

MIDWEST LAND GROUP PRESENTS

5 ACRES IN

OSAGE COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

RARE SMALL ACREAGE BUILD SITE WITH BONUS HUNTING NEAR PAWHUSKA - TRACT 4

Midwest Land Group is proud to present this conveniently placed 5 +/- acres near Pawhuska. If you're looking for small acreage to build or hunt on in a great central location in Osage County, look no further! County Road 2561 is the west boundary to this property and it provides phenomenal access whether coming from the north or south. With city water as an option and electric on site, this is an ideal layout for those looking to build their dream home or weekend getaway. Whitetails are

routinely seen living on or passing through the property and will provide the outdoorsman a chance to make memories with loved ones and also put meat in the freezer. Small acreage such as this around Pawhuska is very uncommon and rarely hits the market. Being just minutes from Pawhuska, and a short drive further to Bartlesville or Tulsa these 5 +/- acres won't last long. This is tract 4 of 7 available tracts. Call (918) 578-9353, at any time to schedule a private showing, today.



PROPERTY FEATURES

PRICE: **\$46,500** | COUNTY: **OSAGE** | STATE: **OKLAHOMA** | ACRES: **5**

- Electric
- City water available
- Mature oaks
- Whitetails
- Blacktop road frontage
- Minimal noise
- 7 miles to Pawhuska
- 30 minutes to Bartlesville
- 45 minutes to Tulsa



GREAT BUILD SITE



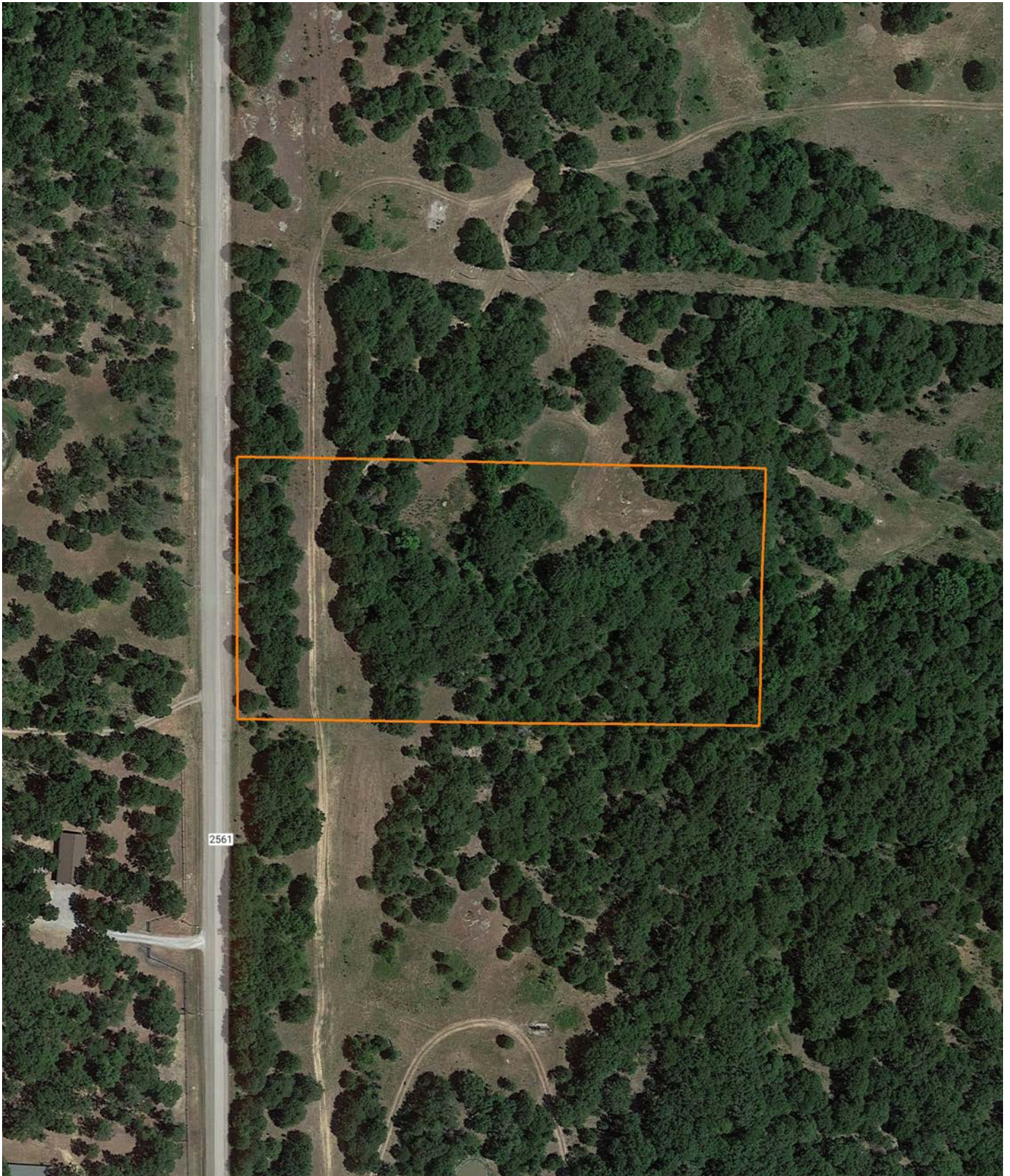
BLACKTOP ROAD FRONTAGE



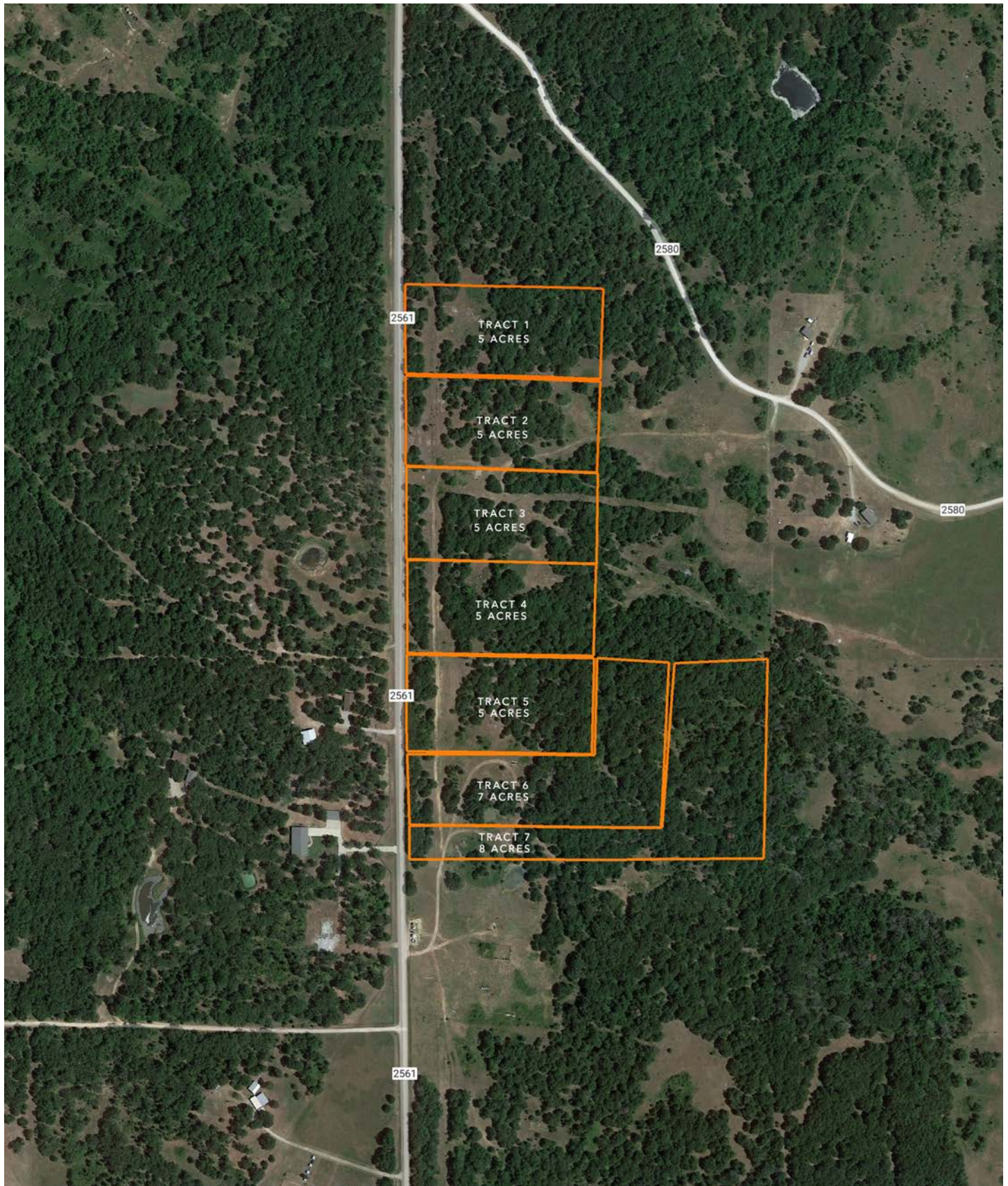
MATURE OAKS



AERIAL MAP



ALL TRACTS AVAILABLE



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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