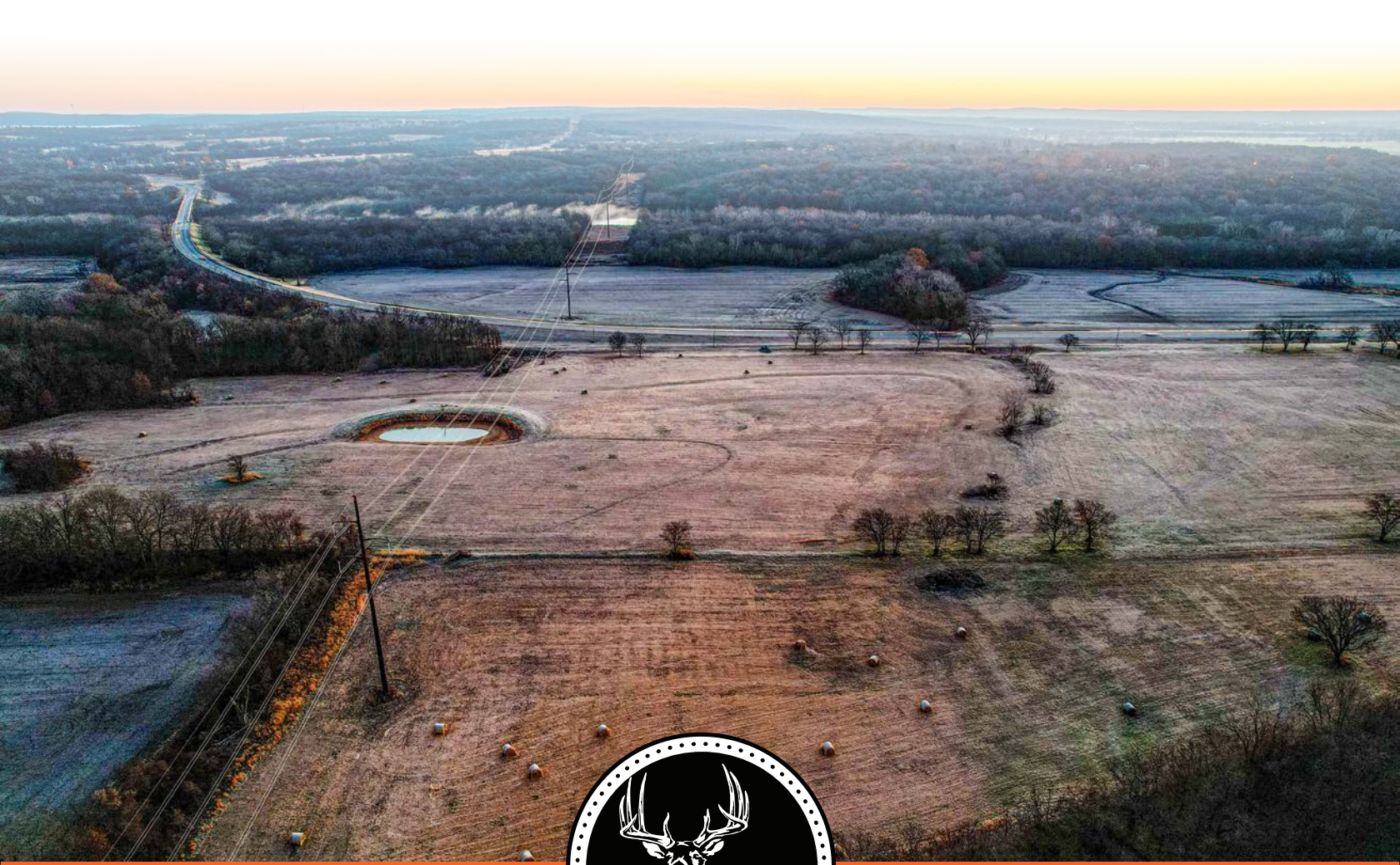


MIDWEST LAND GROUP PRESENTS

3 SEPERATE TRACTS IN

WAGONER COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

THREE GREAT WAGONER COUNTY BUILD TRACTS

Just 45 minutes from downtown Tulsa, a short 30 minutes to Broken Arrow, and just 5 miles to the Muskogee Turnpike sits this amazing build site offering ease of access. Located on Highway 16 (York Street) between Okay and Muskogee, this property boasts beautiful sunrise views to the East, a private entry driveway, a new water line installed, electricity at the front of the property, and a good timber/pasture mix. This property lies outside the FEMA Flood Plane offering a rare opportunity to build your dream home and shop on land this close to the Verdigris River.

There are deed restrictions preventing mobile homes and marijuana operations. Tract 1 borders farm land and the timber corridor has whitetail deer and turkey moving through. Tract 2 features a nice pond and Tract 3 offers a great pasture and build site. If you are ready to build your dream home in Wagoner County don't miss this opportunity to have a great location that is construction-ready. There are 3 total surveyed tracts available that are listed separately.



SURVEYED ACRES



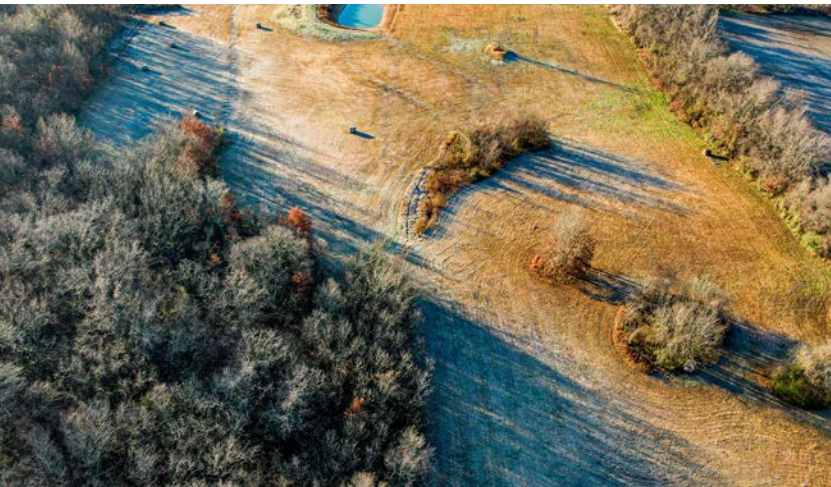
TRACT 1

PRICE: **\$188,760** | ACRES: **14.5**

- 14.52 surveyed acres
- Ready for construction
- New water line
- New driveway access
- Electric at road
- 45 minutes from Tulsa
- 30 minutes from Broken Arrow
- 5 minutes off Turnpike
- 5 miles to Muskogee
- York Street paved frontage



TRACT 1



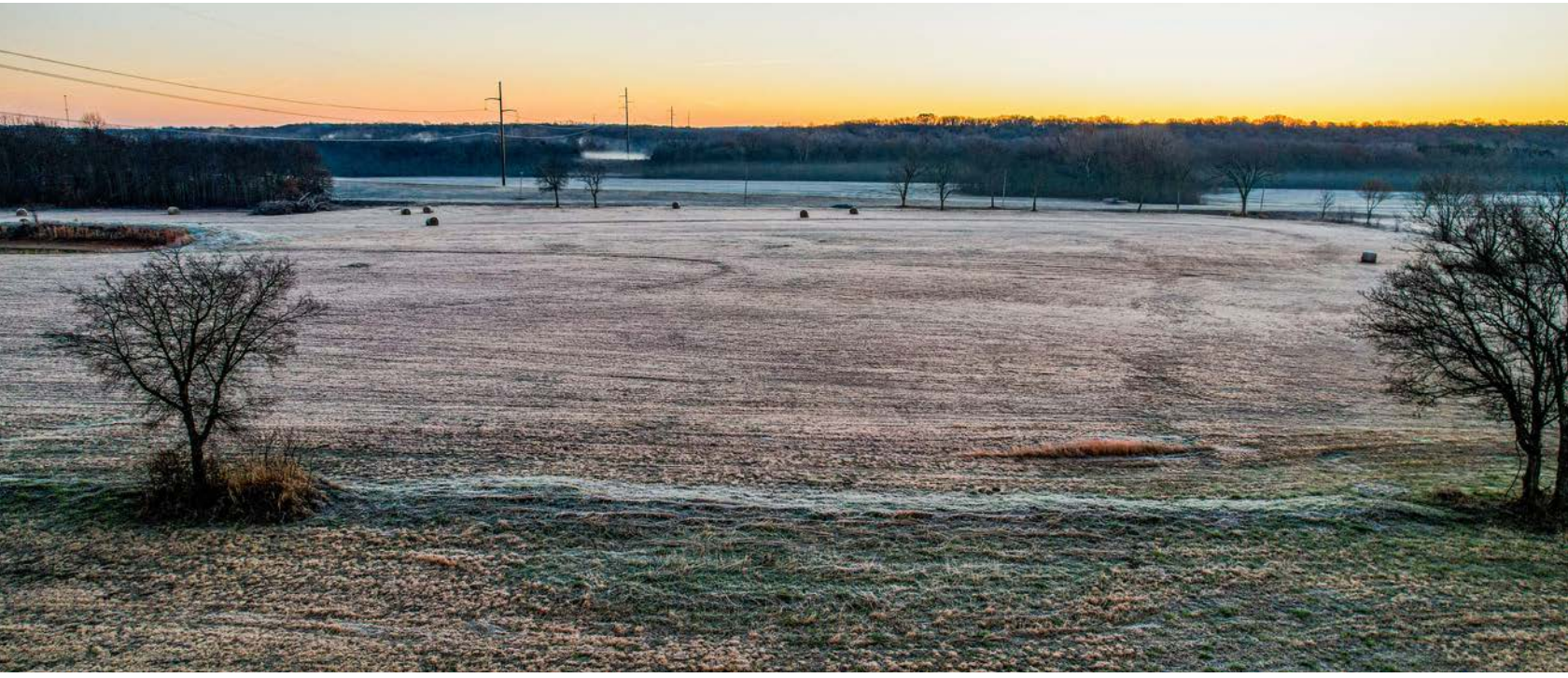
TRACT 2

PRICE: **\$173,290** | ACRES: **13.3**

- 13.33 surveyed acres
- Ready for construction
- New water line
- New driveway access
- Electric at road
- 45 minutes from Tulsa
- 30 minutes from Broken Arrow
- 5 minutes off Turnpike
- 5 miles to Muskogee
- York Street paved frontage



TRACT 2



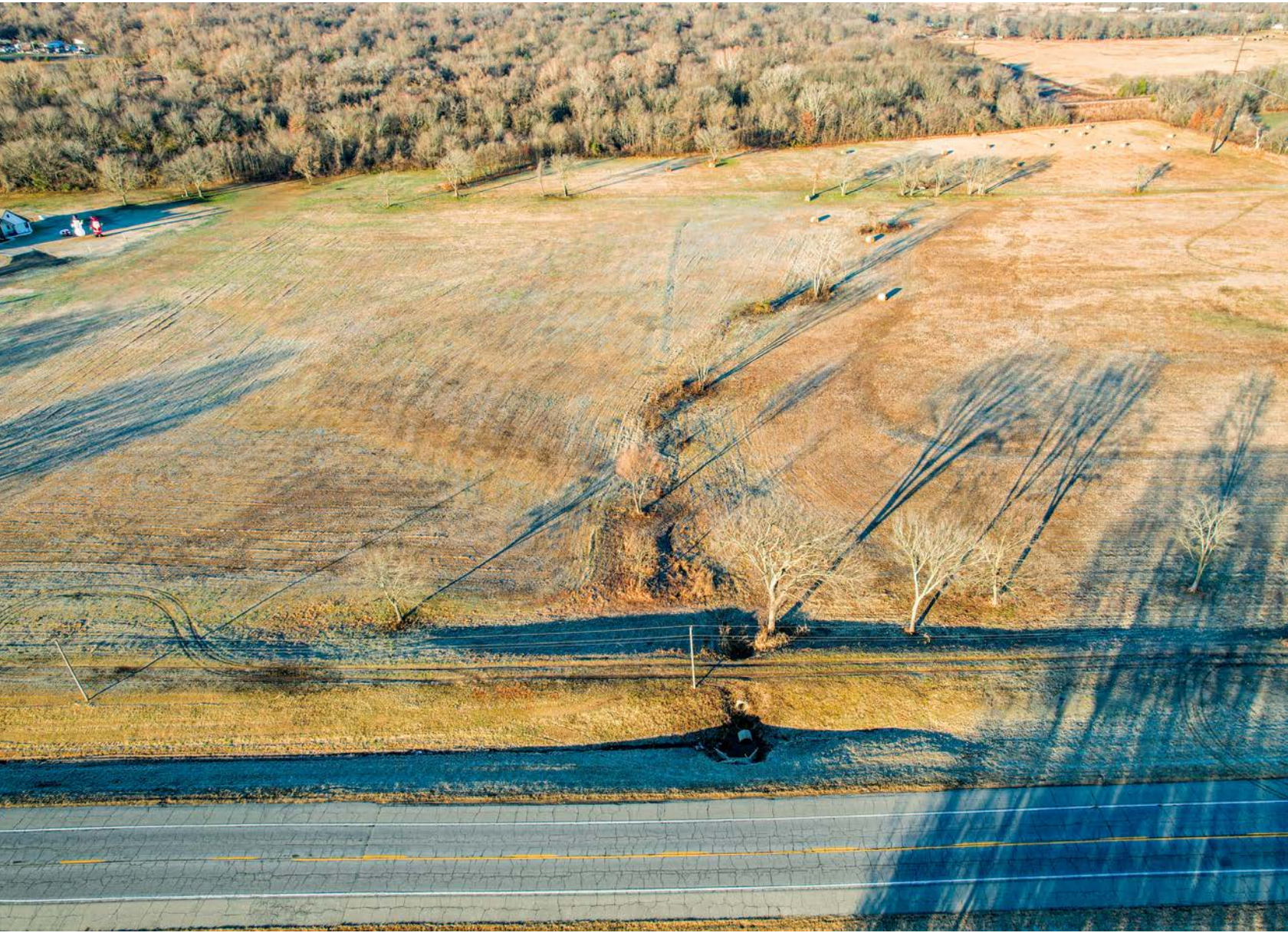
TRACT 3

PRICE: **\$170,430** | ACRES: **13.1**

- 13.31 surveyed acres
- Ready for construction
- New water line
- New driveway access
- Electric at road
- 45 minutes from Tulsa
- 30 minutes from Broken Arrow
- 5 minutes off Turnpike
- 5 miles to Muskogee
- York Street paved frontage



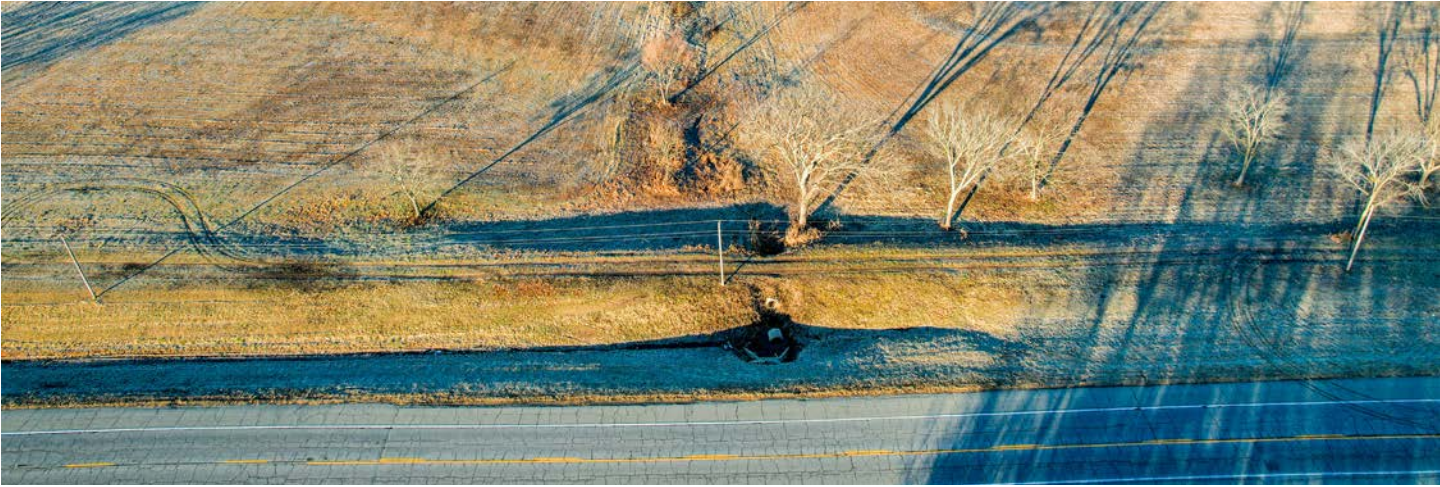
TRACT 3



NEW DRIVEWAY ACCESS



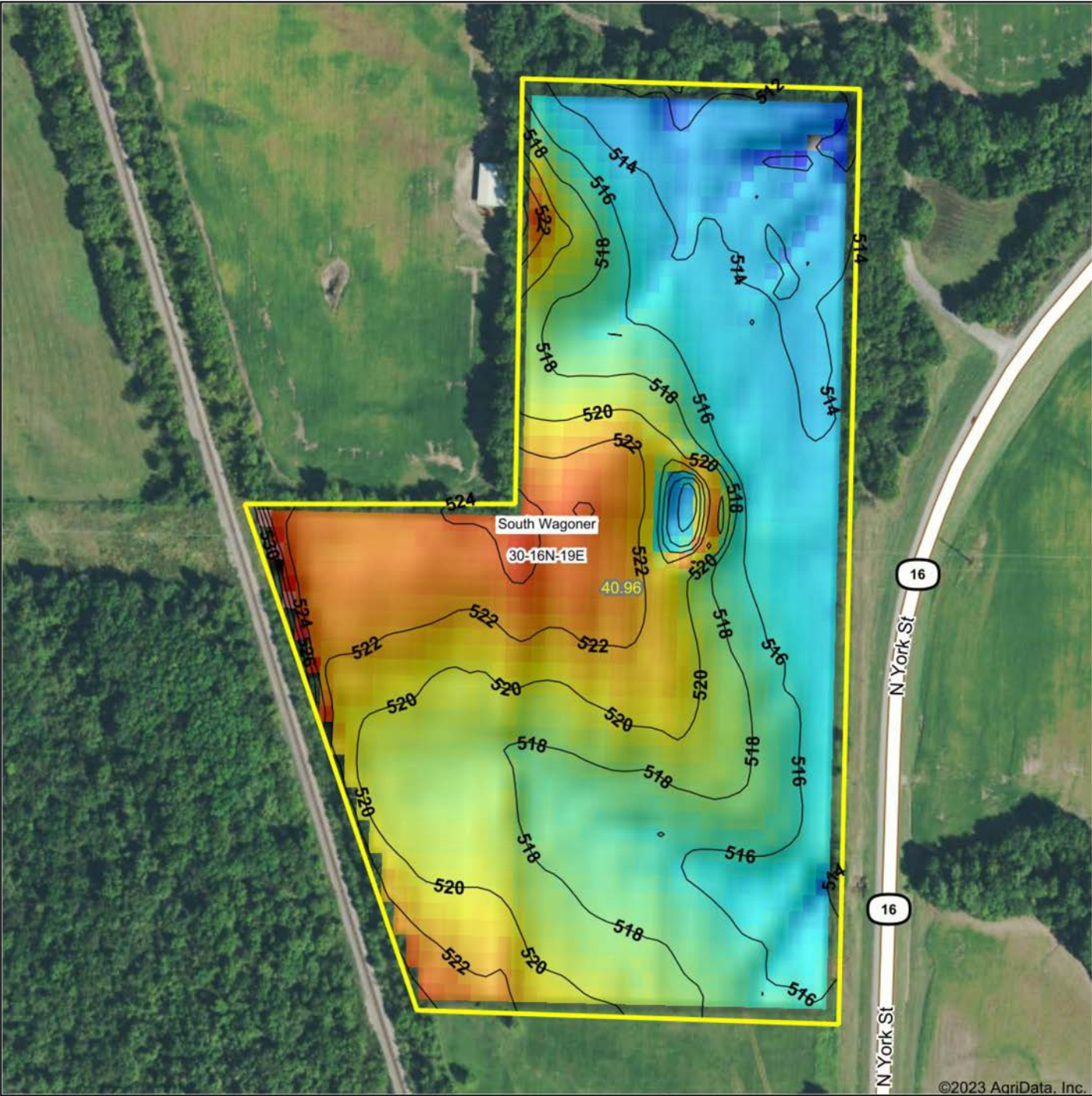
ELECTRIC AT ROAD



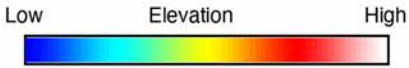
AERIAL MAP



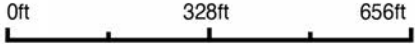
HILLSHADE MAP



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Source: USGS 10 meter dem
 Interval(ft): 2
 Min: 509.7
 Max: 531.0
 Range: 21.3
 Average: 518.1
 Standard Deviation: 3.31 ft

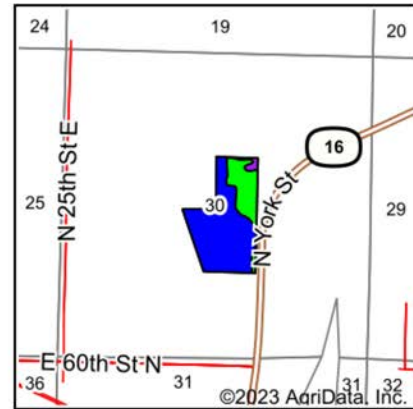


30-16N-19E
Wagoner County
Oklahoma

Boundary Center: 35° 50' 5.37, -95° 19' 53.93

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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SOIL MAP



State: **Oklahoma**
 County: **Wagoner**
 Location: **30-16N-19E**
 Township: **South Wagoner**
 Acres: **40.96**
 Date: **12/27/2023**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: OK145, Soil Area Version: 19

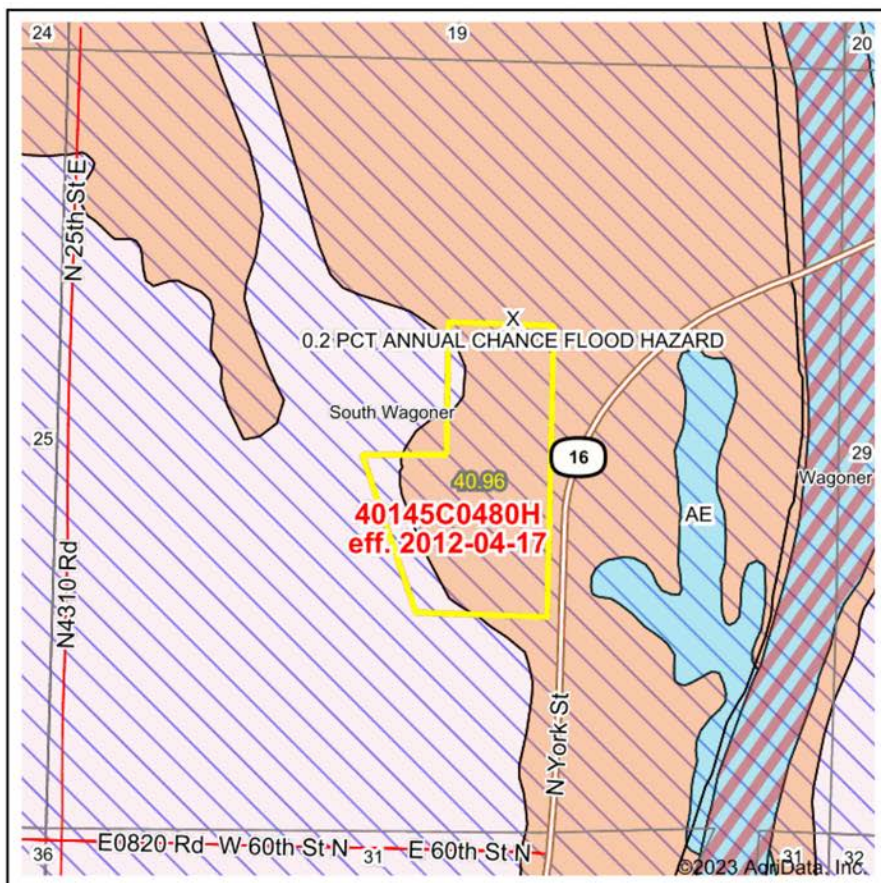
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Alfalfa hay Tons	Corn Bu	Grain sorghum Bu	Improved bermudagrass AUM	Soybeans Bu	Tall fescue AUM	Wheat Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	
NeB	Newtonia silt loam, 1 to 3 percent slopes	29.93	73.1%		Ile	5250	4	52	71		8	30	1	39	69	60	6
Ma	Mason silt loam, 0 to 1 percent slopes, rarely flooded	9.94	24.3%		Iw	8250									78	77	6
Rc	Radley silt loam, 0 to 1 percent slopes, frequently flooded	1.09	2.7%		Vw	8000									61	57	6
Weighted Average					1.84	6051.2	2.9	38	51.9		5.8	21.9	0.7	28.5	*n 71	*n 64	*n 63

*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 REPORT MAP



Map Center: 35° 50' 6.72, -95° 19' 54.68
 State: OK Acres: 40.96
 County: Wagoner Date: 12/27/2023
 Location: 30-16N-19E
 Township: South Wagoner

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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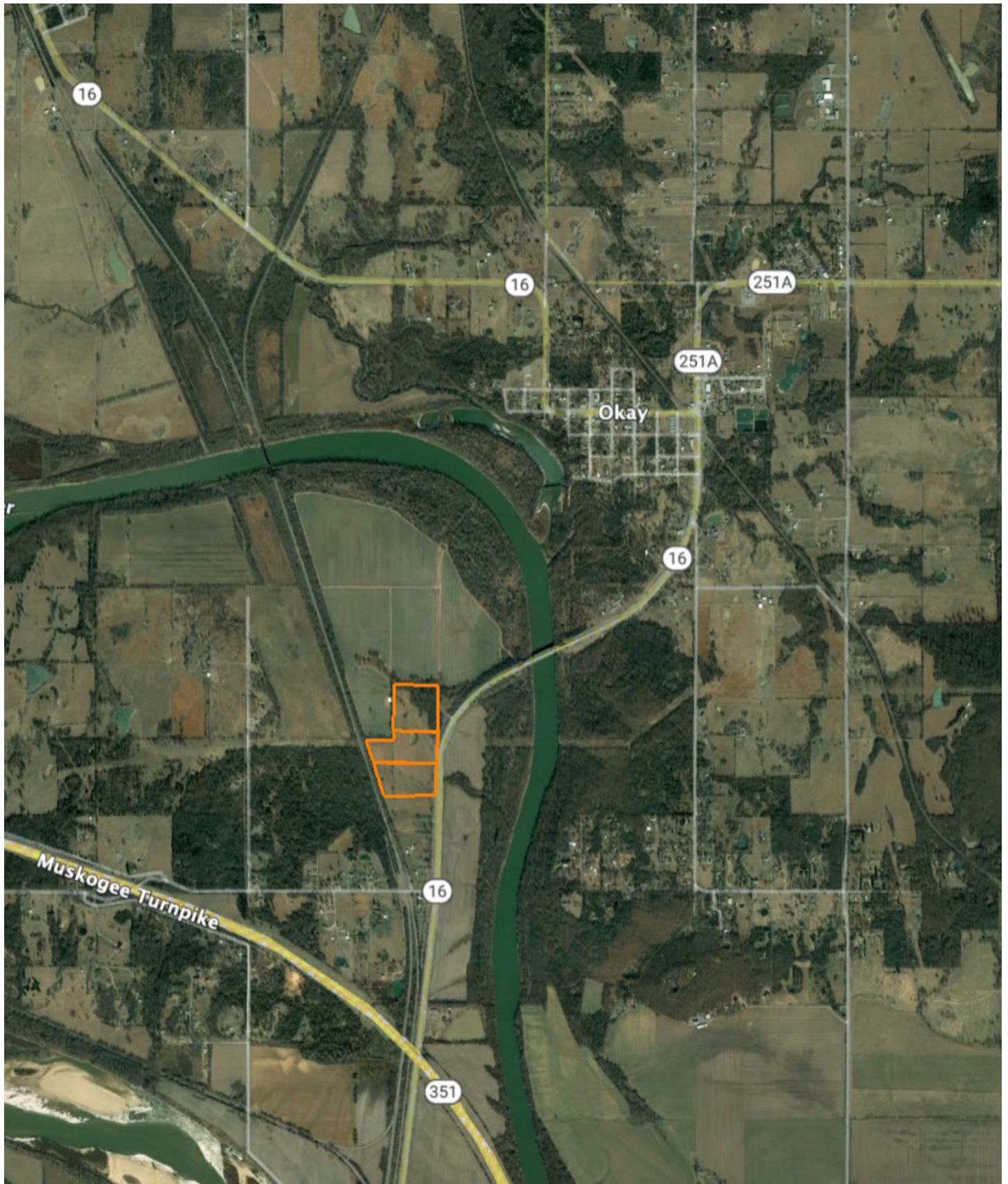
Name	Number	County	NFIP Participation	Acres	Percent
Wagoner County Unincorporated Areas	400215	Wagoner	Regular	40.96	100%
Total				40.96	100%

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

Zone	SubType	Description	Acres	Percent
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	34.65	84.6%
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	6.31	15.4%
Total			40.96	100%

Panel	Effective Date	Acres	Percent
40145C0480H	4/17/2012	40.96	100%
Total		40.96	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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