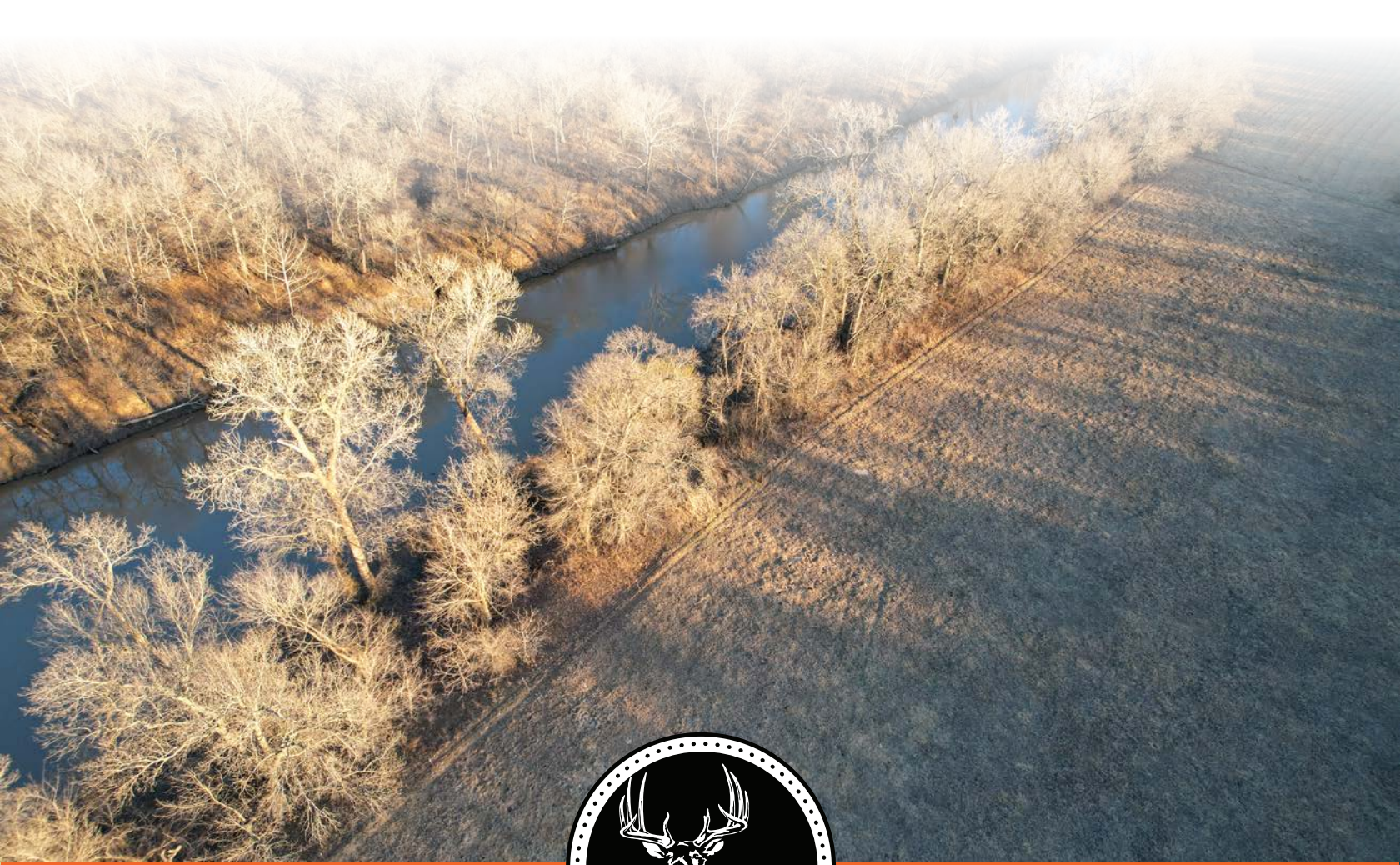


MIDWEST LAND GROUP PRESENTS

11 ACRES IN

OSAGE COUNTY OKLAHOMA



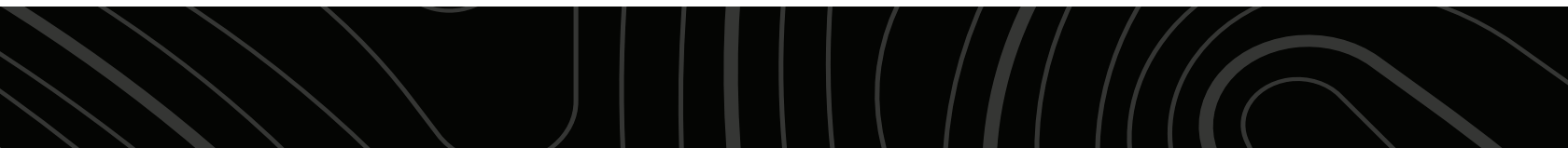
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MIDWEST LAND GROUP IS HONORED TO PRESENT

10+ ACRES ON BIRD CREEK WITH EVERYTHING NEEDED TO BUILD

Southeastern Osage County is home to this 11 +/- acre property sitting on Bird Creek. Situated 1.5 miles west of Avant and just off of Alice Drive, this property has everything in place to build and appeals to those looking for small acreage to put down roots or construct a phenomenal weekend getaway in the outdoors. Equipped with a stocked pond this tract offers recreation for the young angler and just a short walk further there is complete access to a wide and deep stretch of Bird Creek that offers endless recreational

opportunities. This tract is also set up nicely for those looking to run livestock with it being fully fenced and with the east fence situated to keep livestock out of the creek. A peaceful, quiet, and small acreage tract with great access and creek frontage is difficult to find and rarely hits the market in this area. With Skiatook just minutes away and Tulsa just a short drive further, this property is conveniently placed for any and all necessities that may be needed. Call (918) 578-9353 to schedule a private showing.



PROPERTY FEATURES

PRICE: **\$155,000** | COUNTY: **OSAGE** | STATE: **OKLAHOMA** | ACRES: **11**

- Rural water
- Stocked pond
- Bird Creek frontage
- Build site
- Quiet and peaceful
- Fully fenced
- Corrals
- 10 minutes to Skiatook
- 30 minutes to Tulsa



QUIET AND PEACEFUL

With Skiatook just minutes away and Tulsa just a short drive further, this property is conveniently placed for any and all necessities that may be needed.



BIRD CREEK FRONTAGE



FULLY FENCED & STOCKED 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
918.578.9353
WPester@MidwestLandGroup.com



MidwestLandGroup.com

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