

MIDWEST LAND GROUP PRESENTS



OKLAHOMA COUNTY, OK

85 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HUNTING MECCA WITH GREAT BUILD SITE LOCATIONS MINUTES FROM EDMOND AND OKLAHOMA CITY

Midwest Land Group is proud to present this pristine 85 +/- acres just inside the Oklahoma City city limits. Situated nicely between Interstate 44 and historic Route 66 is this recreational paradise that checks all the boxes. As you pull off of Hogback Road to the south you will immediately notice the thick stand of cedars on your right. As you continue to the south, the first of three tillable fields will be on the west side of the access road. Continuing on to the south and west you will come to the two remaining fields that are separated by a timber row making it ideal for setting up on those big Oklahoma whitetails. Transitioning to the east are the remaining 60 +/- acres laced with well-established trail systems that are surrounded by cover, food, and

bedding areas. With 25 +/- acres of tillable paralleling Smith Creek and 60 +/- acres of diverse mature timber, this is the ideal habitat to grow and keep trophy whitetails on the property. This recreational dream hunting tract is less than 1 mile from an Interstate 44 exit ramp and only 1 mile south of historic Route 66. With this ground being only minutes from Edmond and roughly 20 minutes to the Oklahoma City metro, it is a rare offering that meets all the needs of someone looking for a phenomenal hunting tract in close proximity to those communities. There is an additional 10 +/- acres and a 3 bed 2 bath home adjacent to the 85 +/- acres that can also be purchased. Call (918) 578-9353 to schedule a private tour.



PROPERTY FEATURES

PRICE: **\$969,000** | COUNTY: **OKLAHOMA** | STATE: **OKLAHOMA** | ACRES: **85**

- 85 +/- acres
- Live creek
- Multiple ponds
- Multiple drainages
- Mature timber
- 25 +/- acres of tillable
- 60 +/- acres of timber
- Whitetails
- Turkey
- Predators
- Hogs
- Less than a mile from a Turner Turnpike exit
- 1 mile to Historic Route 66
- 10 minutes to Edmond
- 20 minutes to OKC
- Luther Schools



85 +/- ACRES

A custom built home with an open concept that boasts 3 bedrooms and 2.5 bathrooms that sprawl over 2250 sq. ft. which was built in 2016.



LIVE CREEK



25 +/- ACRES OF TILLABLE



60 +/- ACRES OF TIMBER

Transitioning to the east are the remaining 60 +/- acres laced with well-established trail systems that are surrounded by cover, food, and bedding areas.



RECREATIONAL DREAM HUNTING TRACT

With 25 +/- acres of tillable paralleling Smith Creek and 60 +/- acres of diverse mature timber, this is the ideal habitat to grow and keep trophy whitetails on the property.



TRAIL CAM PICTURES



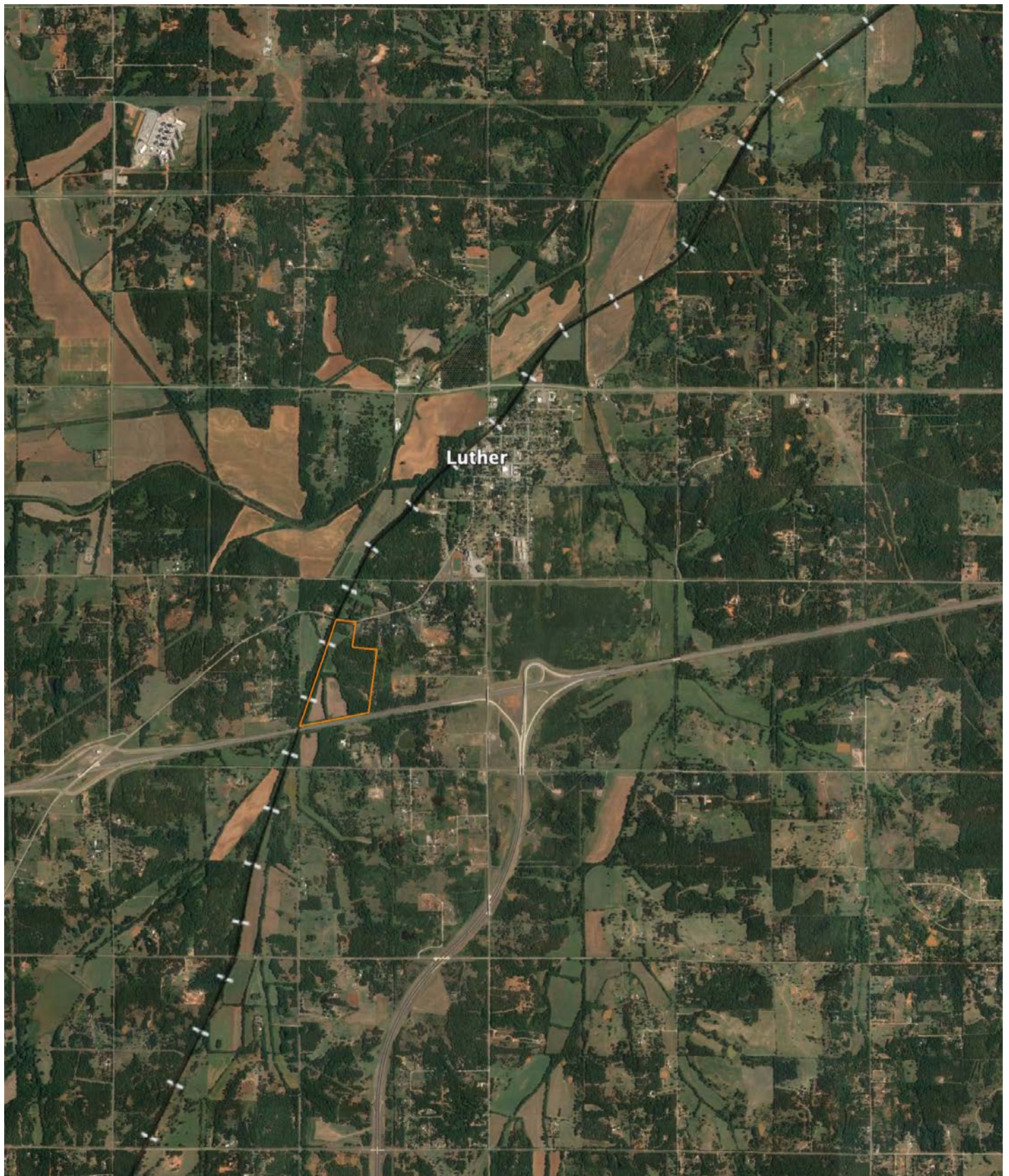
TRAIL CAM PICTURES CONTINUED



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

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
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