

MIDWEST LAND GROUP PRESENTS

150 ACRES IN

CREEK COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

MULTI-USE FARM ON THE CIMARRON RIVER

Are you looking for a phenomenal recreational property with hunting, fishing, hiking, and grazing potential, and in a great location? This property will check all the boxes and then some! This beautiful 150 +/- acre tract is located in Creek County just a short 40-minute drive to either Tulsa or Stillwater and only 1/2 mile off of a paved road. A great trail system is already in place allowing for easy traveling throughout the entire property. This property is the perfect combination farm with approximately 60 acres of open land for running livestock and the rest being wooded timber perfect for hunting or other outdoor recreation. Over a 1/2 mile of the Cimarron River running along the west side of the property and the big mature oak coverage provide a prime deer hunting habitat. The west border of the property is adjacent to

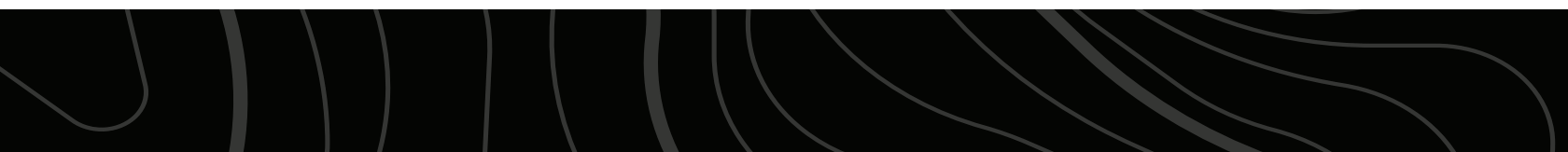
2,000+ acres of Keystone Wildlife Management Area and the Cimarron River runs right through the middle of it, giving new owners even more opportunity to hunt, fish, and enjoy nature. The recreation on this property is not limited to hunting alone. New owners can utilize the trails for riding horses or ATVs. They can also hike the rolling terrain with nice elevation changes and beautiful natural rock outcroppings. For the land owner interested in livestock, 2 ponds on the property provide an ample water supply along with the open grazing areas and there is even cross fencing already in place. With the convenient location, grazing potential, and recreational opportunities you will be hard-pressed to find a property that offers more opportunities to you as a buyer! Call Michael to set up your private tour today!



PROPERTY FEATURES

PRICE: **\$450,000** | COUNTY: **CREEK** | STATE: **OKLAHOMA** | ACRES: **150**

- Located 40 minutes from Tulsa, OK
- Located 40 minutes from Stillwater, OK
- 1/2 off of a paved road
- Great trail system throughout the property
- Adjacent to 2,000+ acres of WMA with the Cimarron
- River running through it
- 2 ponds
- Nice elevation changes
- Approximately 60 +/- acres of open grazing ground
- Abundant wildlife



150 +/- ACRES



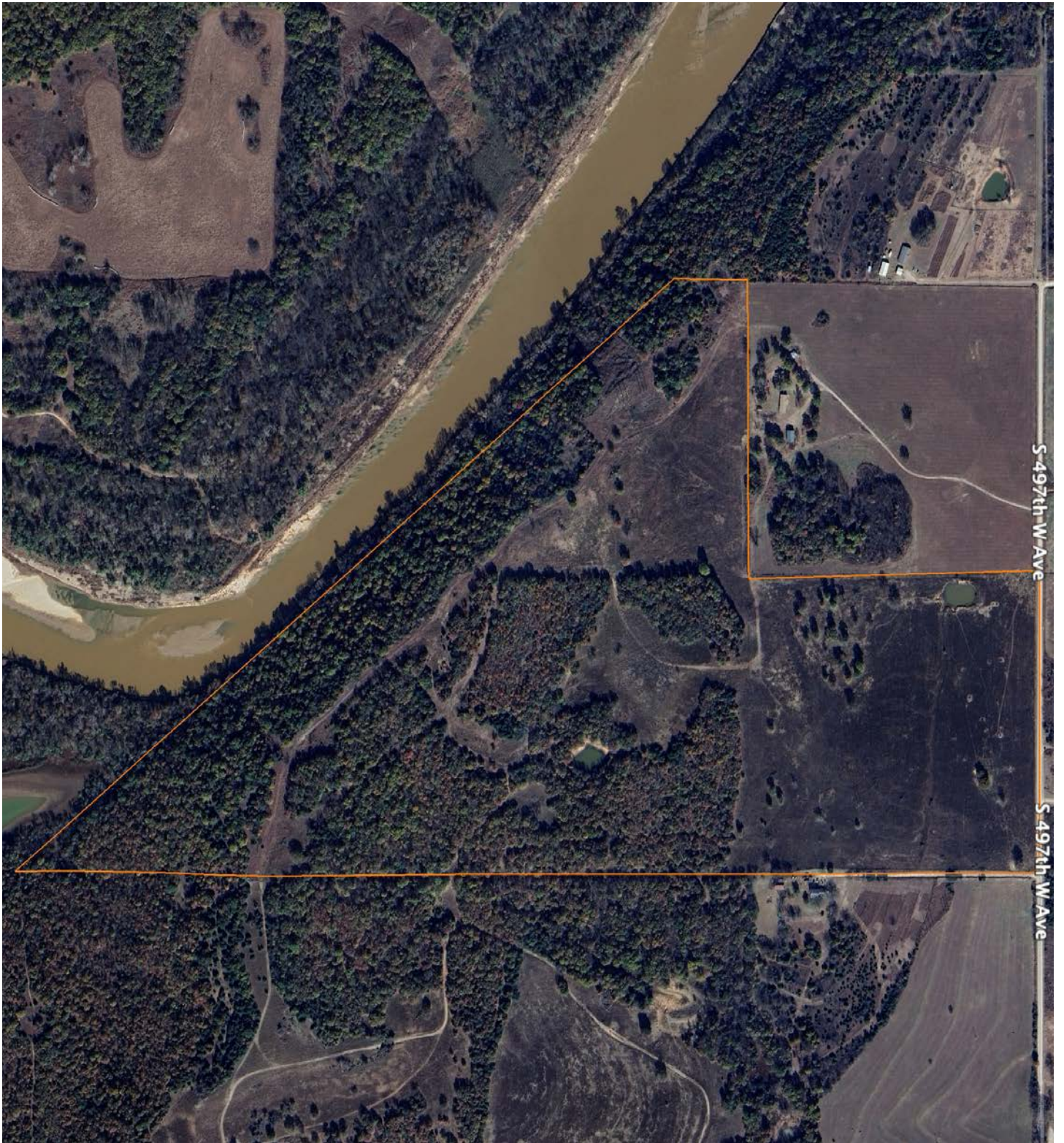
1/2 MILE OF CIMARRON RIVER



2 PONDS



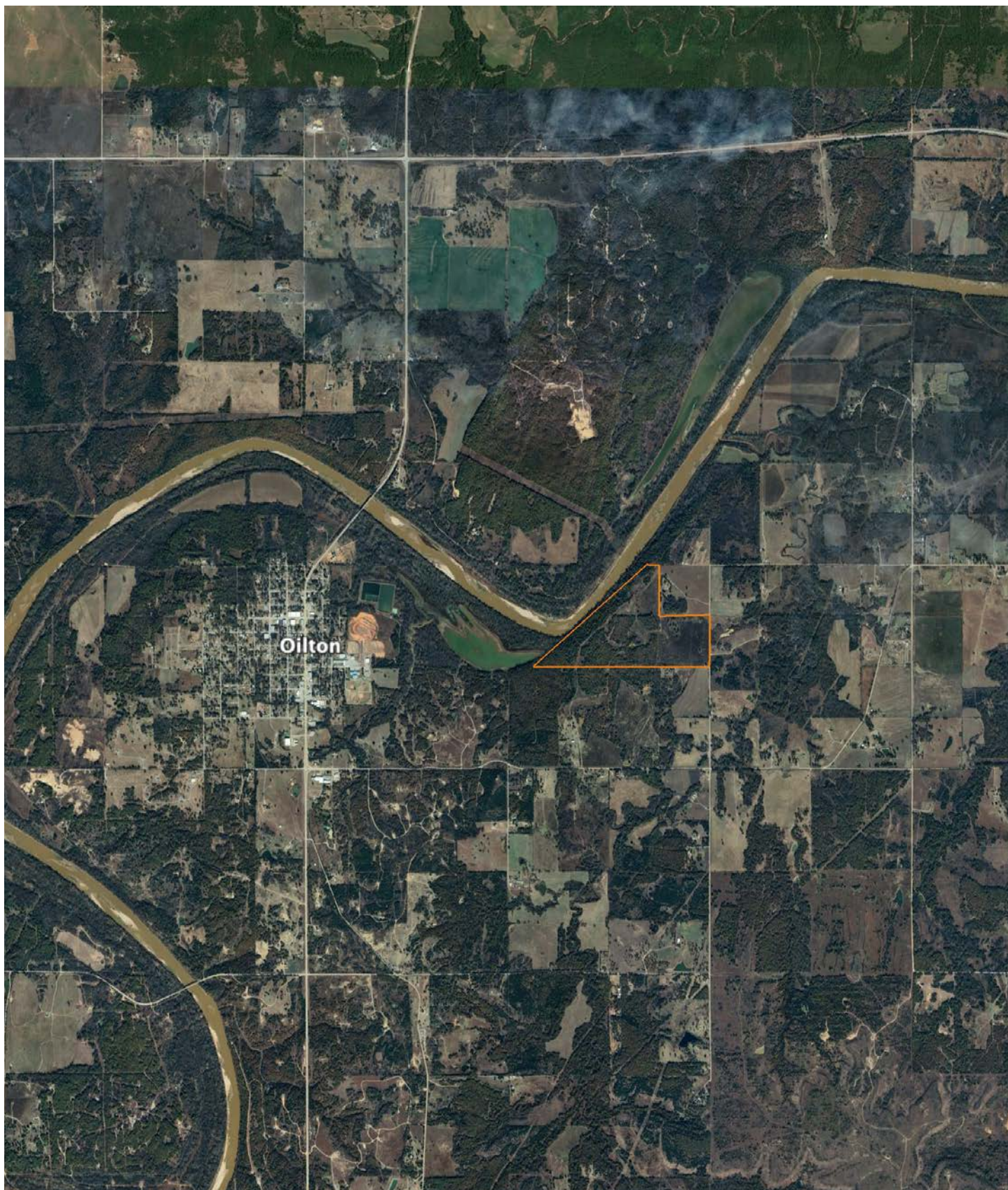
AERIAL MAP



S 497th W Ave

S 497th W Ave

OVERVIEW MAP



AGENT CONTACT

With Michael Gill as your Midwest Land Group agent, you can rest assured that he will do his homework on any land you are buying or selling. He'll be out in the Ranger, driving a property for sale to determine whether it meets your specific criteria before showing it. You'll see him out walking your land, getting to know every trait that a potential buyer would love. Michael understands that grass, trees and water – features that might be taken for granted or overlooked – all have worth. "Knowing how a property compares to other land around it helps my clients, on both the buying and selling sides, see things they wouldn't have noticed otherwise," says Michael. He believes in saving his clients a tremendous amount of time and ensuring they get the best deal. It requires a lot of hard work to get to know a piece of property as well as Michael does, but hard work is what his grandfather, a farmer, ingrained in him from an early age.

Michael was born in Tulsa, Oklahoma where he grew up bow hunting with his friends. He is drawn to the challenge of bow hunting, and he's been blessed to have had many memorable hunts on his family property in Welty, Oklahoma (just south of Bristow), which has been in his wife, Tamara's family for four generations. Michael is passing on his bow hunting skills to his three children, along with the work ethic it takes to raise cattle on their land. A natural team leader, Michael has coached his children's Little League basketball and baseball teams for the past eight years, and he and Tamara now head Mason's Little League basketball program. "I enjoy teaching kids the importance of working together. I'm a team player so Midwest Land Group is a good fit. We know each other's properties and coordinate when necessary to meet our clients' goals," explains Michael.

You will benefit from this knowledge, whether you are buying property or selling land that has been in your family for generations. "That's the good thing about selling property in the area in which you live. Being a rancher, a hunter, a fisherman and knowing Oklahoma land like I do, I can offer helpful local knowledge that can save my clients a lot of frustration," says Michael. Contact him today and work with a native Oklahoman whose land know-how will make you feel immediately at ease with your property purchase or sale.



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