

MIDWEST LAND GROUP PRESENTS

162 ACRES IN

GRANT COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

GREAT COMBO FARM IN NORTHERN GRANT COUNTY

If you're looking for a great combination farm in northern Grant County with multiple appeals, look no further. As you travel down Osage Road and you arrive at the property, the first thing notice is the 80 +/- acres of multi-terraced tillable ground that has been put to wheat recently. Lying to the west and wrapping around to the north is the 82 +/- acre fully fenced pasture. Situated nicely on the western side of this 1/4 section is a deep year-round pond that has recently been cleaned

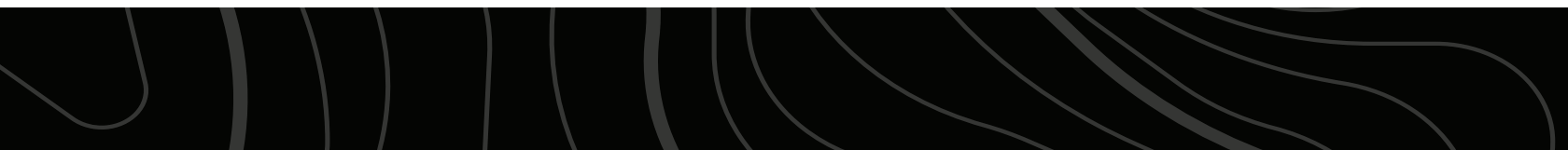
out before filling up from recent rains. Just to the east of the pond is a catch pen that will come in handy with any cattleman's needs. This tract is also in big deer territory and could be utilized and set up in multiple ways to get on some trophy whitetails. Lastly, there is annual wind energy income that can be discussed in more detail upon showing. This tract is just minutes from Calwell and 15 minutes from Medford. Call (918) 578-9353 to schedule a private tour.



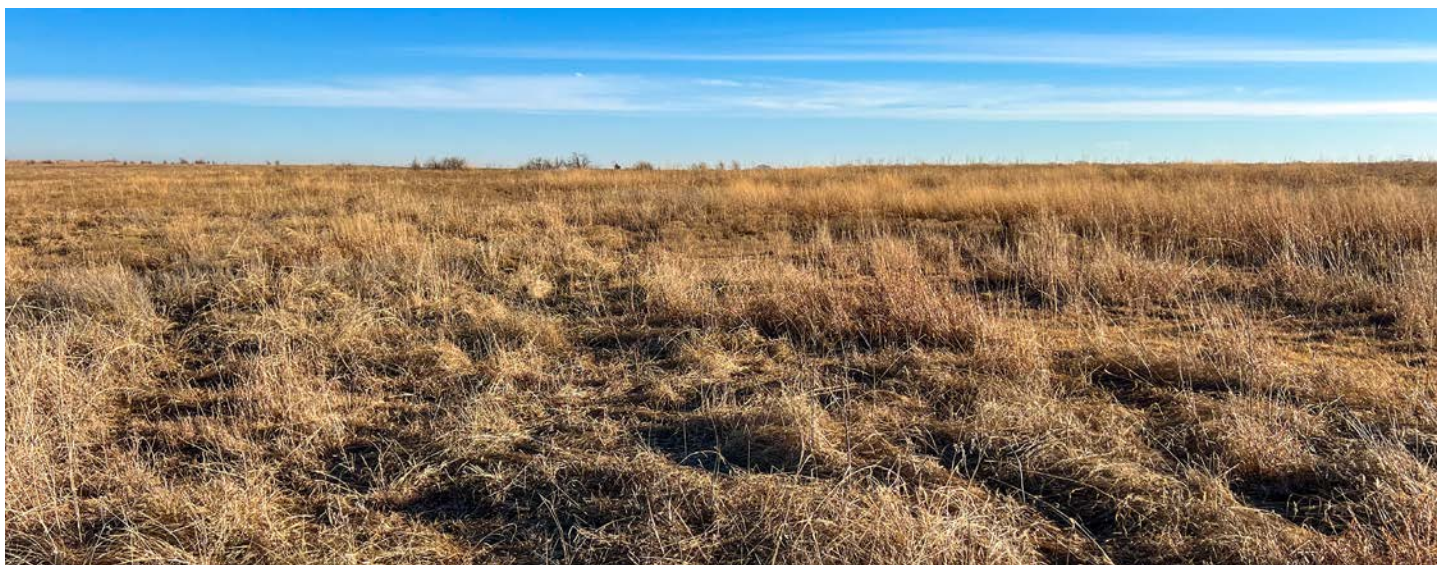
PROPERTY FEATURES

PRICE: **\$283,500** | COUNTY: **GRANT** | STATE: **OKLAHOMA** | ACRES: **162**

- 162 +/- acres total
- 82 +/- acres of fully fenced grass
- 80 +/- acres of tillable
- 1 year-round pond
- Wind lease income
- Taxes \$317
- Whitetail potential
- Upland bird potential
- 5 minutes south of Caldwell, KS
- 15 minutes to Medford



82 +/- ACRES OF FULLY FENCED GRASS



80 +/- ACRES OF TILLABLE



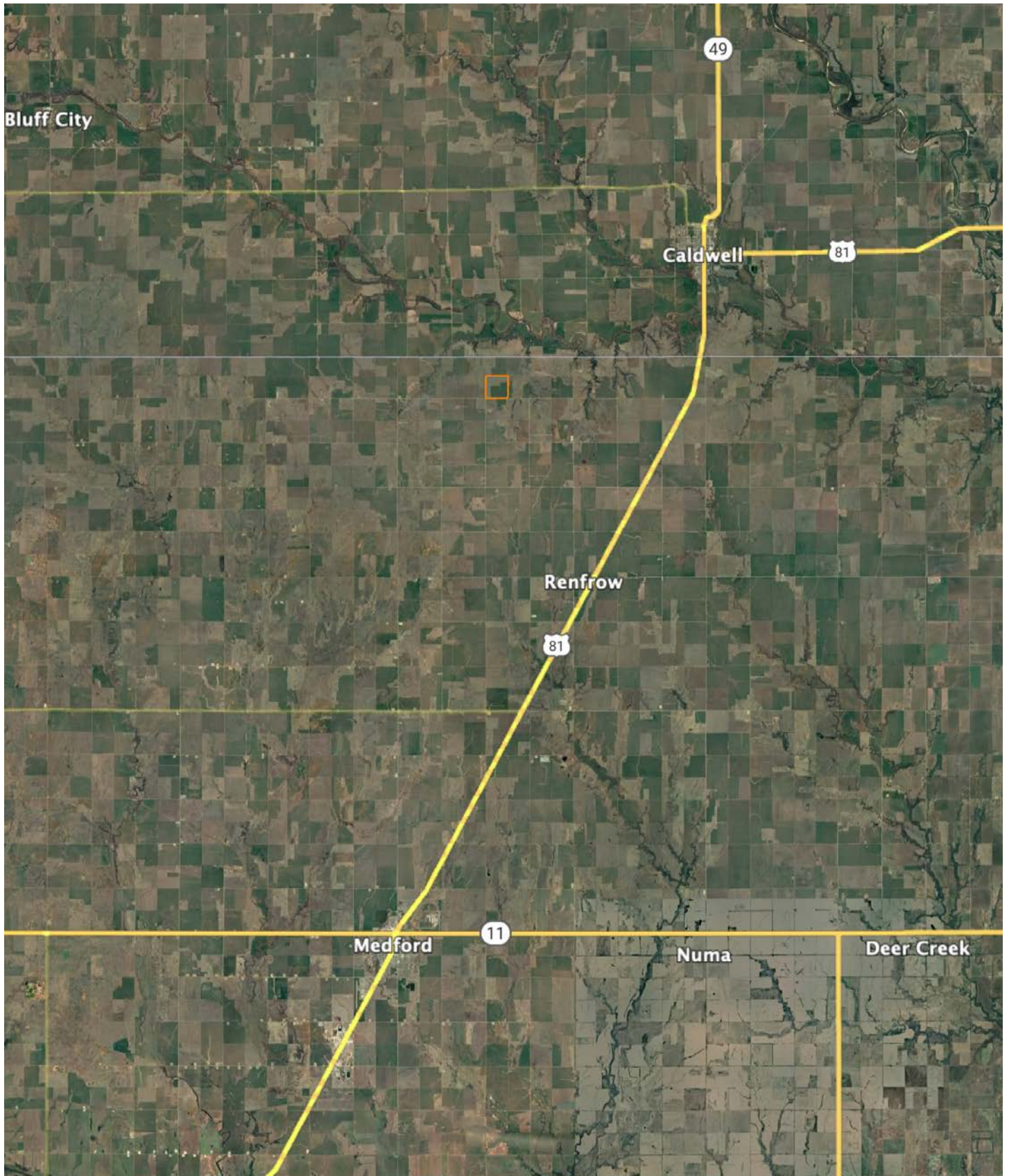
1 YEAR-ROUND POND



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 also serves as a coach for his son's basketball and football teams. 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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