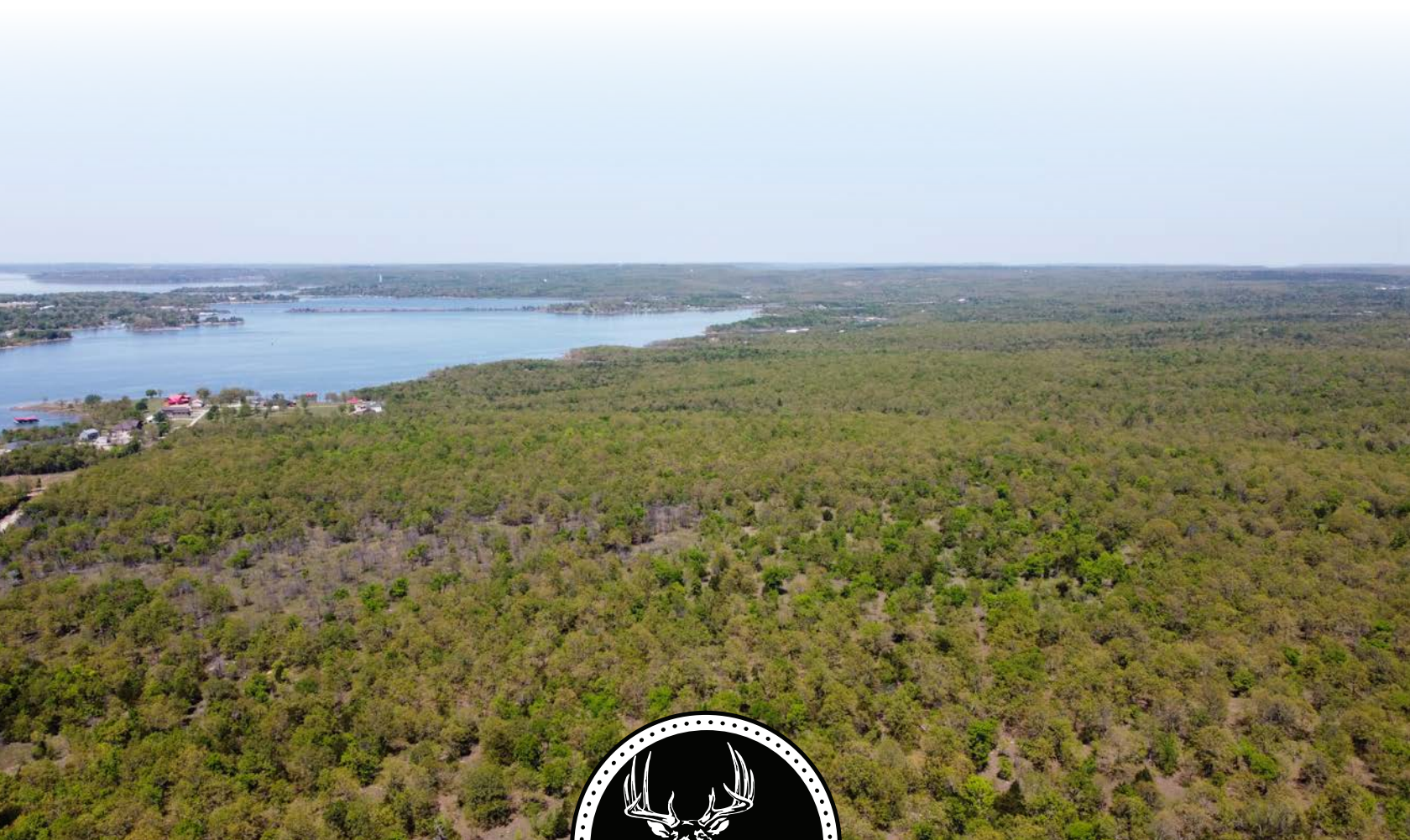


MIDWEST LAND GROUP PRESENTS

298 ACRES IN

PITTSBURG COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SUB-DIVIDABLE 298 +/- ACRES WITH LAKE EUFAULA FRONTAGE

Have you ever had the desire to build your dream lakefront estate or are you searching for an outstanding investment opportunity? Midwest Land Group is excited to introduce this incredible 298 +/- acre property southeast of Eufaula. This Pittsburg County property could very easily be subdivided. Situated along the shoreline of Oklahoma's largest lake, this property boasts panoramic views of Longtown Creek and Lake Eufaula. With the combination of natural beauty and lakefront access, the property is sure to provide the perfect serene getaway and endless opportunities for outdoor enjoyment and a tranquil lakelife experience. This Pittsburg County property features multiple build sites, a small hunting cabin (condition unknown), and abundant

recreational opportunities. The northwest 40 acres of the property will provide the new owners with direct access to the lake for boating, and fishing, and the opportunity to build the lakefront estate of their dreams. Convenience to nearby amenities in the community of Eufaula includes shopping, dining, and entertainment. Highway 9 Marina, campgrounds, and Carlton Landing are only minutes from the property. Multiple build sites and recreational opportunities can be found throughout the property. This property is truly a rare gem waiting to be discovered. Whether you are looking to build the perfect lakefront escape or an incredible investment opportunity, don't miss this rare chance to own a piece of lakefront paradise with endless potential.



PROPERTY FEATURES

COUNTY: **PITTSBURG** | STATE: **OKLAHOMA** | ACRES: **298**

- 298 +/- acres
- Seller willing to sub-divide
- Lake access via Longtown Creek
- Minutes from Highway 9 Marina and Carlton Landing
- Multiple build site locations
- Multiple ponds
- Small hunting cabin (condition unknown)
- Hunting, fishing, and recreational opportunities
- County-maintained gravel road frontage
- Electric available on Dozer Mountain Road
- 2023 Taxes: \$106.00



298 +/- ACRES



COUNTY-MAINTAINED GRAVEL ROAD FRONTAGE



HUNTING, FISHING, AND RECREATION



MULTIPLE PONDS



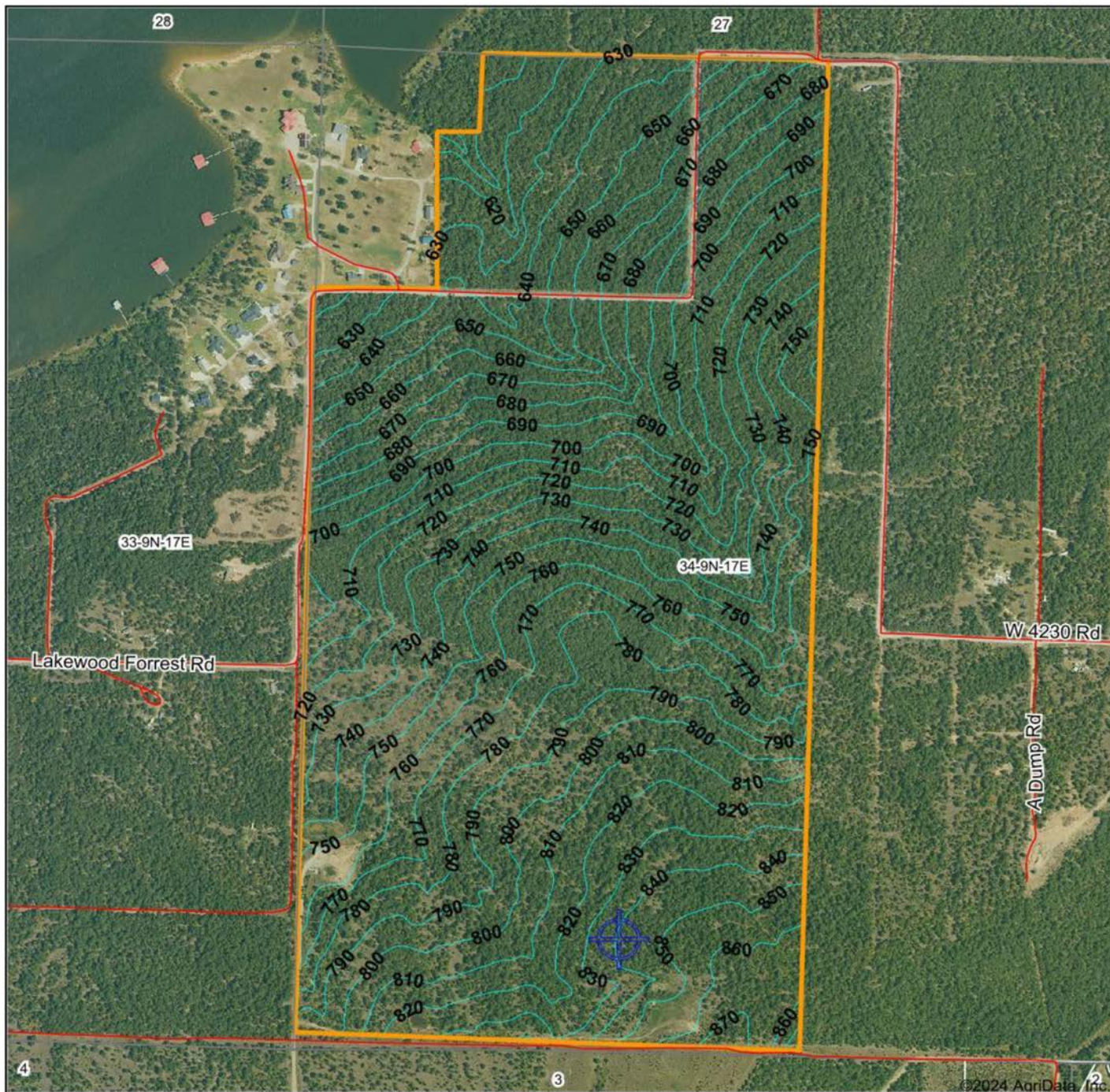
MULTIPLE BUILD SITE LOCATIONS



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



©2024 AgriData, Inc.



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem
 Interval(ft): 10.0
 Min: 593.3
 Max: 874.7
 Range: 281.4
 Average: 739.8
 Standard Deviation: 67.39 ft

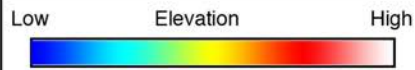
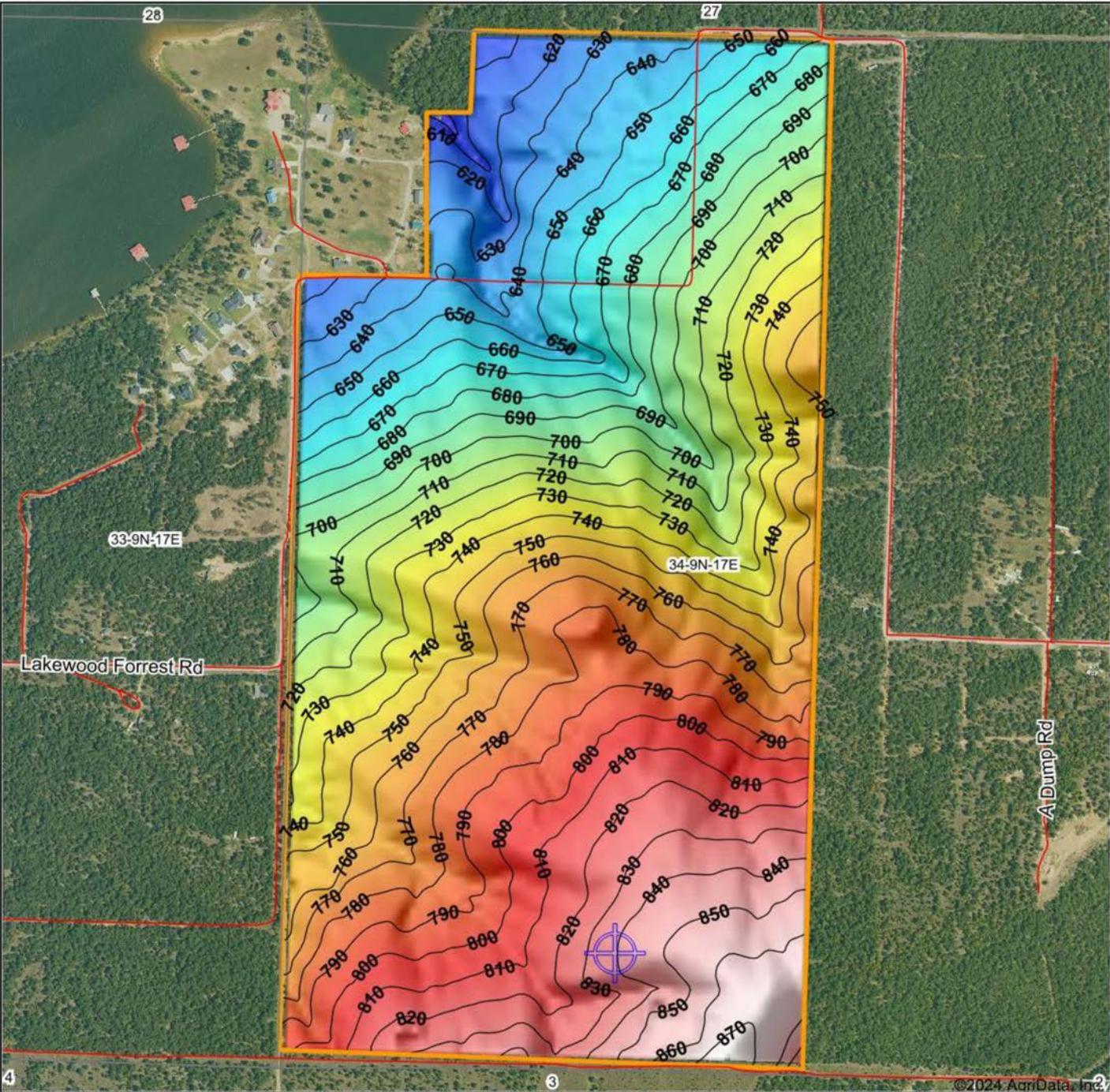


4/11/2024

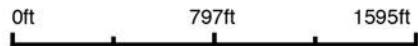
34-9N-17E
Pittsburg County
Oklahoma

Boundary Center: 35° 12' 36.37, -95° 29' 57.92

HILLSHADE MAP



Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 593.3
 Max: 874.7
 Range: 281.4
 Average: 739.8
 Standard Deviation: 67.39 ft



4/11/2024

34-9N-17E
Pittsburg County
Oklahoma

Boundary Center: 35° 12' 36.37, -95° 29' 57.92



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

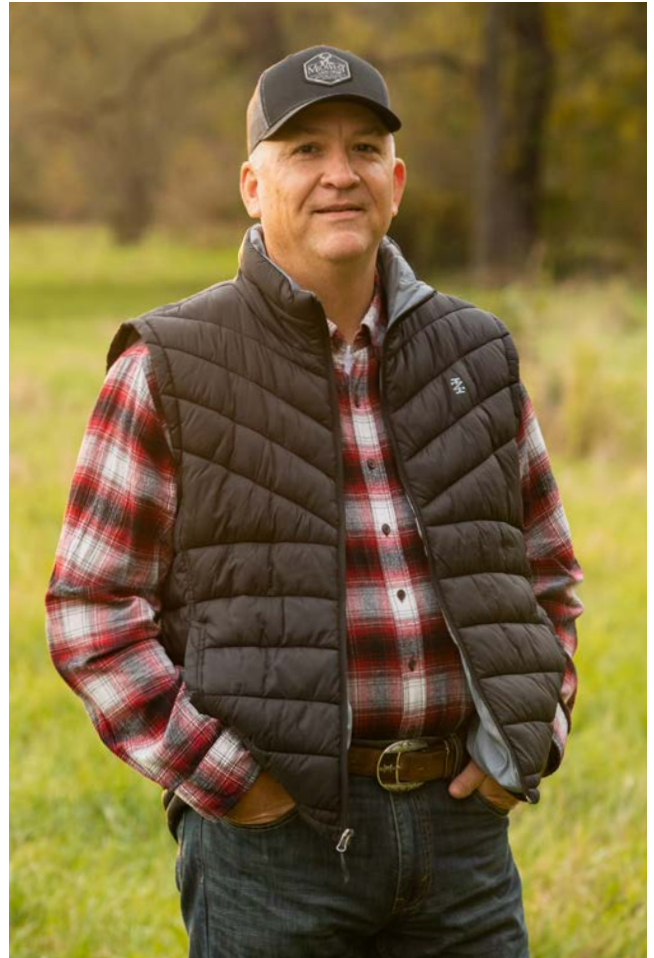
Field borders provided by Farm Service Agency as of 5/21/2008.

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

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, Texas, and Wisconsin.