

MIDWEST LAND GROUP PRESENTS



OKLAHOMA COUNTY, OK

85 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

85 +/- ACRES OF PRIME RECREATIONAL AND DEVELOPMENTAL OPPORTUNITY INSIDE OKLAHOMA CITY LIMITS

Midwest Land Group is proud to present this pristine 85 +/- acre tract located just inside the Oklahoma City limits—an incredibly rare find combining recreational paradise, hobby farm potential, and strategic location. Nestled between I-44 and historic Route 66, this land checks every box.

As you pull off Hogback Road heading south, you'll be greeted by a thick stand of cedars on your right—ideal for privacy and cover. Just beyond that, you'll find the first of three open, tillable fields on the west side of the access road. Continuing south and west, the two remaining fields are divided by a timber row—perfect for whitetail ambush setups.

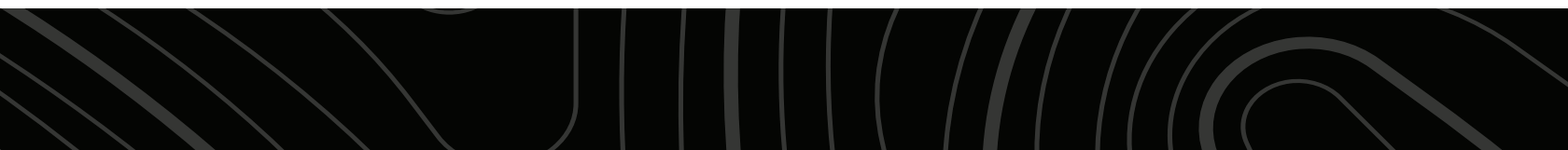
To the east, the remaining 60 +/- acres unfold into a diverse mix of mature hardwoods and established trail systems. With roughly 25 +/- acres of tillable ground paralleling Smith Creek and 60 +/- acres of quality timber, this tract offers an ideal habitat to hold and grow trophy whitetails and eastern turkeys year-round.

Beyond the hunting, the land holds serious multi-use potential. Its open fields and location make it well-suited for a hobby farm, pumpkin patch, or even a seasonal Christmas tree farm—making this a standout opportunity for families or agri-business-minded buyers looking for income-producing potential.

With frontage just under a mile from the I-44 exit and less than a mile south of historic Route 66, this property offers unmatched access and location. You're only minutes from Edmond and roughly 20 minutes to downtown Oklahoma City—making this one of the most convenient hunting or development tracts you'll find on the market.

Bonus Opportunity: An additional 10 +/- acres with a well-kept 3 bed, 2 bath home is also available, offering the option to create a turnkey residence or weekend retreat right next door.

For more details or to schedule a private showing, give me a call or text anytime.



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

Just beyond a thick stand of cedars, you'll find the first of three open, tillable fields on the west side of the access road. Continuing south and west, the two remaining fields are divided by a timber row—perfect for whitetail ambush setups.



LIVE CREEK



25 +/- ACRES OF TILLABLE



60 +/- ACRES OF TIMBER

To the east, the remaining 60 +/- acres unfold into a diverse mix of mature hardwoods and established trail systems.



RECREATIONAL DREAM HUNTING TRACT

With roughly 25 +/- acres of tillable ground paralleling Smith Creek and 60 +/- acres of quality timber, this tract offers an ideal habitat to hold and grow trophy whitetails and eastern turkeys year-round.



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
918.578.9353
WPester@MidwestLandGroup.com



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