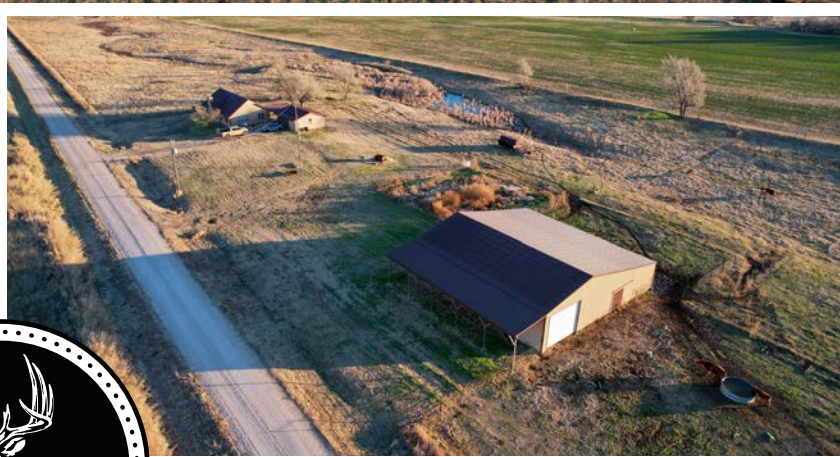
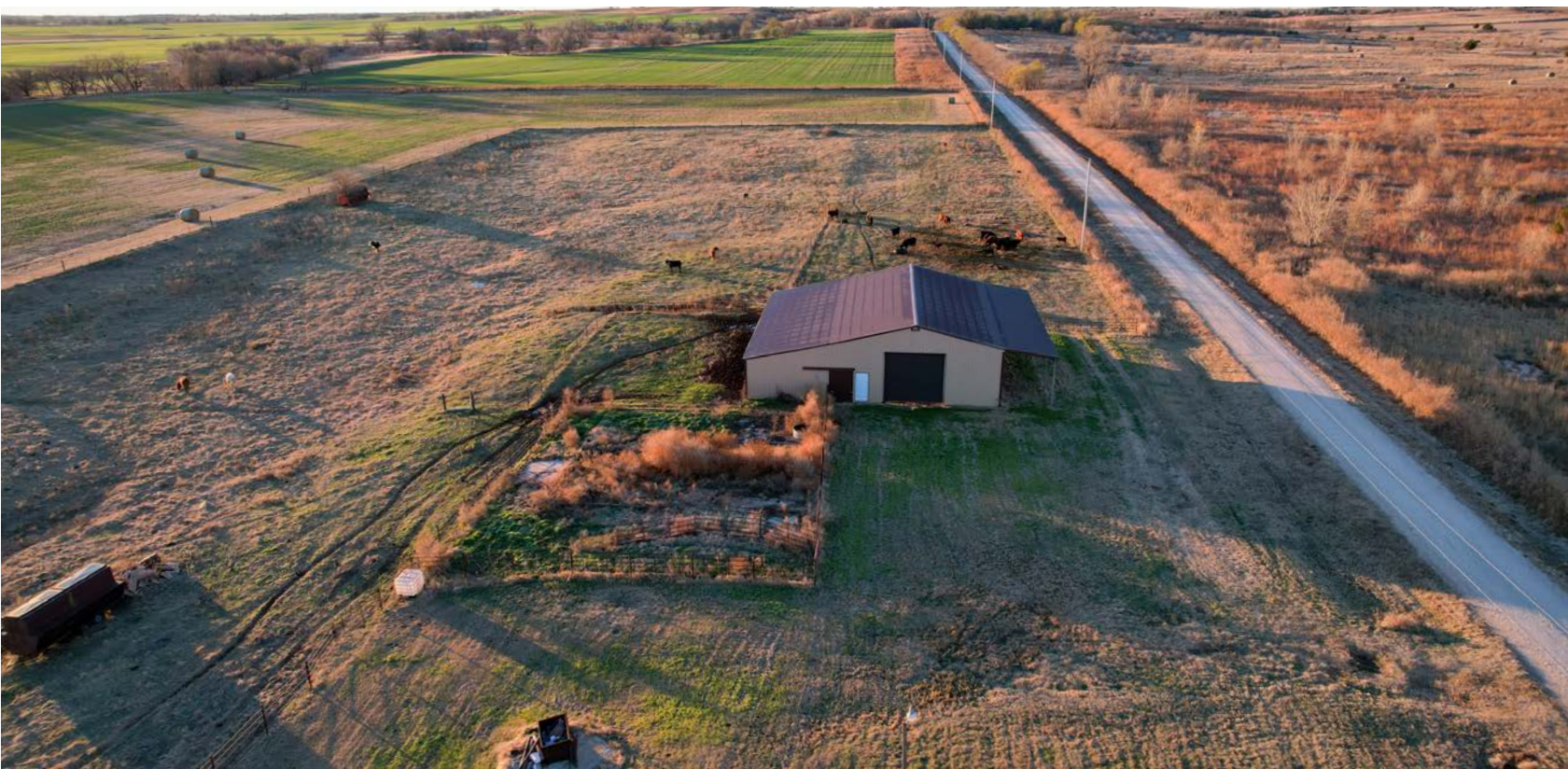


MIDWEST LAND GROUP PRESENTS

80 ACRES

# ALFALFA COUNTY, OK

15712 COUNTY ROAD 660, CHEROKEE, OKLAHOMA, 73728



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

# ALFALFA COUNTY HOBBY FARM

Midwest Land Group is proud to present this nicely laid out hobby farm in southern Alfalfa County. Boasting 80 +/- acres in total, this fully fenced farm has 20 +/- acres of fenced grass with a pond as well as 60 +/- acres of tillable ground with Spring Creek cutting through the southeast corner. Just to the south of the 3 bed 2 bath home with garage, there is a 60'x60' loafing shed with power that could easily be converted into a concrete floor shop. Multiple water spigots can be found around the corrals and loafing shed aiding in the watering of any

livestock. The home consists of roughly 1,856 square feet of newly laid tile floor throughout with metal roof and guttering also replaced within the past year. With deer and turkey seen on the property regularly and the Great Salt Plains Reservoir just three miles north, this place is well suited for the outdoorsman in mind. Cherokee is just a short 15-minute commute with Alva a little further with a 40-minute drive north. Please call (918) 578-9353 to schedule a private showing today.





# PROPERTY FEATURES

PRICE: **\$359,000** | COUNTY: **ALFALFA** | STATE: **OKLAHOMA** | ACRES: **80**

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- 80 +/- acres total
- 20 +/- acres of grass
- 60+/- acres of tillable
- 1 pond
- Live creek
- 60'x60' powered loafing shed
- 1,856 square foot 3 bed 2 bath home
- Detached garage
- Deer
- Turkey
- Waterfowl
- 3 miles from the Great Salt Plains Reservoir
- 15 minutes to Cherokee
- 40 minutes to Alva





# 80 +/- ACRES

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Boasting 80 +/- acres in total, this fully fenced farm has 20 +/- acres of fenced grass with a pond as well as 60 +/- acres of tillable ground with Spring Creek cutting through the southeast corner.





## 3 BED, 2 BATH HOME - EXTERIOR

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The home consists of roughly 1,856 square feet of newly laid tile floor throughout with metal roof and guttering also replaced within the past year.





## 3 BED, 2 BATH HOME - INTERIOR





# DETACHED GARAGE

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# 60'X60' POWERED LOAFING SHED

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# 1 POND

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# ADDITIONAL PHOTOS

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# AERIAL MAP

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# OVERVIEW MAP

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# AGENT CONTACT

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When it comes to discussing land or habitat improvement, Will Pester's enthusiasm and passion for the outdoors always shine through. Will was born and raised in Pawhuska, Oklahoma, a little over an hour's drive north of Tulsa. Here, he graduated from Pawhuska High School, went on to attend Rogers State University in Claremore, then obtained a Bachelor's Degree in fire protection and safety technology engineering from Oklahoma State in Stillwater.

For several years, Will worked in the Oil and Gas Industry, specializing in safety and pipeline inspection. At Midwest Land Group, he's able to use his experience in investigation and analysis to market the unique features your land has to offer to potential buyers.

When he's not working, you can often find him chasing mature whitetails with his bow, fishing with his kids, golfing, and traveling with his wife. He serves as a coach for his son's basketball and football teams, as well as his daughter's basketball team. Will lives in Pawhuska with his wife Jeri, sons Beck and Penn, and daughter Karter. If you're ready to buy or sell, give Will a call.



**WILL PESTER**, LAND AGENT  
**918.578.9353**  
WPester@MidwestLandGroup.com



## MidwestLandGroup.com

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