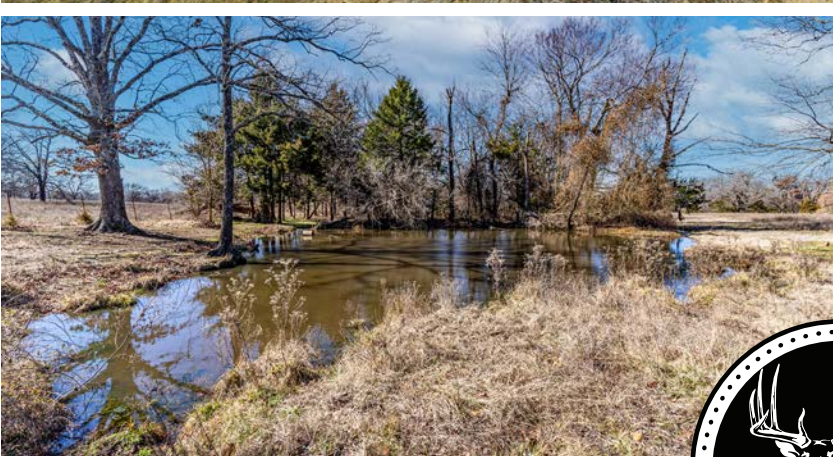


MIDWEST LAND GROUP PRESENTS

84 ACRES

CRAIG COUNTY, OK

432765 E 320 ROAD, BIG CABIN, OKLAHOMA, 74332



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

GREAT 84 +/- ACRE CRAIG COUNTY COMBO FARM WITH TWO HOMES

Introducing a remarkable 84 +/- acre combo farm in Craig County, Oklahoma, boasting a spacious 2-story, 3-bed, 2.5-bath home with an office space and a storage room with potential for an additional bedroom. Embrace the beauty of the land which is a 70/30 pasture-to-timber ratio, adorned with oaks and walnut trees, featuring 4 ponds, a wet-weather creek, and abundant whitetail deer. The property is fully fenced and cross-fenced with a working pen, making it an ideal setup for cattle grazing.

The farmhouse is 2 stories with great views from the porch on 3 sides, the home is an all-electric setup, with a whole-house propane backup generator, and an attached garage for convenience.

The mobile home on-site includes an attached garage and porches and it's currently generating rental income, as the tenants help out on the farm, or it could become a living space for family members. Both homes will be sold as is, where is. This farm also has two equipment sheds, a storm cellar, a water well, and rural water. Some of the farm equipment could be purchased but none is included.

Don't miss the opportunity to own this versatile property, combining tranquility with practical functionality.

Call Tony Prideaux at (918) 960-1226 for a private tour.



PROPERTY FEATURES

PRICE: **\$590,000** | COUNTY: **CRAIG** | STATE: **OKLAHOMA** | ACRES: **84**

- 84 +/- acres in Craig County
- 12 miles to Vinita, OK
- 5 miles to I-44 Turnpike
- 2.7 miles off US RT 66
- Fenced and cross-fenced
- 70/30 pasture timber mix
- 4 ponds and wet weather creek
- Farmhouse and mobile home
- 2 equipment sheds
- Propane backup generator
- Storm cellar



84 +/- ACRES



FARMHOUSE



2 EQUIPMENT SHEDS



MOBILE HOME



FENCED AND CROSS-FENCED



70/30 PASTURE TIMBER MIX



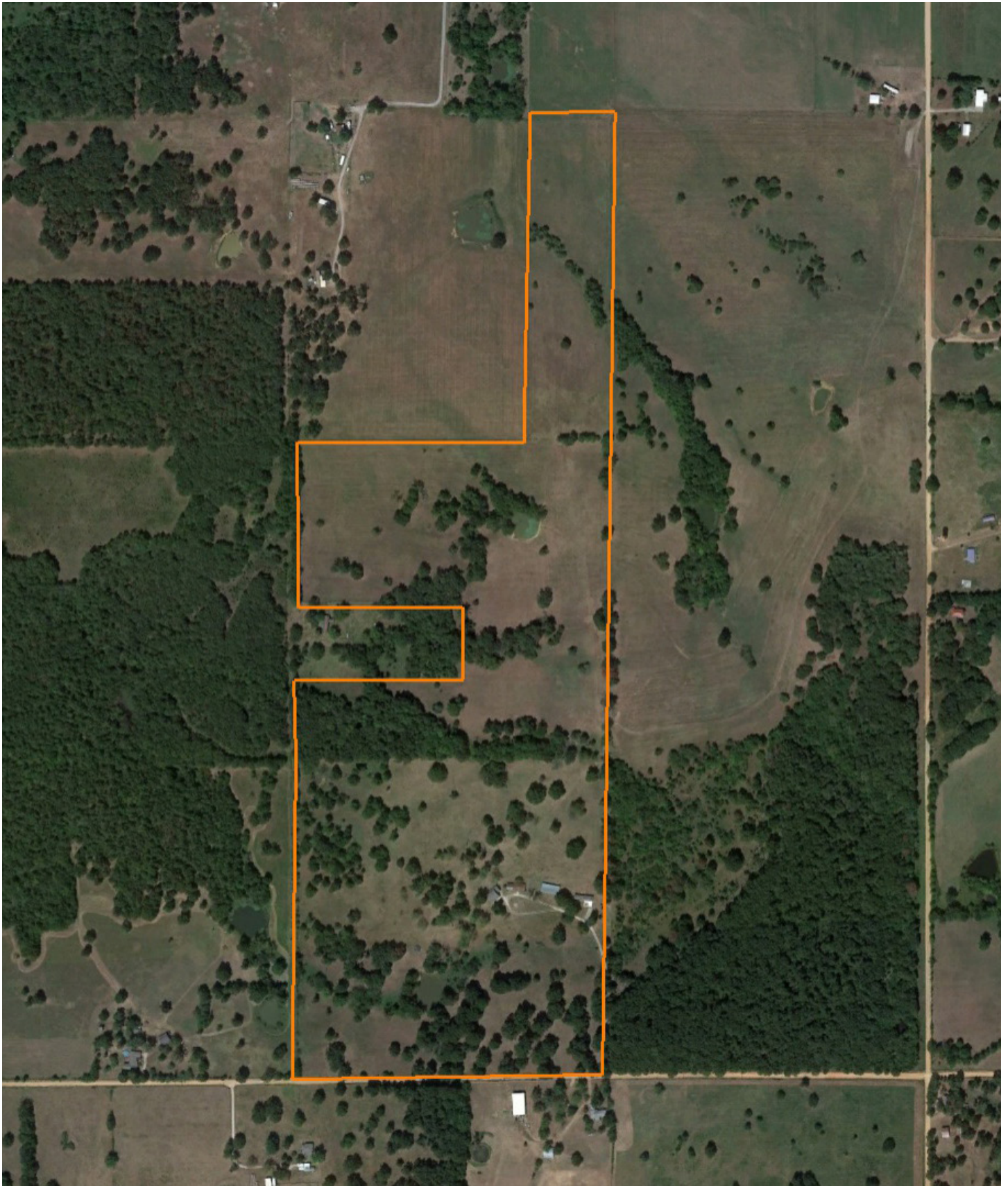
4 PONDS AND WET WEATHER CREEK



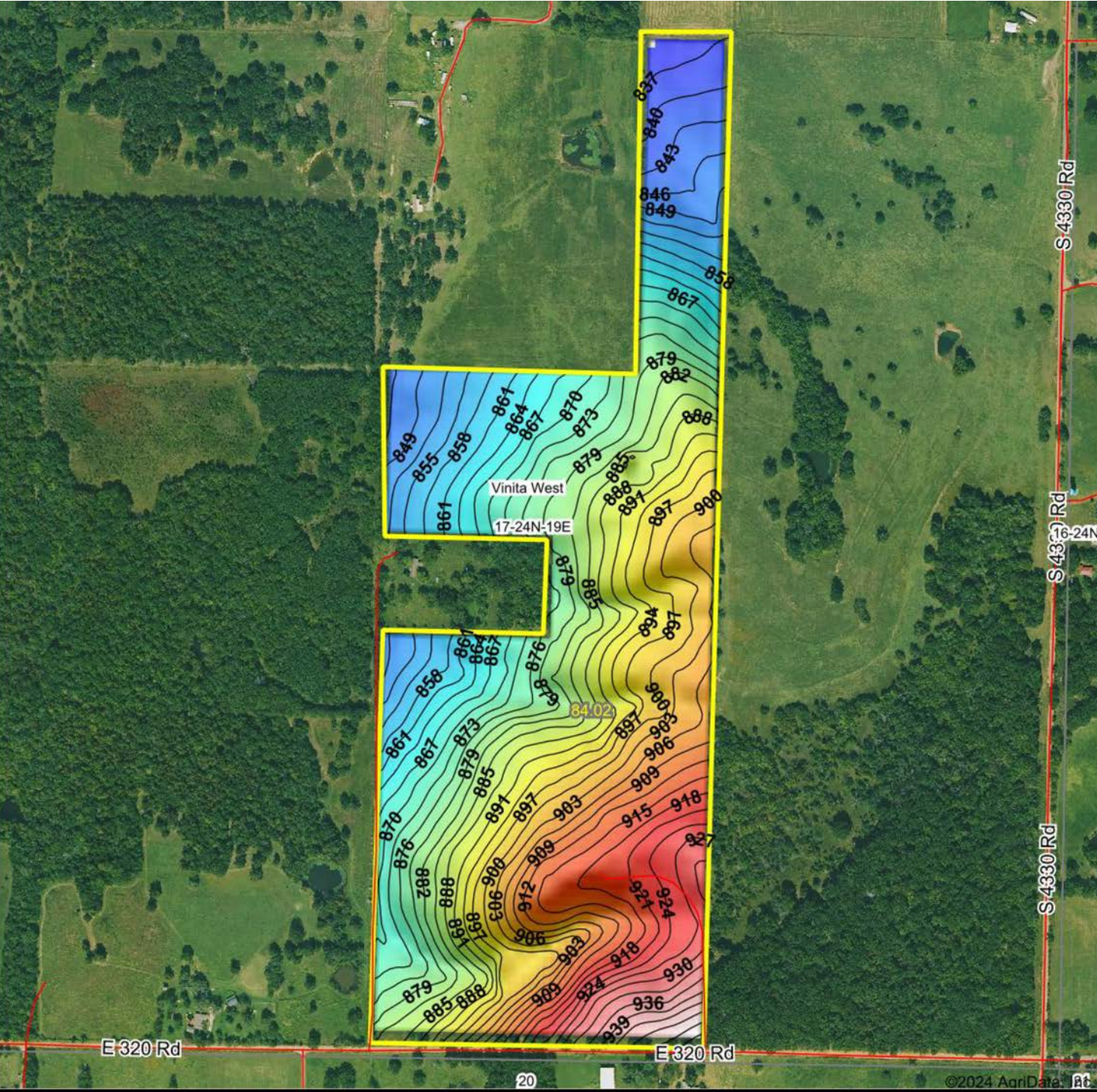
ADDITIONAL PHOTOS



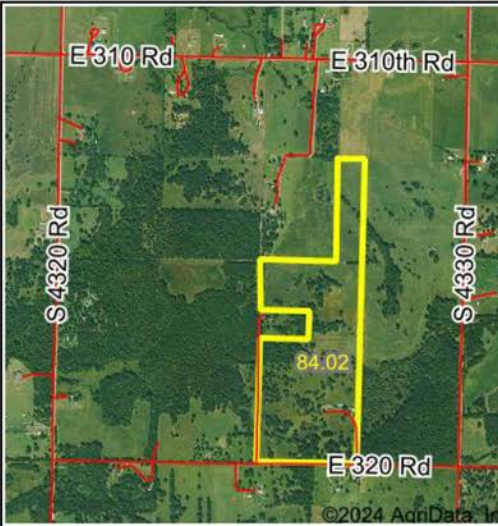
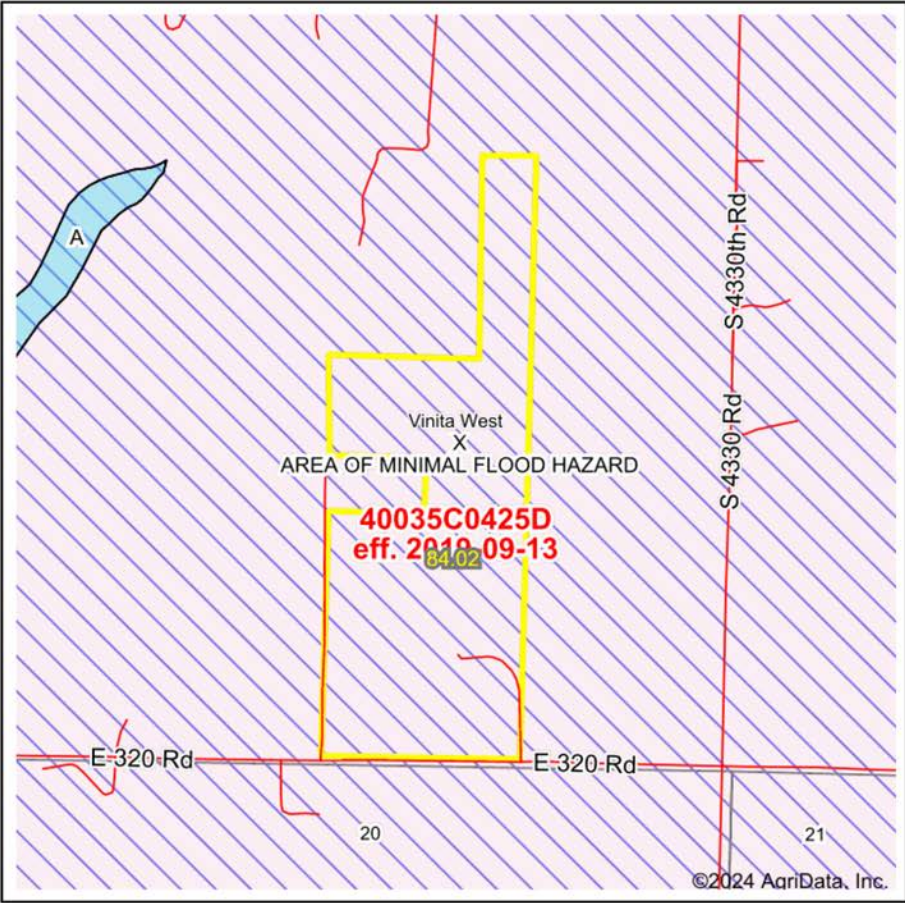
AERIAL MAP



HILLSHADE MAP



FEMA REPORT



Map Center: 36° 33' 33.96, -95° 17' 54.14
State: OK Acres: 84.02
County: Craig Date: 1/23/2024
Location: 17-24N-19E
Township: Vinita West

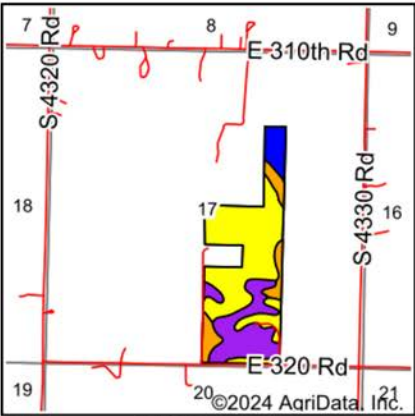
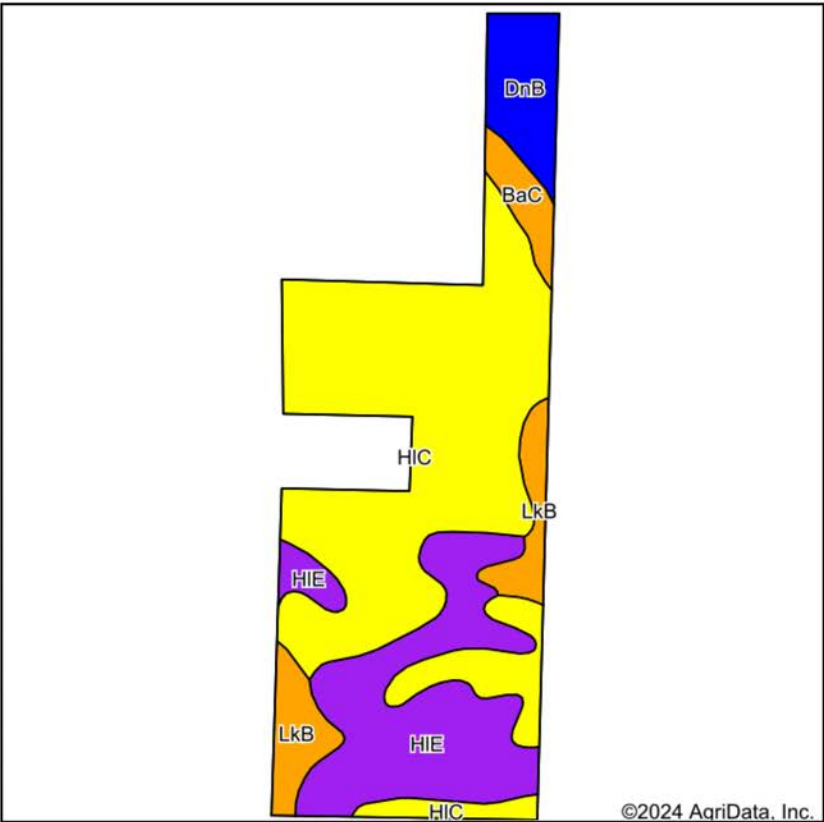
Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Name		Number	County	NFIP Participation	Acres	Percent
Craig County		400540	Craig	Regular	84.02	100%
Total					84.02	100%
Map Change			Date	Case No.	Acres	Percent
No					0	0%
Zone	SubType			Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD			Outside 500-year Floodplain	84.02	100%
Total					84.02	100%
Panel			Effective Date		Acres	Percent
40035C0425D			9/13/2019		84.02	100%
Total					84.02	100%

SOIL MAP



State: **Oklahoma**
County: **Craig**
Location: **17-24N-19E**
Township: **Vinita West**
Acres: **84.02**
Date: **1/23/2024**

Maps Provided By: **surety**
CUSTOMIZED ONLINE MAPPING
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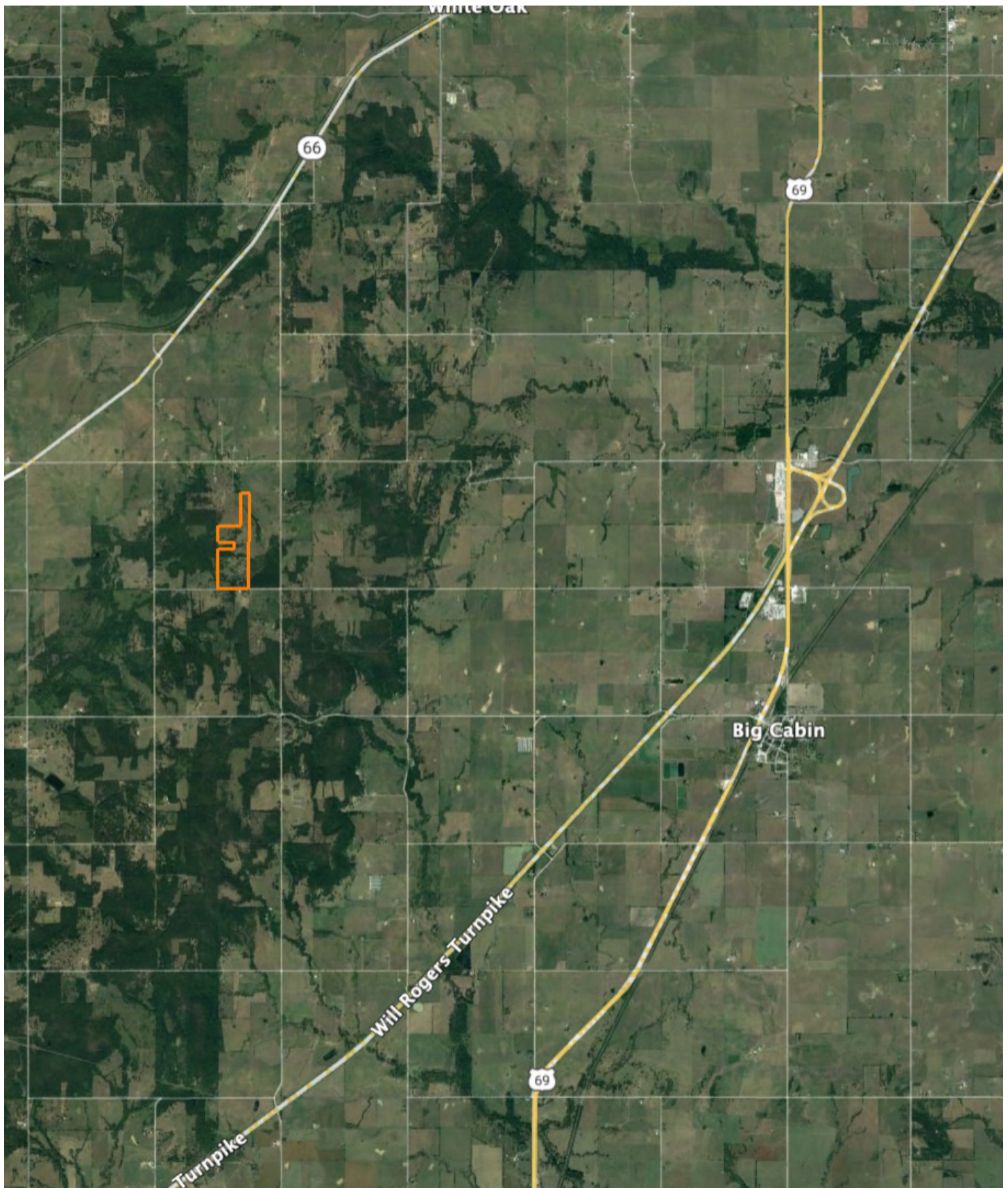
Soils data provided by USDA and NRCS.

Area Symbol: OK035, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Common bermudagrass AUM	Corn Bu	Grain sorghum Bu	Grass legume hay Tons	Oats Bu	Peanuts Lbs	Soybeans Bu	Tall fescue AUM	Wheat Bu
HIC	Hector-Bolivar complex, 1 to 5 percent slopes	47.41	56.4%		IVs	1606									
HIE	Hector-Bolivar complex, 5 to 20 percent slopes	21.64	25.8%		Vle	1995									
LkB	Bolivar fine sandy loam, 1 to 3 percent slopes	6.61	7.9%		IIIs	523	1	67	61	3	4	14	25	6	31
DnB	Dennis silt loam, 1 to 3 percent slopes	5.77	6.9%		Ile	4838									
BaC	Bates loam, 3 to 5 percent slopes	2.59	3.1%		IIle	4531									
Weighted Average					4.27	1933.1	0.1	5.3	4.8	0.2	0.3	1.1	2	0.5	2.4

*n: The aggregation method is "Weighted Average using all components"

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, Jorden 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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