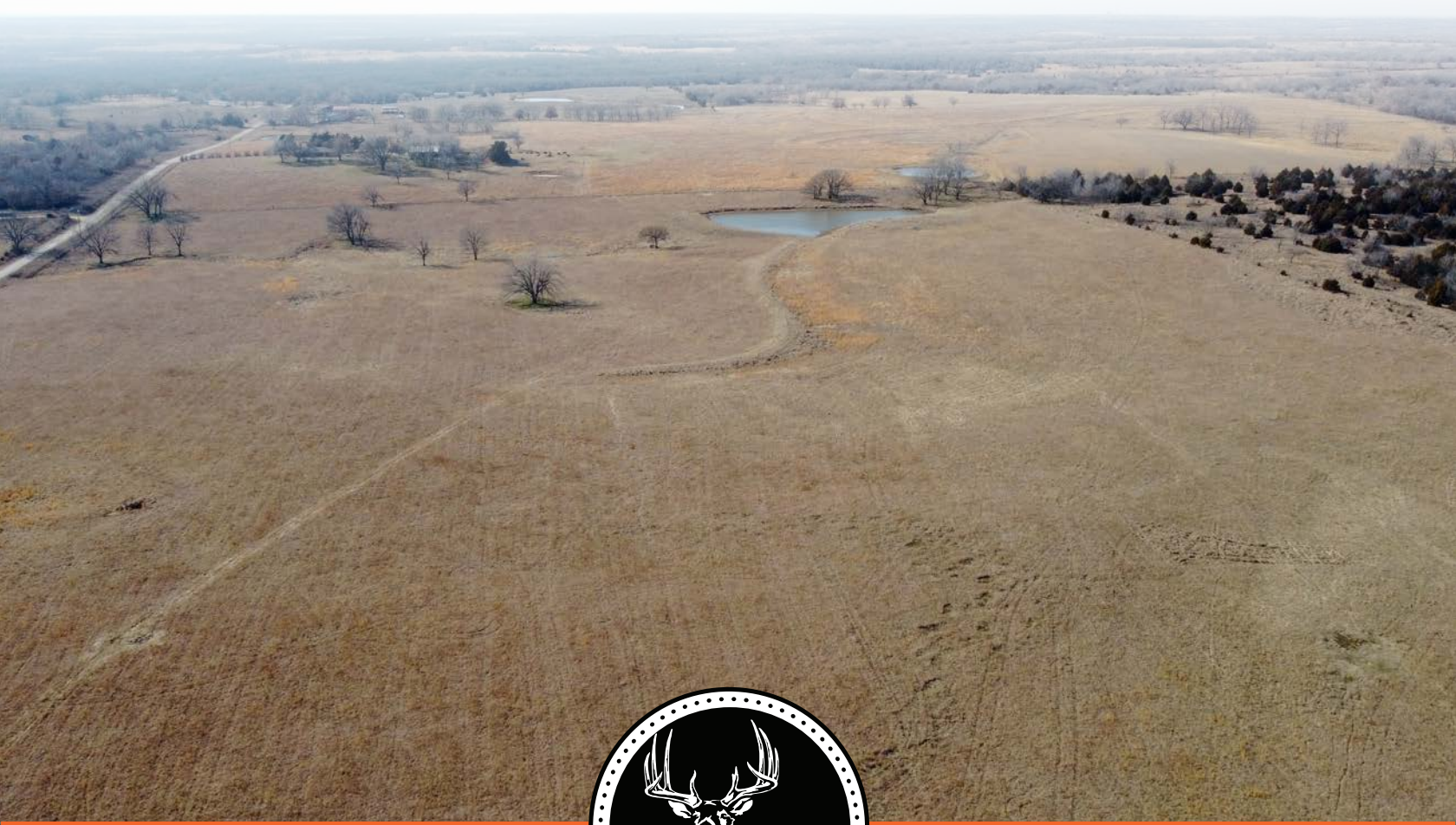


MIDWEST LAND GROUP PRESENTS

74 ACRES IN

PAWNEE COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

74 +/- ACRE PAWNEE COUNTY, OKLAHOMA GRASS FARM

Situated on 74 +/- acres of picturesque Oklahoma countryside, this Pawnee County, Oklahoma farm offers a fantastic setting for your rural dreams. With gently rolling terrain adorned with native bluestem bermuda, the landscape presents a stunning backdrop for your endeavors. The farm is perimeter fenced with 5-strand barbed wire. The southeast corner of the farm contains a 15' x 30' cinder block barn, pipe corral/holding pen with alley, and the farm will effortlessly support up to a 25 cow/calf operation. If you are not thinking of running a cow/calf operation, then the farm will easily produce an annual hay yield of approximately 200 bales (5' x 6'). In the northwest corner of the farm, you will find the 1-acre pond. The current owner had the pond dug to a depth of 30' last year, offering both scenic beauty and practical water resources for your livestock. Multiple gated entrances along the east side of the farm and county road frontage on the east and south will provide

easy access to the property, making transportation of goods and livestock hassle-free. If you are looking for a property that provides fantastic build sites then look no further. The gently rolling terrain will provide several spectacular building sites overlooking the pond. Rural water and electricity are located along E 450 Road on the south side of the property. Pawnee Lake boat ramp, beach, picnic sites, campsites, and RV hookups are located less than 5 miles from the farm. Situated just 2.5 miles northwest of Pawnee, and within a 30-minute drive to Stillwater, 1 hour drive to Tulsa, 1 hour 15 minute drive to Edmond, and 1 hour 30 30-minute drive to Oklahoma City, you'll enjoy the perfect balance of rural tranquility and urban convenience. Embrace the tranquility of country living where the possibilities are as vast as the Oklahoma sky. Schedule a showing today with Kevin Williams at (918) 514-3165 and let this farm become the canvas for your countryside dreams.



PROPERTY FEATURES

PRICE: **\$292,300** | COUNTY: **PAWNEE** | STATE: **OKLAHOMA** | ACRES: **74**

- 74 +/- acres
- 5-strand barbed wire perimeter fencing
- 1 acre pond (30' depth)
- Rural water and electricity available along E 450 Road
- Multiple build site locations
- Pipe corral/holding pen with alley
- Will support up to a 25 cow/calf operation
- 15' x 30' cinder block barn
- Native bluestem bermuda
- Gently rolling terrain
- Approximate annual hay yield of 198 bales (5' x 6')
- Multiple gated entrances
- County road frontage on east and south
- Pawnee Lake boat ramp, beach, picnic sites, campsites, and RV hookups within 5 miles
- 2.5 miles northwest of Pawnee
- 30 minutes to Stillwater
- 1 hour to Tulsa
- 1 hour 15 minutes to Edmond
- 1 hour 30 minutes to Oklahoma City
- 2023 taxes: \$175.00



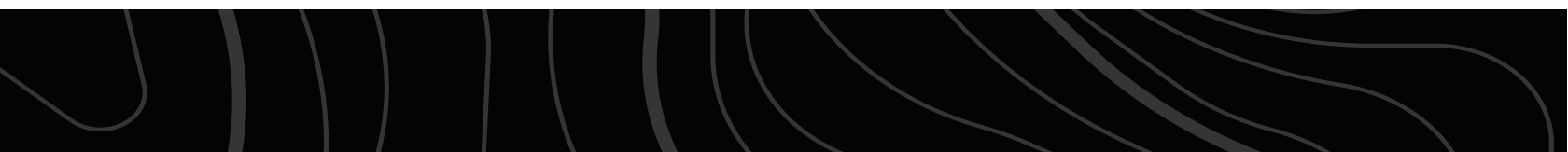
74 +/- ACRES



5-STRAND BARBED WIRE PERIMETER FENCING



GENTLY ROLLING TERRAIN



PIPE CORRAL/HOLDING PEN WITH ALLEY



1 ACRE POND (30' DEPTH)



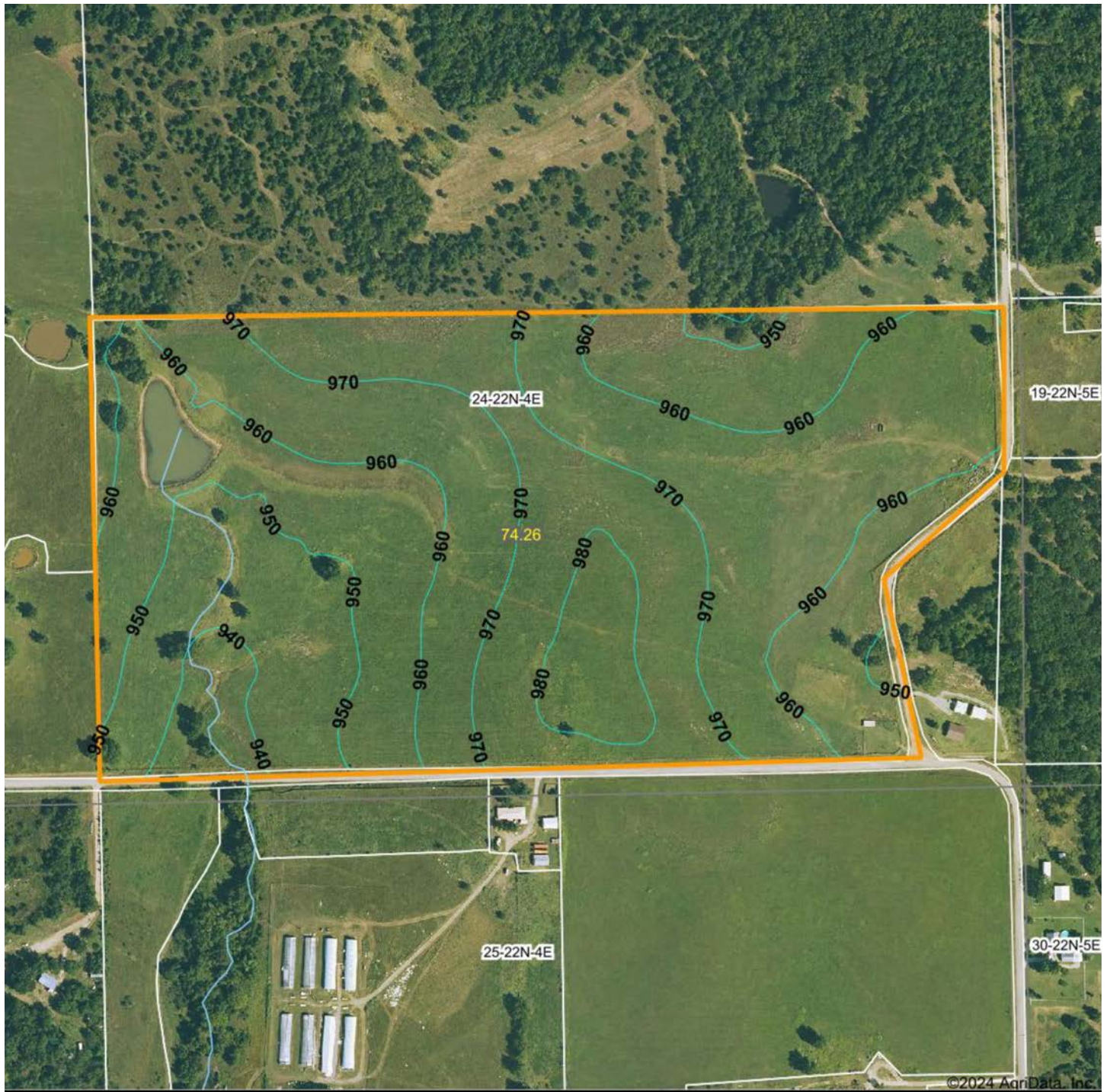
ADDITIONAL PHOTOS



AERIAL MAP



TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 932.2

Max: 984.3

Range: 52.1

Average: 961.1

Standard Deviation: 10.93 ft

0ft 453ft 906ft

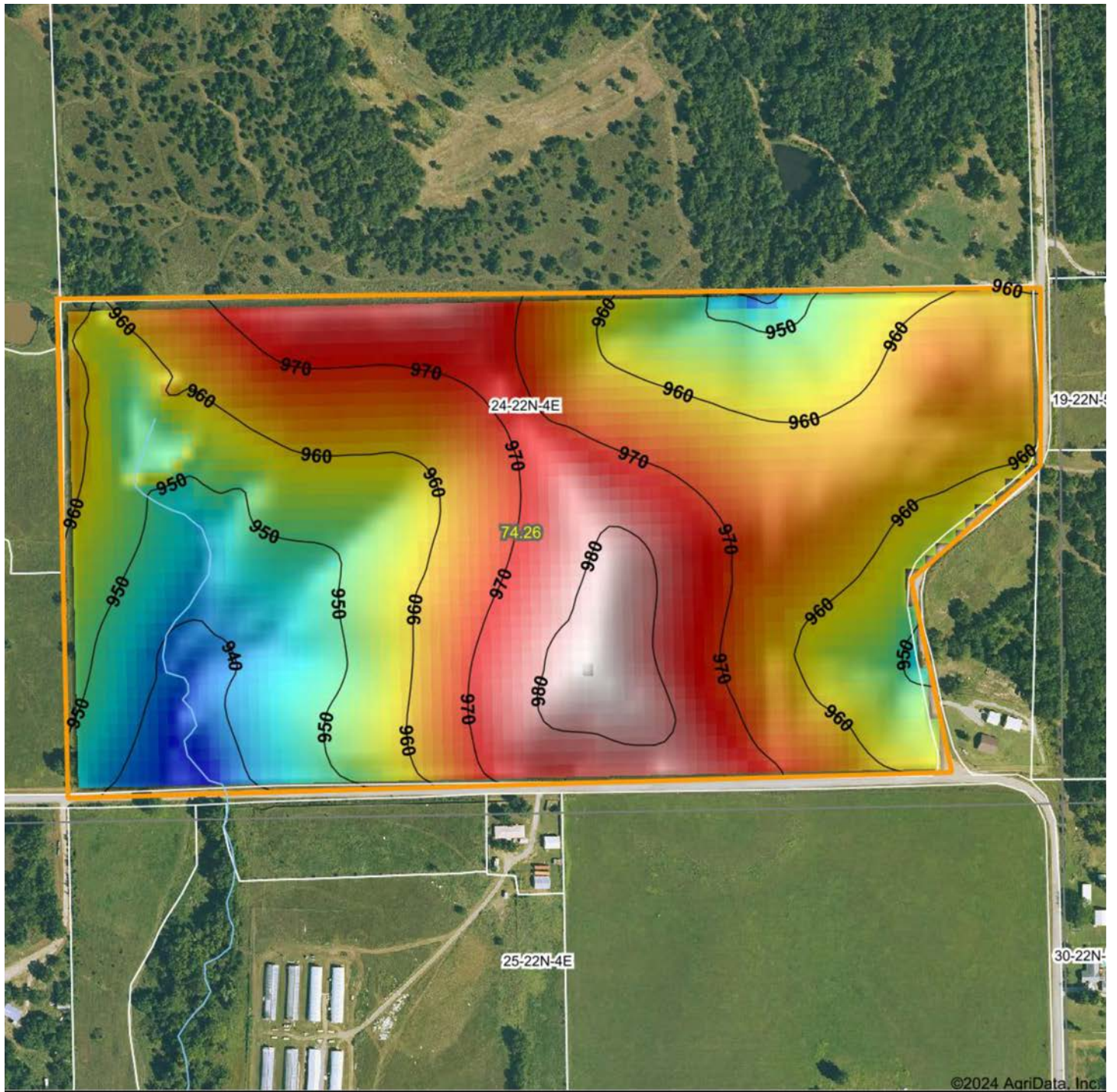


2/15/2024

24-22N-4E
Pawnee County
Oklahoma

Boundary Center: 36° 21' 51.4. -96° 49' 19.63

HILLSHADE MAP



Maps Provided By:
surety[®]
 CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 932.2
 Max: 984.3
 Range: 52.1
 Average: 961.1
 Standard Deviation: 10.93 ft

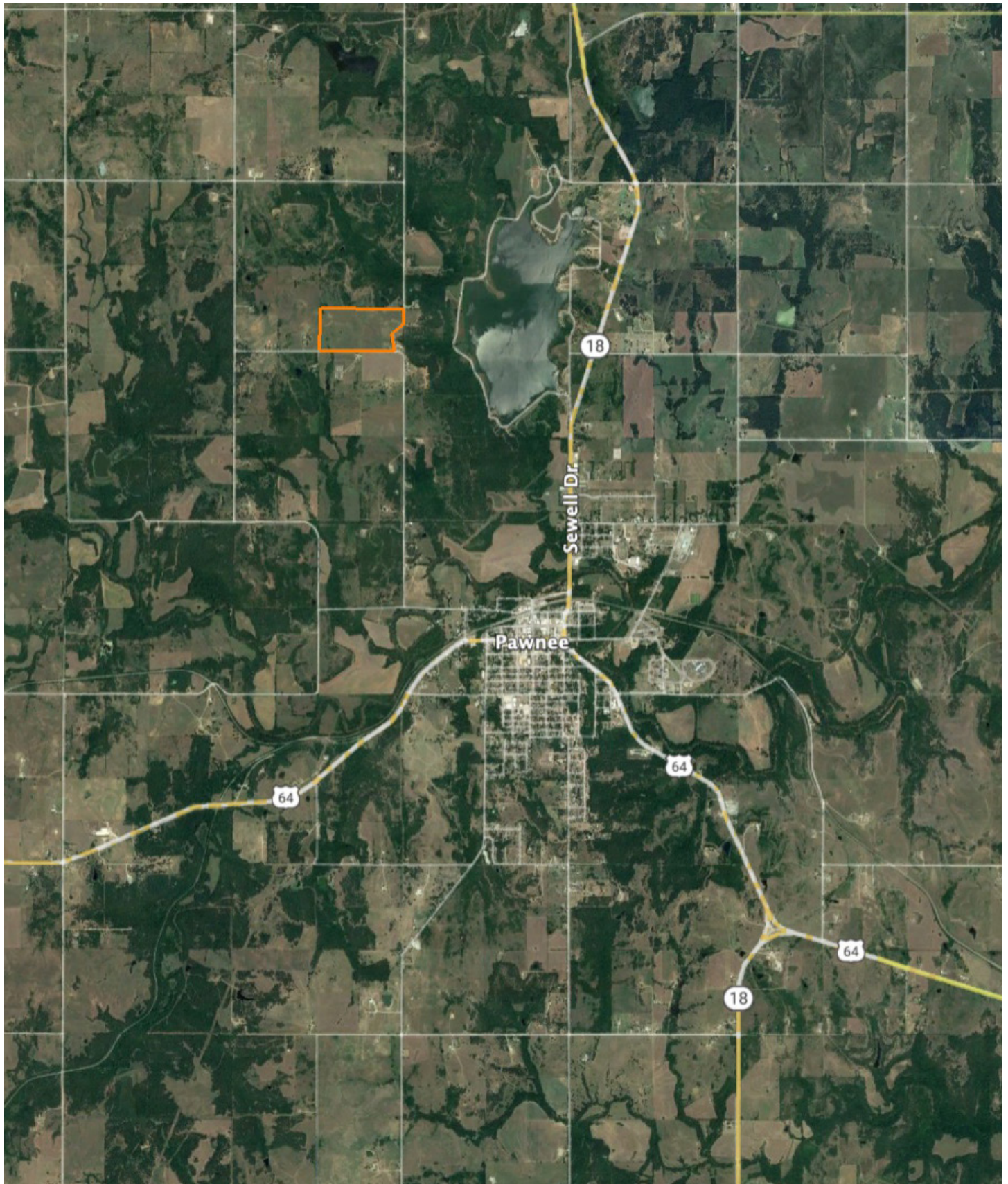


2/15/2024

24-22N-4E
Pawnee County
Oklahoma

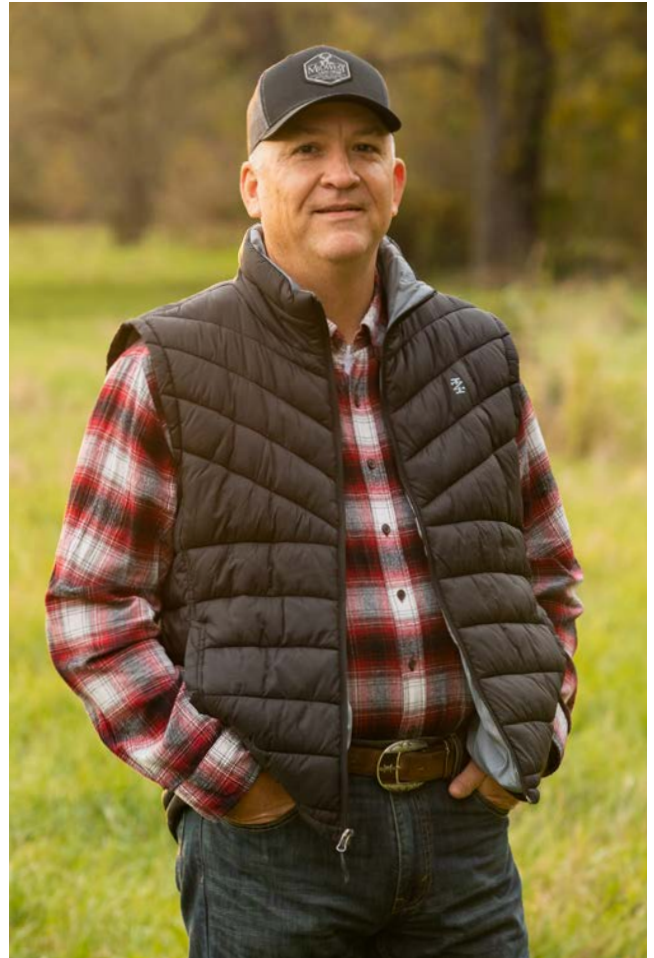
Boundary Center: 36° 21' 51.4, -96° 49' 19.63

OVERVIEW MAP



AGENT CONTACT

Kevin Williams loves the outdoors, family, friends, and his country. Having grown up in the shadow of his grandfather, Kevin learned everything he could about Northeast Oklahoma from the lifelong hunter, fisherman, team roper and Veteran. Born in Bartlesville, Oklahoma, Kevin was raised in Nowata and attended both the University of Oklahoma and Oklahoma State University, ultimately earning degrees in Turf Management and Liberal Studies. He enlisted in the United States Army and served as a paratrooper, combat medic and soldier, serving two combat tours in Iraq, earning numerous awards. Early in his career, his love for golf took him to shaping and maintaining golf courses in Oklahoma and as far away as Jamaica. He then went on to have a successful career in medical sales. An experienced deer hunter, avid fisherman and sports fan, Kevin enjoys working at Midwest Land Group where he can share his passion for the outdoors, wildlife, and country. A trusted and proven salesperson, Kevin is dedicated to his customers' needs. When not golfing, you can usually find him in the woods searching for a buck, fishing for largemouth bass, or volunteering with youth and Veterans. He has served as the boat captain for a nearby high school fishing team, as well as volunteered with Fishing for Freedom on lakes in Missouri, Oklahoma, and Texas. Kevin and his partner, Nichole, make their home in Oologah, Oklahoma. Together, they have five children. Give Kevin a call today to experience the Midwest Land Group difference!



KEVIN WILLIAMS,
LAND AGENT
918.514.3165
KWilliams@MidwestLandGroup.com



MidwestLandGroup.com

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