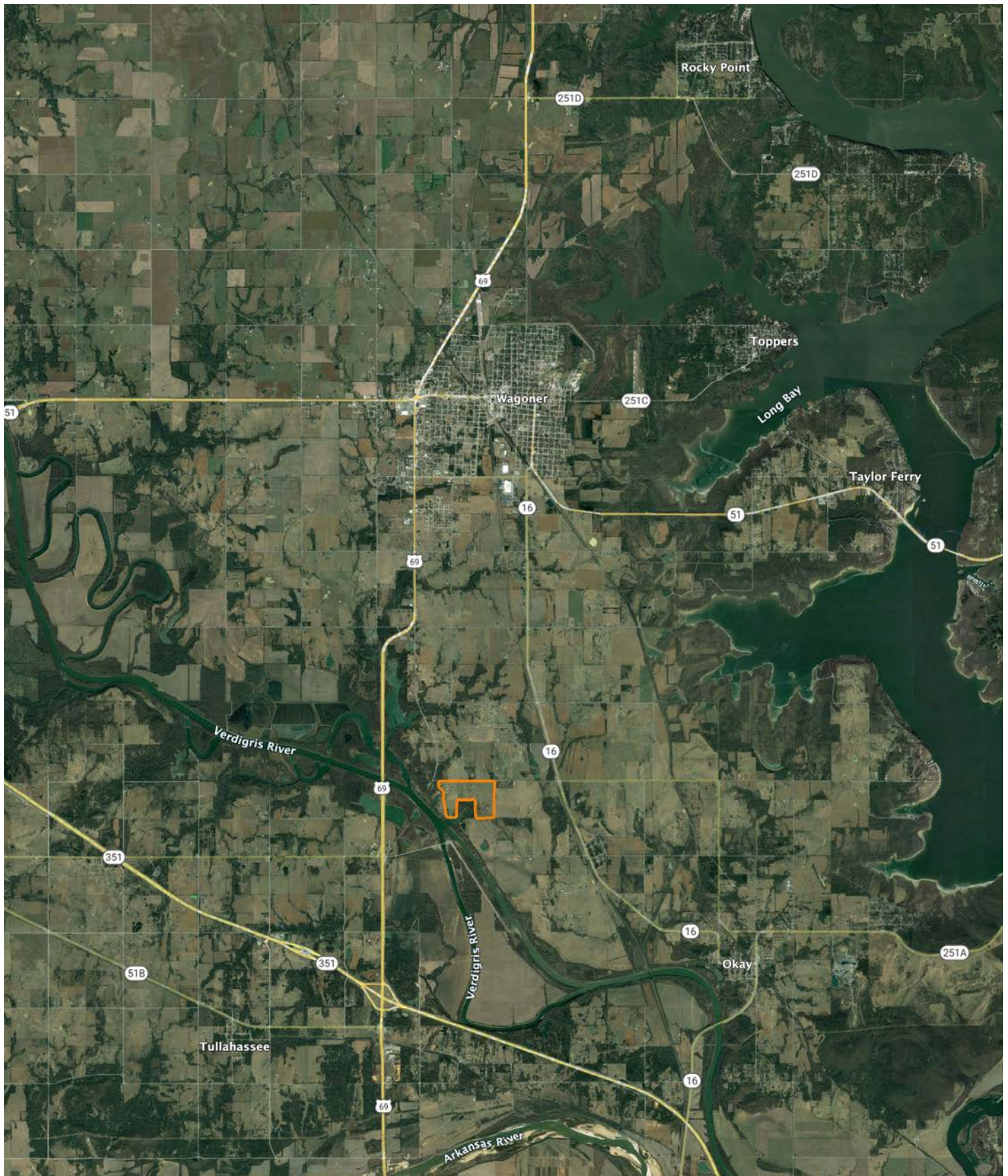
| Name | Number | County | NFIP Participation | Acres | Percent |
|-------------------------------------|--------|---------|--------------------|--------|---------|
| Wagoner County Unincorporated Areas | 400215 | Wagoner | Regular | 176.32 | 100% |
| Total | | | | 176.32 | 100% |

| 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% |
| Total | | | 176.32 | 100% |

| Panel | Effective Date | Acres | Percent |
|--------------|----------------|--------|---------|
| 40145C0320H | 4/17/2012 | 176.32 | 100% |
| Total | | 176.32 | 100% |

OVERVIEW MAP



AGENT CONTACT

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



MidwestLandGroup.com

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