

MIDWEST LAND GROUP PRESENTS



118 ACRES  
**OSAGE COUNTY, OK**

4434 Elgin Road, Pawhuska, Oklahoma, 74056



MIDWEST LAND GROUP IS HONORED TO PRESENT

# 118 +/- ACRES IN NORTHERN OSAGE COUNTY WITH 2 HOMES

Finding properties that can be multi-dimensional with many uses is rare but can be found every now and then just like this 118 +/- acre tract in northern Osage County that comes with 2 homes that could be used for multiple families wanting to put down their roots and start a farmstead, a hunting/recreational escape, or for the investment buyer.

Tucked away in the northern hills of Osage County just less than 1 mile from the Oklahoma/Kansas line sits seclusion at its finest. As you approach the property heading down the ½ mile private drive off the blacktop you will first come to the very nice 1,600 square foot 3 bed, 2 bath house built in 2017 with a detached carport. Less than 1/8 mile away sits the other 1,672 square foot 3 bed, 2 bath built in 1995 with a large deck overlooking the crystal-clear stocked pond, attached garage, and additional loft/bathroom added on. This house will need some work and some TLC but it has an upside for the right buyer.

As you start working your way out back you will come across the working pens that sit in the 15 +/- acres of pasture. There is a good trail system heading north that leads you to a spectacular view of the Caney River bottom making this spot a perfect place for an awesome campfire/picnic area. Lots of elevation change and all types of hardwoods and softwoods encompass the landscape where you will find deer, turkey and hogs roaming. For the hunter that is looking for additional ground, one will be glad to know that this tract borders the approx. 1,548 acres of Govt CORP of Engineers Public Ground where the Caney River Runs through.

A rare and true multi-use property that has a little bit of something for all different types of buyers and a place that could be transformed into a farmstead for a big family or a hunting retreat. Call listing agent Paul Smith today at (918) 397-2737. Shown by appointment only.



# PROPERTY FEATURES

PRICE: **\$468,896** | COUNTY: **OSAGE** | STATE: **OKLAHOMA** | ACRES: **118**

- 2 homes
- Secluded property
- Cross fencing
- 2 ponds
- 15 +/- acre pasture
- Tremendous elevation change
- Beautiful views
- Borders Caney River public ground
- Whitetail deer, turkey, and hogs
- Well water
- Verdigris Valley Electric
- 2022 taxes \$1,089
- 30 min from Pawhuska, OK
- 40 min from Bartlesville, OK
- Less than 1 mile from OK/KS line
- Both houses are selling "as is"



## 2 HOMES

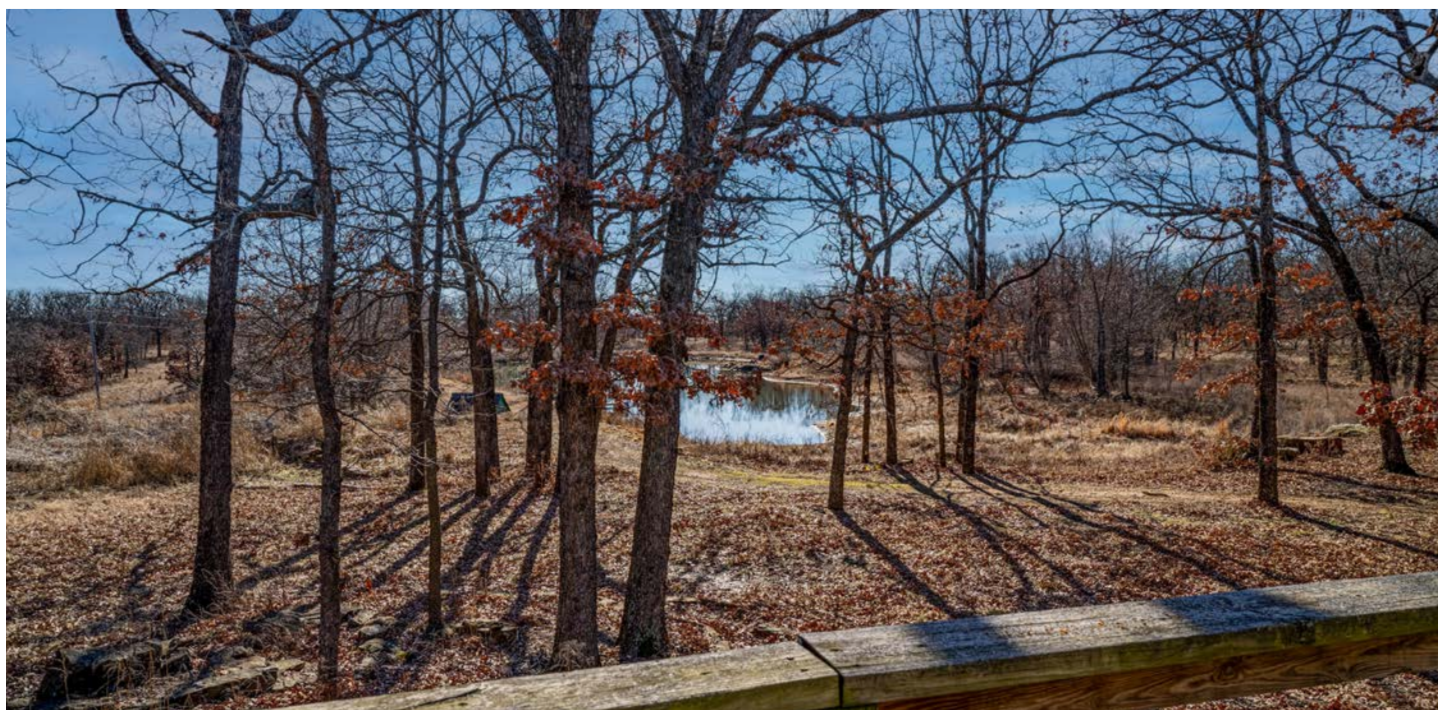
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## SECLUDED PROPERTY

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## CROSS FENCING

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# 2 PONDS

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# 15 +/- ACRE PASTURE

As you start working your way out back you will come across the working pens that sit in the 15 +/- acres of pasture.



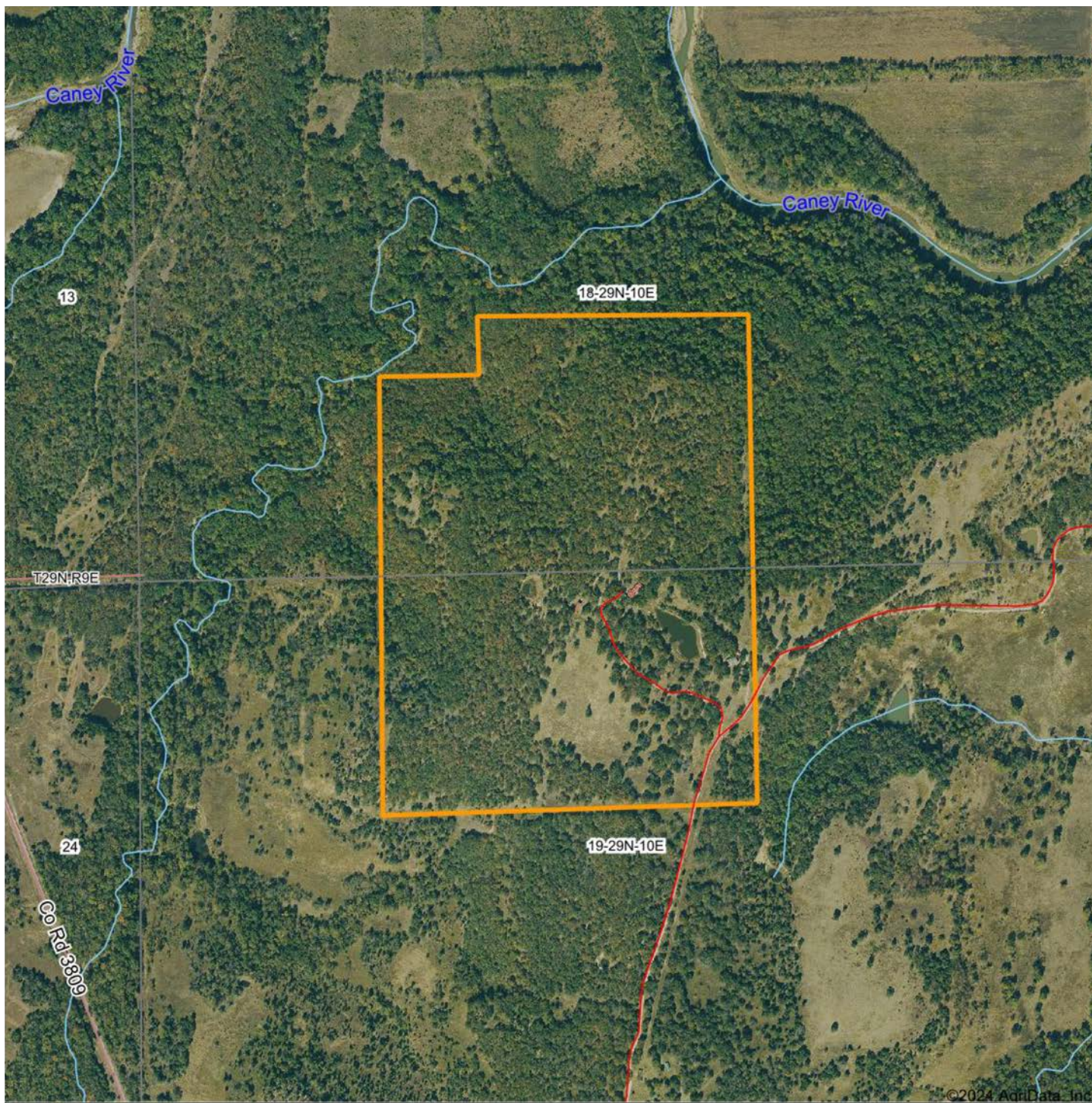
# ADDITIONAL PHOTOS

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# AERIAL MAP



Boundary Center: 36° 59' 7.12, -96° 15' 54.06

0ft 844ft 1688ft



Maps Provided By:



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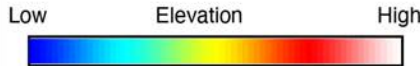
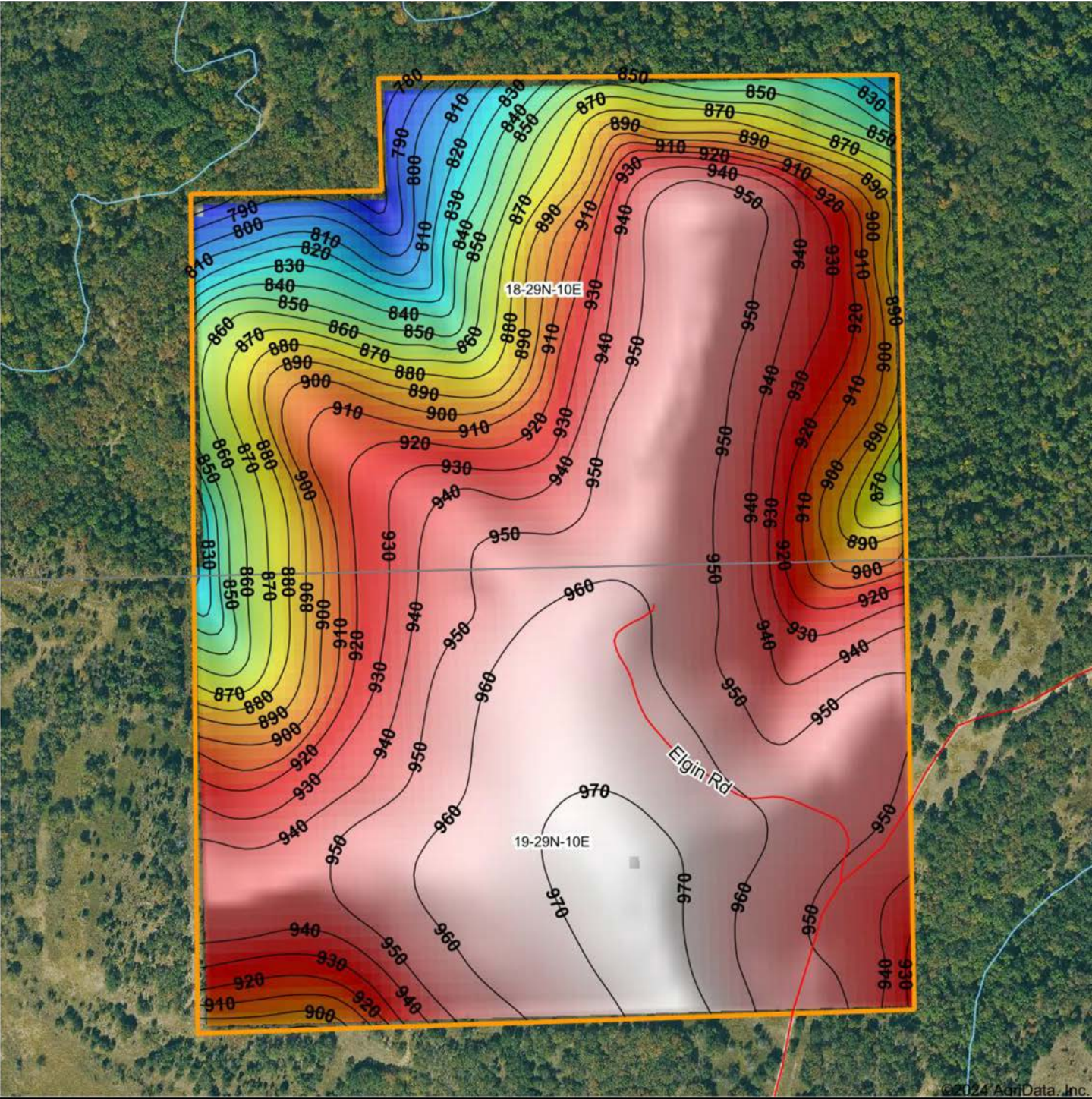
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**18-29N-10E**  
**Osage County**  
**Oklahoma**

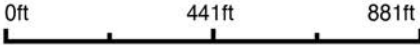


2/3/2024

# HILLSHADE MAP



Source: USGS 10 meter dem  
 Interval(ft): 10  
 Min: 776.2  
 Max: 973.0  
 Range: 196.8  
 Average: 921.6  
 Standard Deviation: 45.01 ft



**18-29N-10E**  
**Osage County**  
**Oklahoma**

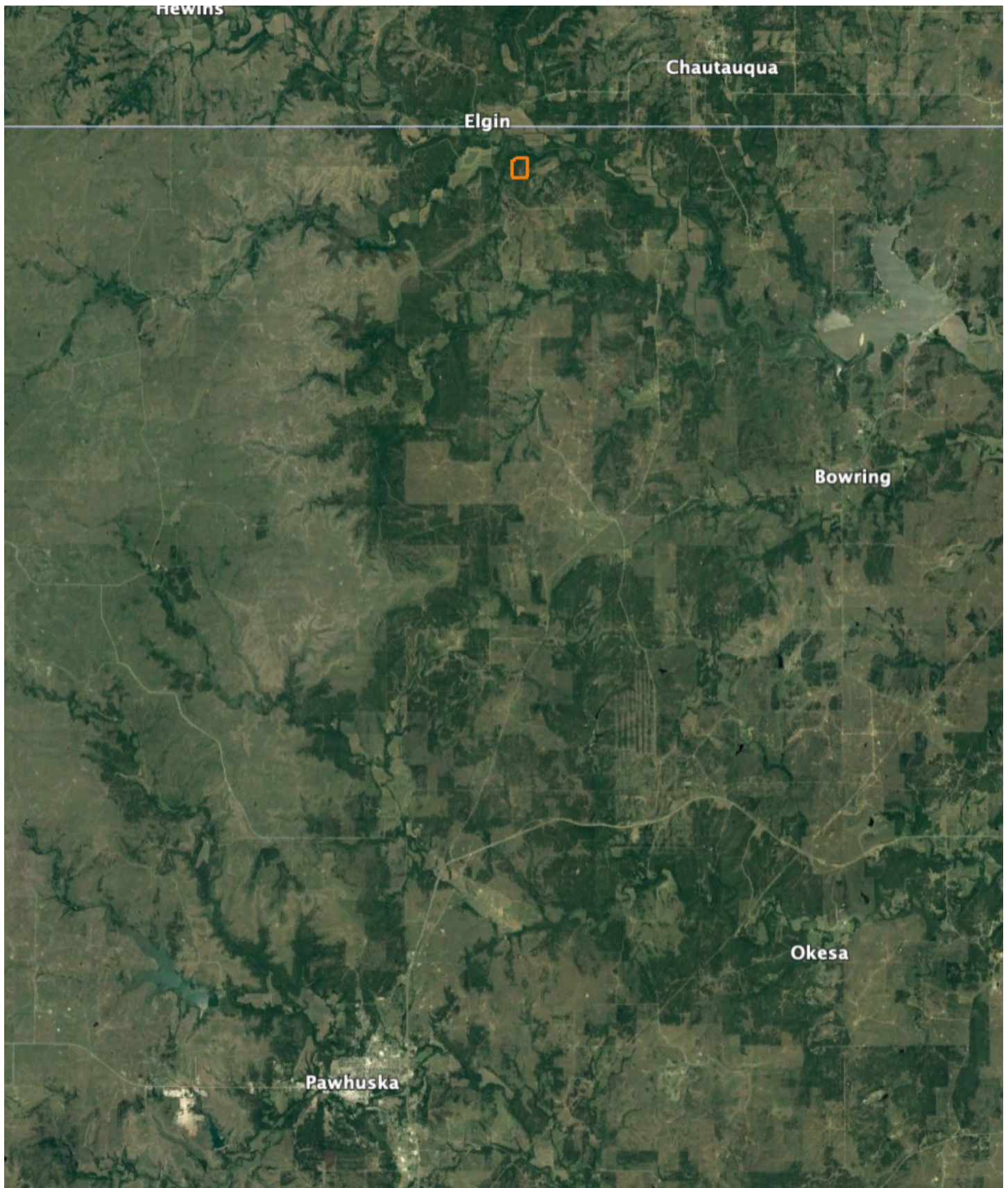
Boundary Center: 36° 59' 7.12, -96° 15' 54.06



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# OVERVIEW MAP

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## AGENT CONTACT

Buying or selling real estate can be stressful and overwhelming and Paul is the kind of agent that loves to help people with their real estate needs. One of the reasons Paul came into this market is because he loves meeting new people and building lifelong relationships. Paul was born and raised in Oklahoma and a graduate of Oklahoma State University. He and his wife moved their family to live in Kansas for several yrs giving him an opportunity to know both markets and areas well.

With a lifelong obsession for the outdoors, hunting, and improving the land, Paul found his calling at Midwest Land Group, where he's able to fulfill his dream of working outdoors. He enjoys sharing a passion and talking with people about all facets of land – whether hunting, habitat improvement or investing – all while being able to create value for both his buyer and seller clients. When you work with Paul, rest assured he'll do everything he can to provide great customer service to reach the end goal of his clients.

Paul and his family reside in Oklahoma now and when he's not working, you can find Paul enjoying life and the outdoors year-round with his family. Paul is very active in his community helping coach youth sports and serving at his local Church. Paul lives with his wife Whitney and, together, they have three children, Ryker, Tymber, and PC. Give Paul a call today and let him help serve you in your real estate needs!



**PAUL SMITH,** LAND AGENT  
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## MidwestLandGroup.com

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