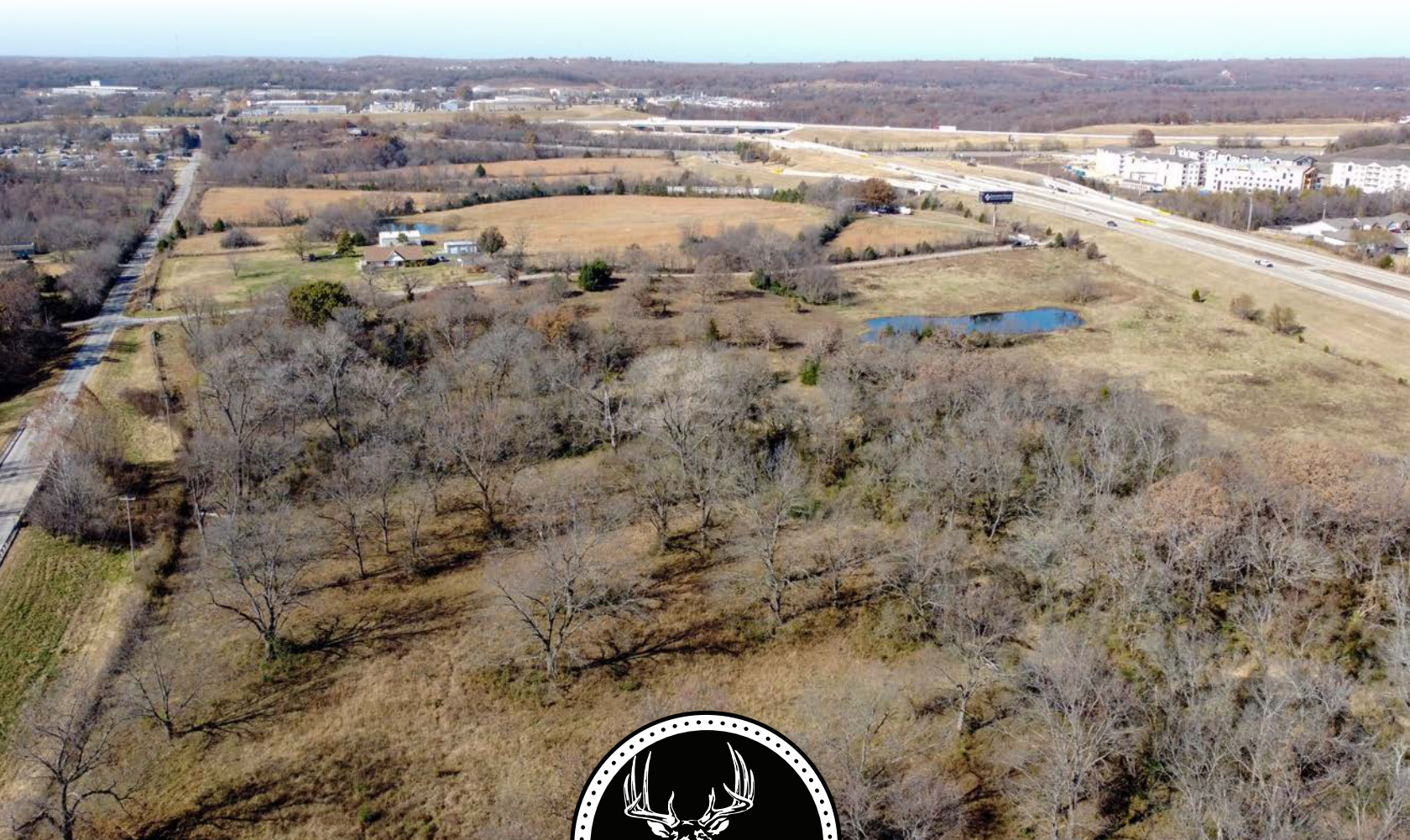


MIDWEST LAND GROUP PRESENTS

74 ACRES IN

# CREEK COUNTY OKLAHOMA



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# INCOME PRODUCING 74 +/- ACRES WITH CREEK TURNPIKE FRONTAGE

Highly versatile 74 +/- acres in Sapulpa with Creek Turnpike frontage. This property is in a great location and has a ton to offer. It is already generating income with the residence being used as a rental property as well as revenue from a billboard. The east 30 +/- acres have a sizable pond, a creek, nice mature timber, and road frontage on three sides. It is fully fenced and is currently being used for cattle grazing.

The west 44 +/- acres is 90% open ground that would make a very productive hay field making this property

even more income producing. The railroad runs centrally through the property while the rental home and billboard are located in the northeast corner. This portion of the acreage also has road frontage on 3 sides, a fair-sized pond, and more mature timber present. Whether you are looking to invest and capitalize on the current income in place or if you are looking for an accessible retreat to recreate on, you owe it to yourself to take a look at this one! Don't miss the opportunity to own land in a prime location where properties are very hard to find.

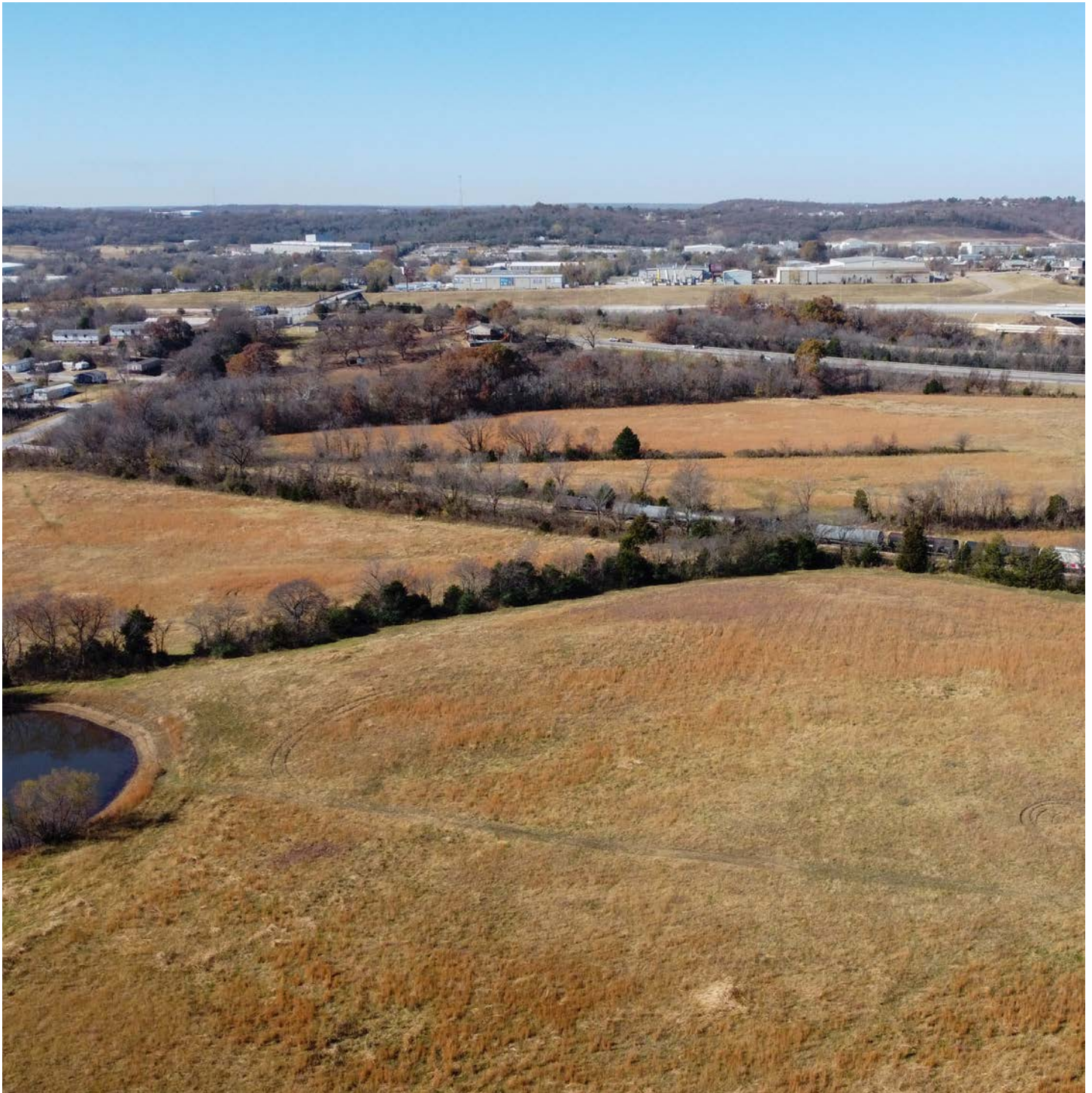




# PROPERTY FEATURES

PRICE: **\$2,000,000** | COUNTY: **CREEK** | STATE: **OKLAHOMA** | ACRES: **74**

- 74 +/- acres
- 2 ponds
- Creek
- Mature timber
- Railroad running through the west 44 acres
- Incoming producing
- East 30 +/- acres is fully fenced
- Road frontage on 3 sides





# 74 +/- ACRES

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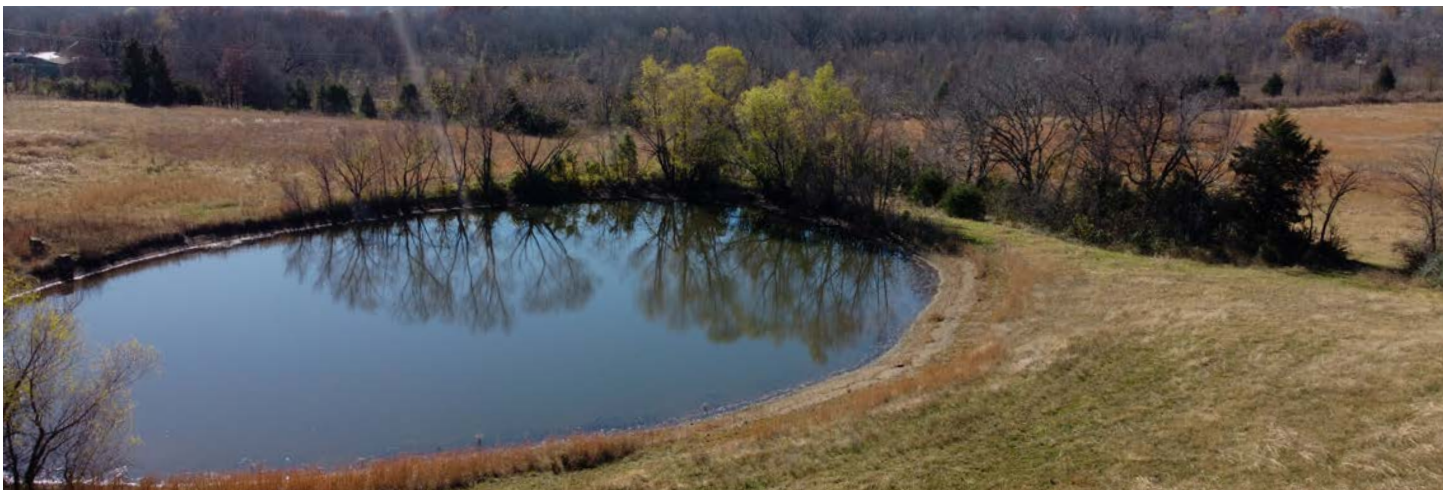
# CREEK TURNPIKE FRONTAGE

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## 2 PONDS

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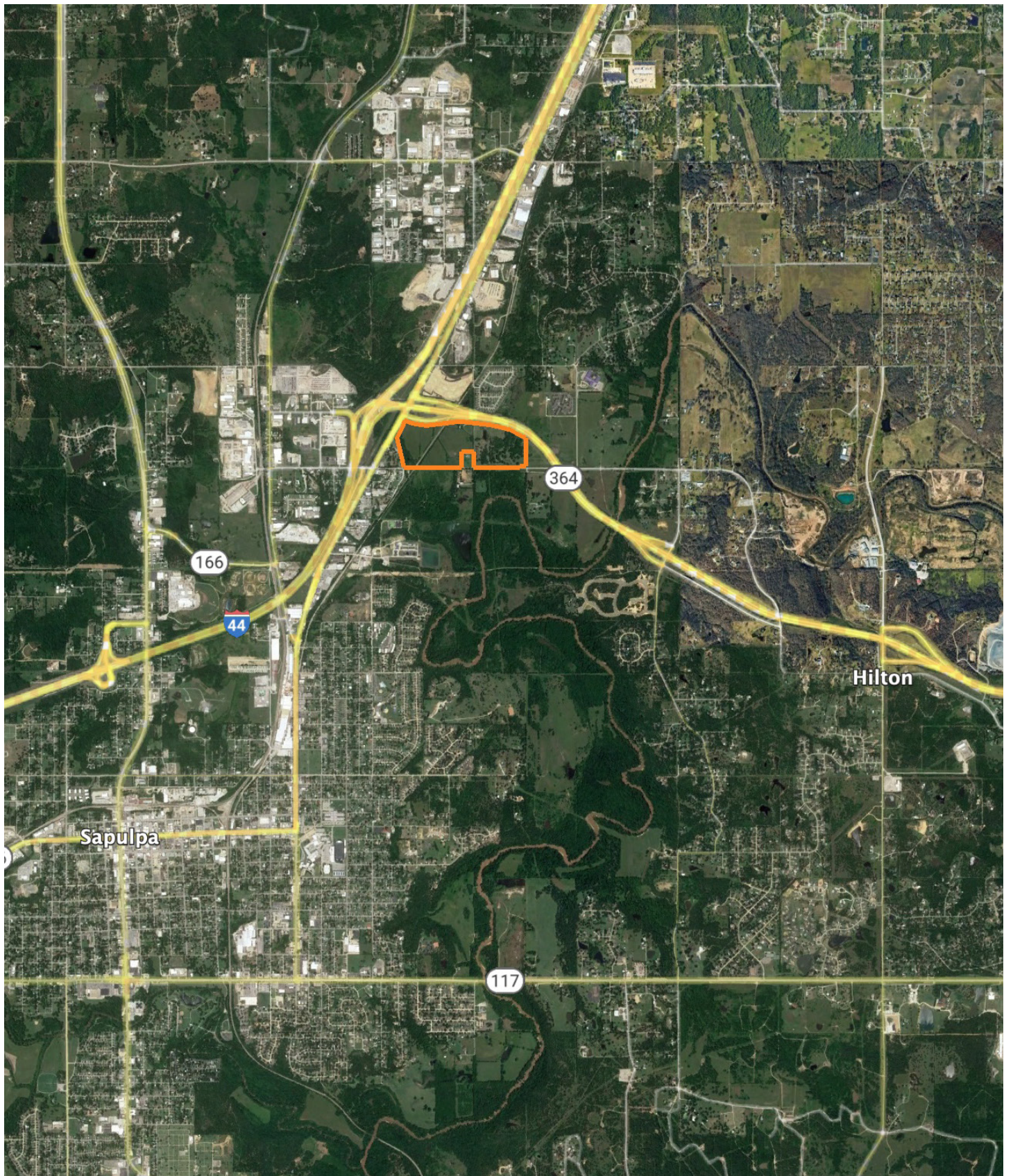


# AERIAL MAP





# OVERVIEW MAP





# AGENT CONTACT

With Michael Gill as your Midwest Land Group agent, you can rest assured that he will do his homework on any land you are buying or selling. He'll be out in the Ranger, driving a property for sale to determine whether it meets your specific criteria before showing it. You'll see him out walking your land, getting to know every trait that a potential buyer would love. Michael understands that grass, trees and water – features that might be taken for granted or overlooked – all have worth. "Knowing how a property compares to other land around it helps my clients, on both the buying and selling sides, see things they wouldn't have noticed otherwise," says Michael. He believes in saving his clients a tremendous amount of time and ensuring they get the best deal. It requires a lot of hard work to get to know a piece of property as well as Michael does, but hard work is what his grandfather, a farmer, ingrained in him from an early age.

Michael was born in Tulsa, Oklahoma where he grew up bow hunting with his friends. He is drawn to the challenge of bow hunting, and he's been blessed to have had many memorable hunts on his family property in Welty, Oklahoma (just south of Bristow), which has been in his wife, Tamara's family for four generations. Michael is passing on his bow hunting skills to his three children, along with the work ethic it takes to raise cattle on their land. A natural team leader, Michael has coached his children's Little League basketball and baseball teams for the past eight years, and he and Tamara now head Mason's Little League basketball program. "I enjoy teaching kids the importance of working together. I'm a team player so Midwest Land Group is a good fit. We know each other's properties and coordinate when necessary to meet our clients' goals," explains Michael.

You will benefit from this knowledge, whether you are buying property or selling land that has been in your family for generations. "That's the good thing about selling property in the area in which you live. Being a rancher, a hunter, a fisherman and knowing Oklahoma land like I do, I can offer helpful local knowledge that can save my clients a lot of frustration," says Michael. Contact him today and work with a native Oklahoman whose land know-how will make you feel immediately at ease with your property purchase or sale.



**MICHAEL GILL**, LAND AGENT  
**918.399.9333**  
MGill@MidwestLandGroup.com



## MidwestLandGroup.com

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