

MIDWEST LAND GROUP PRESENTS

36.44 ACRES IN

OKLAHOMA COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

36.44 ACRE MULTI-PURPOSE PROPERTY IN LUTHER, OKLAHOMA

This 36.44 acre tract is located in Luther, Oklahoma, and is set in a prime location. The entire east side of the property fronts the Kickapoo Turnpike and the northwest corner of the property is at the intersection of North Luther Road and Northeast 164th Street. This tract is currently zoned agriculture and provides numerous opportunities for

its new owner. The gently rolling terrain is ideal for any building needs, plus the ponds and native grasses mixed with timber really put this place over the top. It's all about location on this one plus a bonus water well capable of 100+ GPM. Contact Blake Bechtel at (580) 363-6870 to schedule your showing.



PROPERTY FEATURES

PRICE: **\$382,620** | COUNTY: **OKLAHOMA** | STATE: **OKLAHOMA** | ACRES: **36.44**

- 36.44 acres
- Kickapoo Turnpike frontage
- Prime location
- Water well that produces 100+ GPM
- Utilities available
- Numerous build sites
- Development opportunity
- 2 ponds
- Paved roads
- Commercial opportunities
- Perimeter fenced
- 20 minutes from OKC metro



PRIME LOCATION



NUMEROUS BUILD SITES



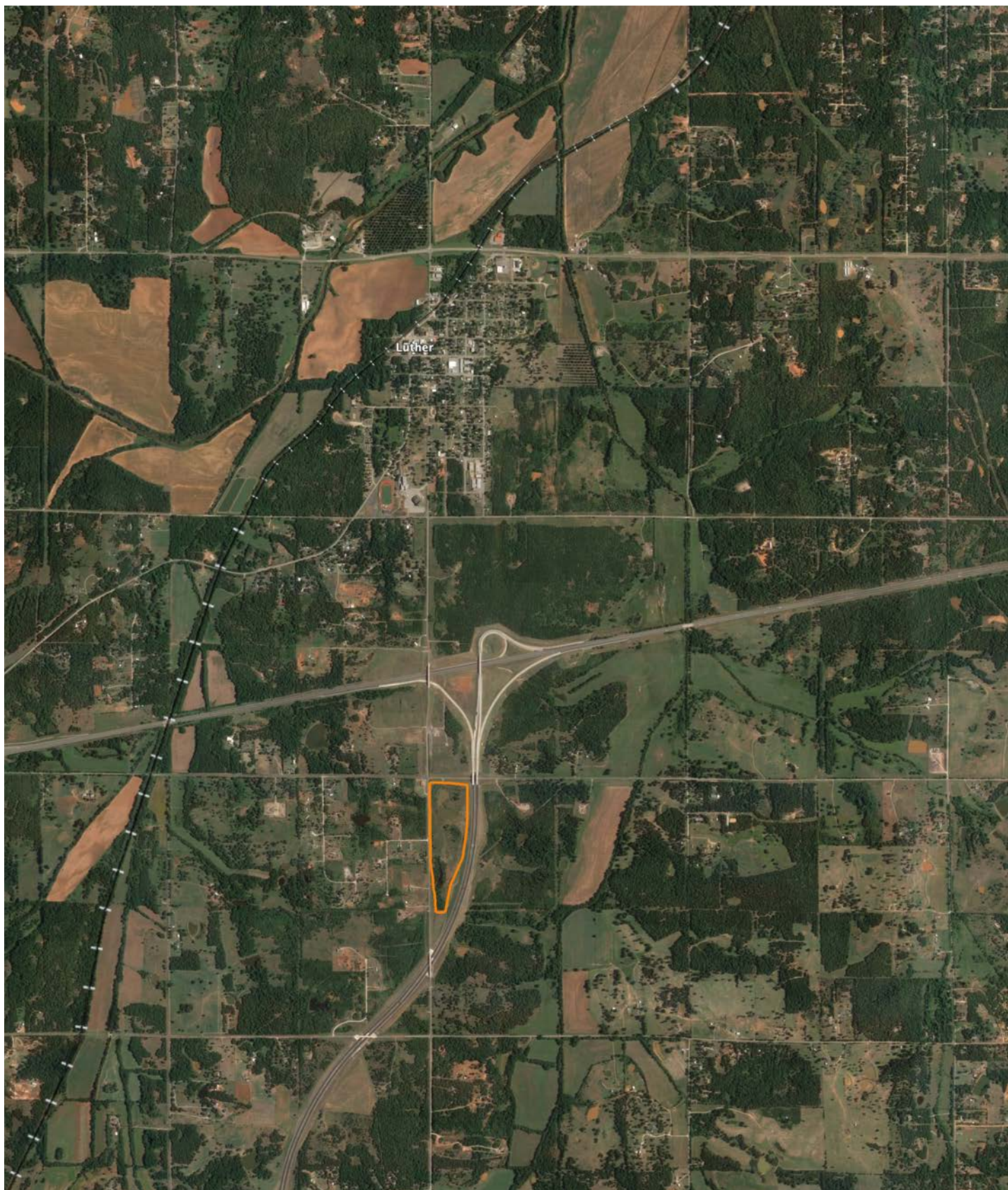
2 PONDS



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

Born and raised in north central Oklahoma, Blake Bechtel has always had a passion for agriculture and the outdoors. Growing up, Blake spent his summers working on a family friend's row crop farm and worked year-round tending to his own livestock projects through 4H and FFA. After graduating from Blackwell High School, Blake went on to study business administration at Oklahoma State University, where he was a member of the Alpha Gamma Rho fraternity. While in college, he not only met his wife, Natalie, he also met lifelong friends that ignited his passion for learning and understanding the art of hunting trophy whitetails.

After college, Blake moved to Edmond, Oklahoma, where he began his career in the oil and gas industry. Having spent the majority of his career providing services to oil and gas producers, he understands the importance of client relationships and is focused on always doing what's best for his customer. Today, Blake still resides in Edmond with his wife and four daughters Kyler, Tegan, Ainsley and Berkley. He serves as an ambassador for the Folds of Honor Oklahoma City Chapter, coaches little league soccer, and enjoys hunting and playing golf. Having a well-rounded background in agriculture and hunting properties, coupled with his experiences in the oil and gas industry, Blake understands the importance and value of land transactions and is committed to serving his clients with the utmost care and commitment.



BLAKE BECHTEL,
LAND AGENT

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