

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

OKFUSKEE COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

40 +/- ACRE HUNTING TRACT

This 40 +/- acres located in Okfuskee County is the perfect small acreage hunting farm! It is located approximately 1 hour from Tulsa Hills and just over an hour to Oklahoma City! The majority of the property is wooded with one large opening and several smaller clearings that would make ideal food plot locations. From the time you step onto this tract, you will find game trails and bedding areas everywhere. The presence of mature timber offers

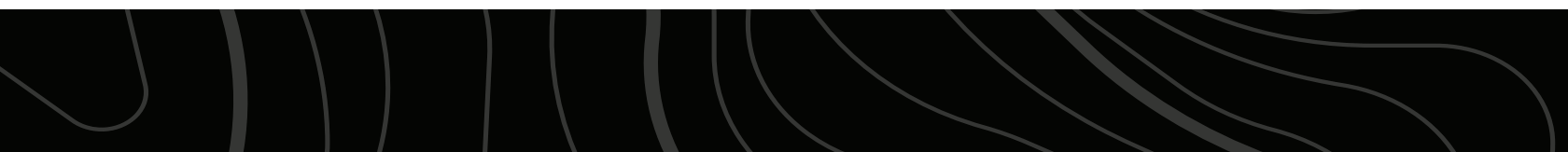
great stand locations and cover for the native wildlife while a moderate pond at the front of the property and a wet weather creek at the back offer a generous water supply making for an optimal hunting habitat. Hunting and location aren't the only nice things about this property, with just a little clearing you could have a great place to build your custom dream home! At this price, it won't last long! Call Michael to set up your private showing.



PROPERTY FEATURES

PRICE: **\$160,000** | COUNTY: **OKFUSKEE** | STATE: **OKLAHOMA** | ACRES: **40**

- 1 pond
- Wet weather creek
- Mature timber
- Centrally located between OKC and Tulsa
- Great food plot locations
- Ample evidence of wildlife presence
- 2023 taxes \$55
- County road frontage



40 +/- ACRES



1 POND



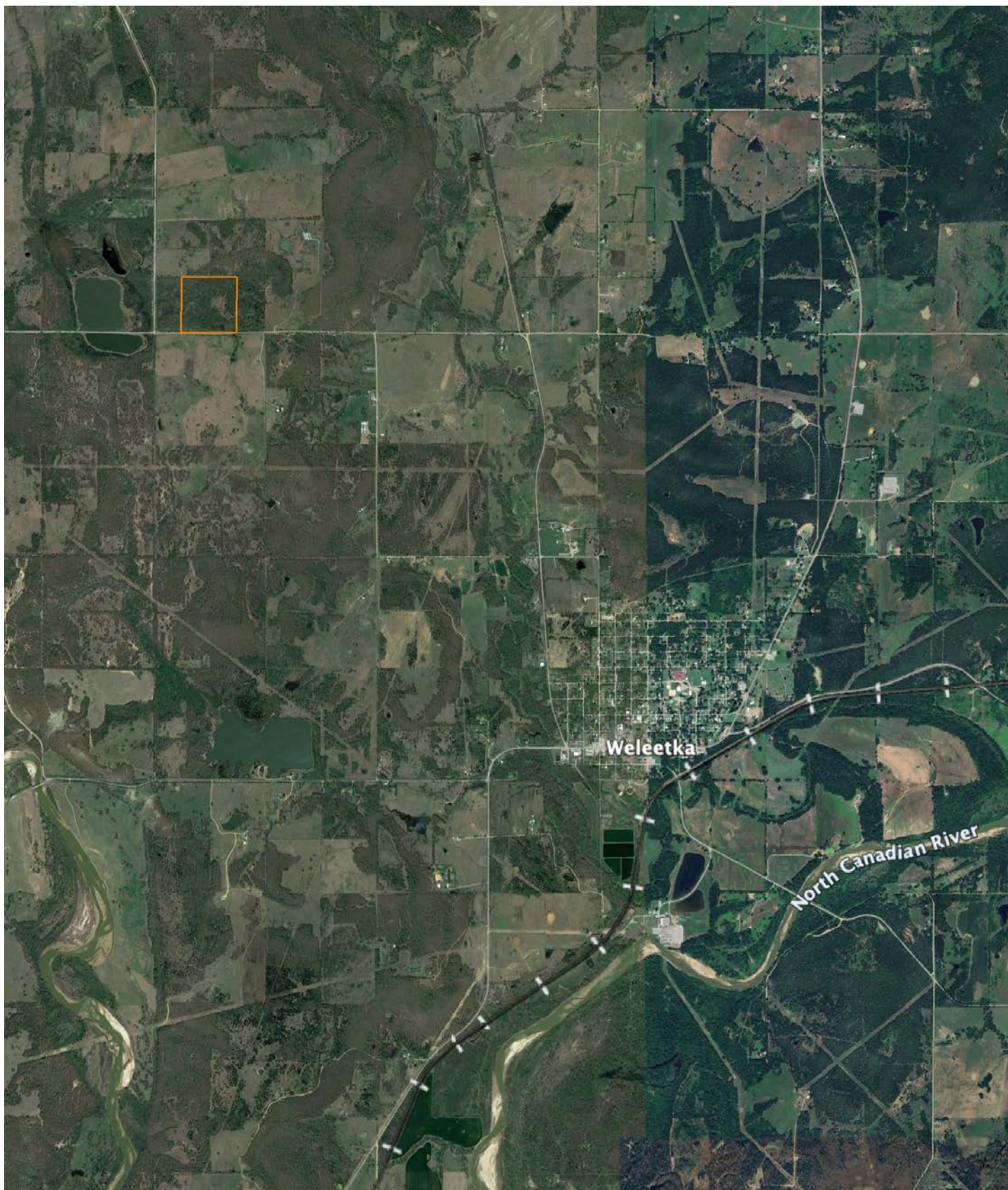
MATURE TIMBER & WET WEATHER CREEK



AERIAL MAP



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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