

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

OKMULGEE COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

GREAT OKMULGEE, OKLAHOMA DEVELOPMENT OPPORTUNITY

Looking for a great subdivision location? Want to put in a commercial, office/warehouse building? How about a large storage unit development? How about a combination of all the above? Don't miss this great Okmulgee, Oklahoma 40 +/- acre development tract. The current zoning is agricultural, The west and north boundaries of this parcel border the Okmulgee city limits boundary line. This parcel is also located in an

opportunity zone! There is approximately 1,300 feet of paved road frontage, located on Gun Club Rd. This property's neighbors developed land in 3 directions making it an attractive investment property, don't miss the opportunity to purchase a great piece of land that is ripe for all kinds of development. Call Tony Prideaux at (918) 960-1226 for more information or to schedule a tour.



PROPERTY FEATURES

PRICE: **\$400,000** | COUNTY: **OKMULGEE** | STATE: **OKLAHOMA** | ACRES: **40**

- Paved road frontage
- Borders city limit boundary
- Utilities available
- Zoned agricultural
- 100% outside floodplain
- Developed neighboring tracts



40 +/- ACRES



PAVED ROAD FRONTAGE



BORDERS CITY LIMIT BOUNDARY



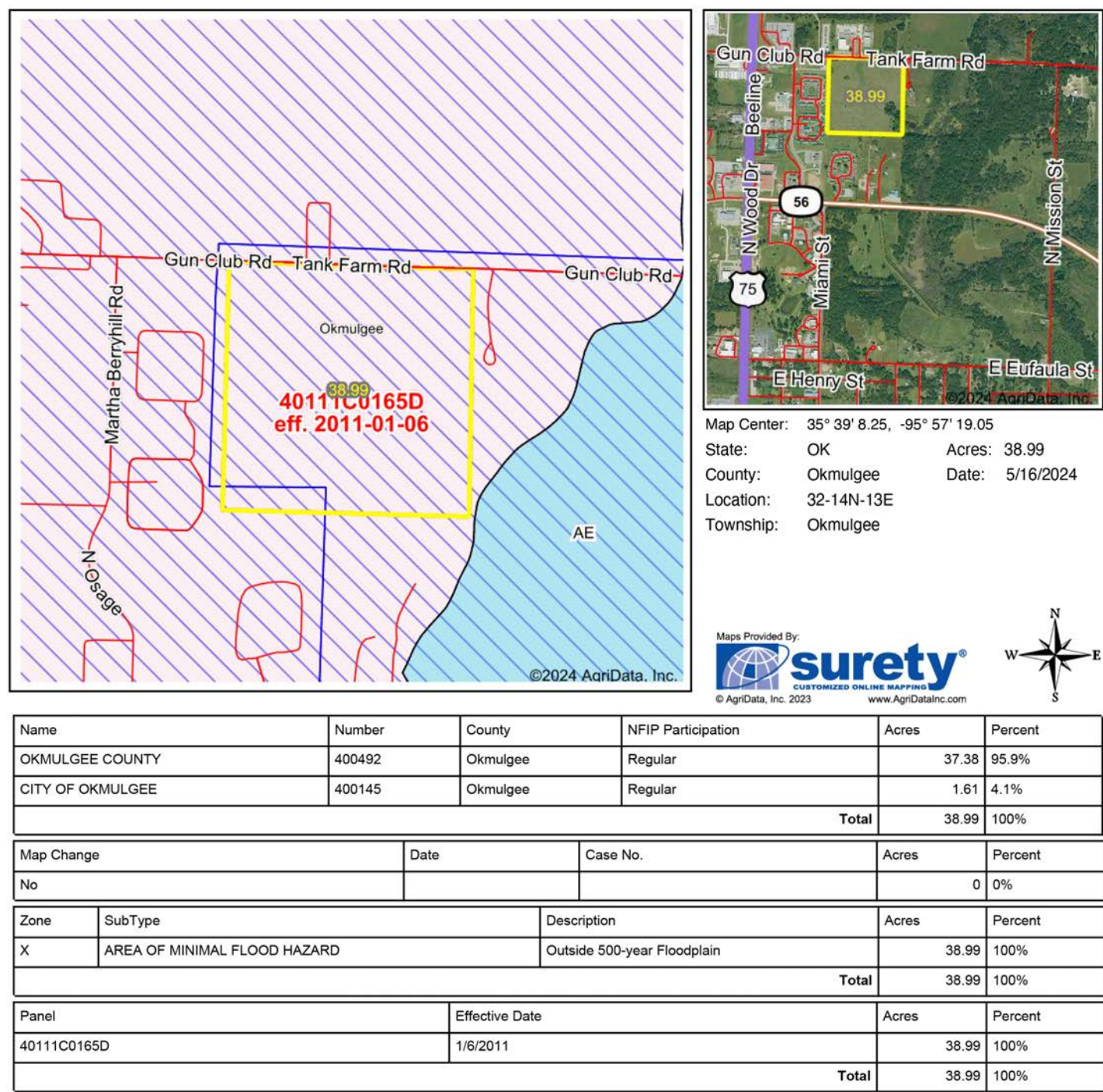
100% OUTSIDE FLOODPLAIN



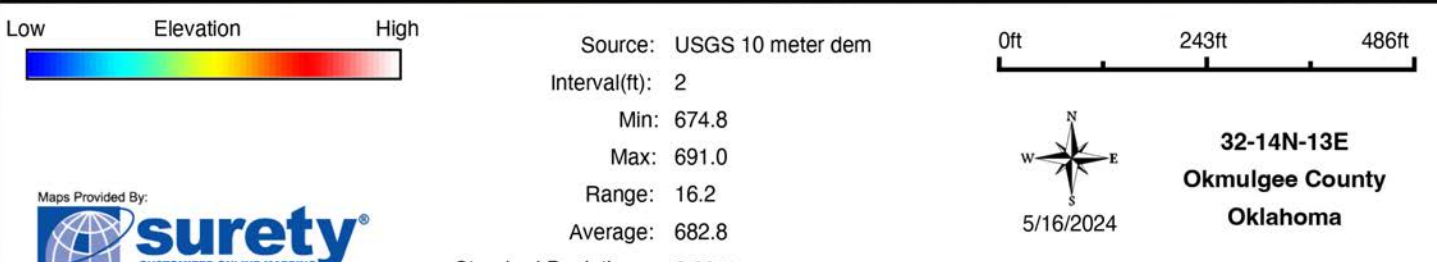
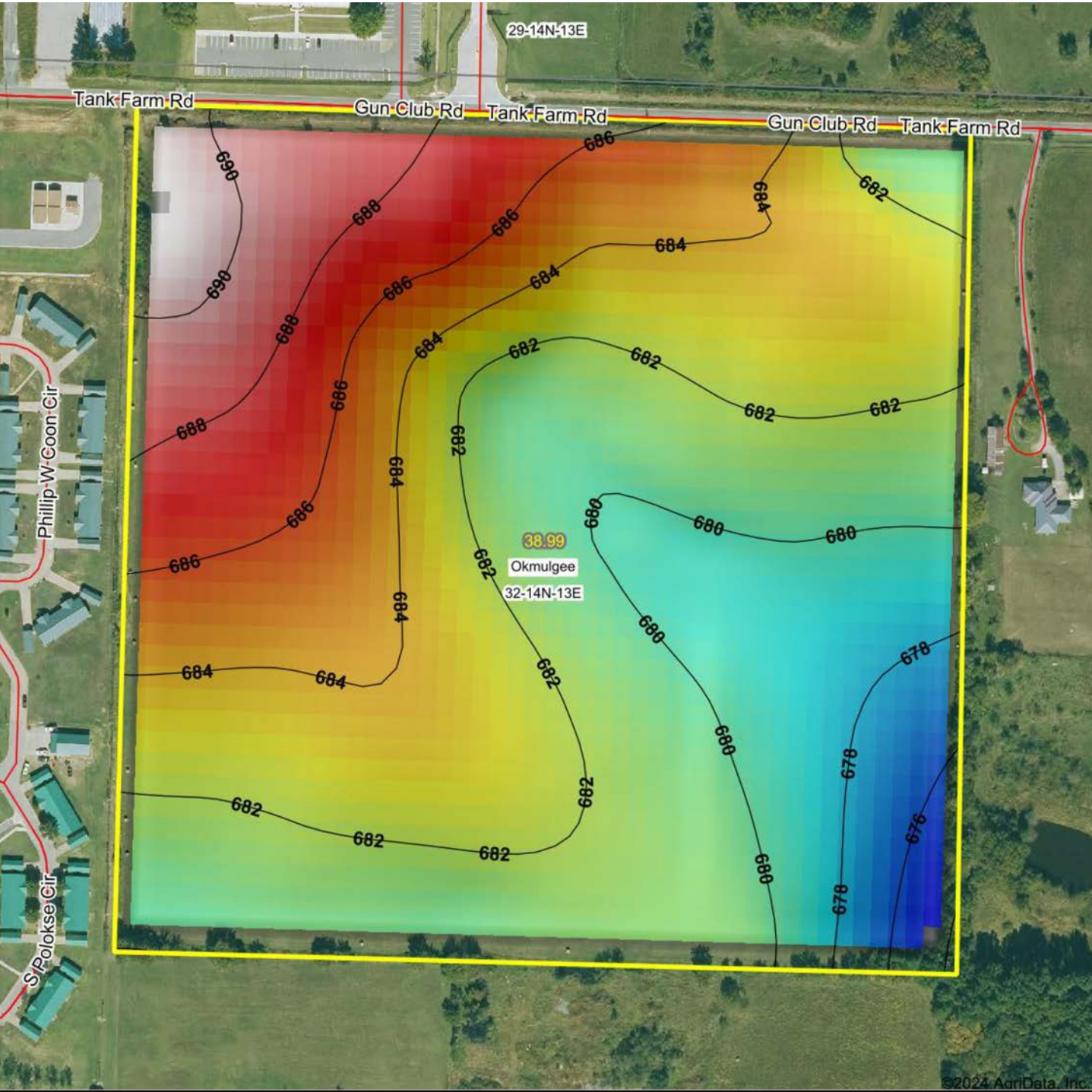
ADDITIONAL PHOTOS



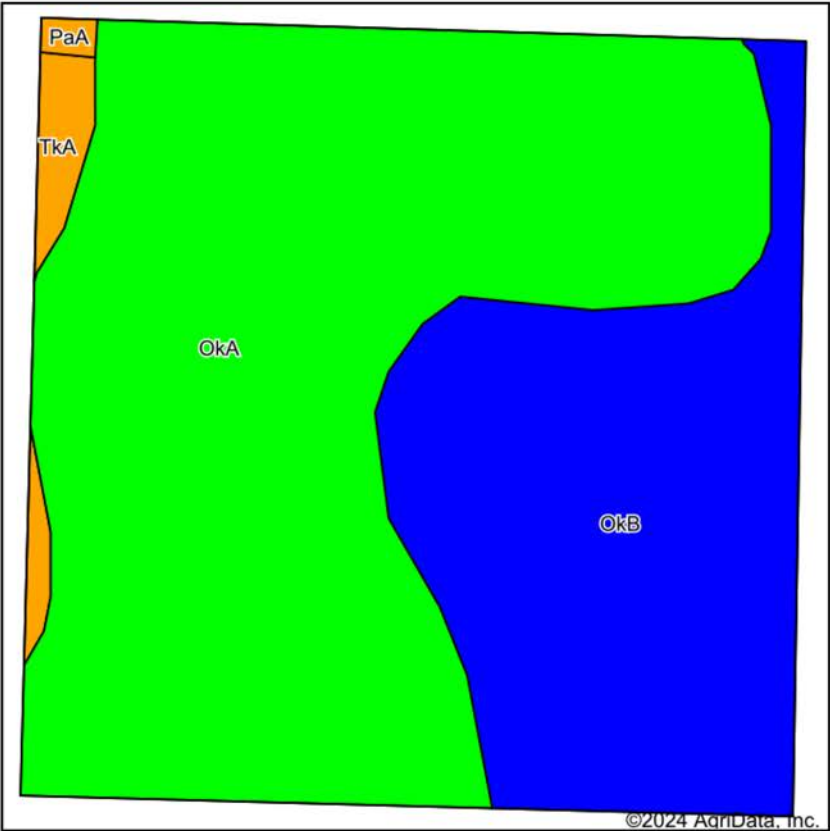
FEMA REPORT



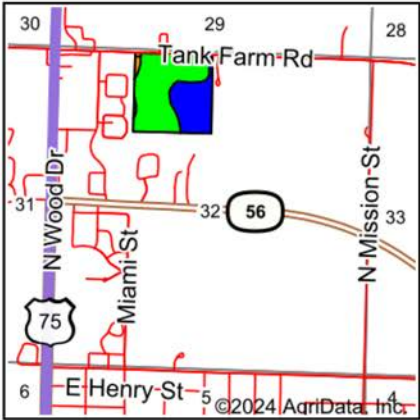
HILLSHADE MAP



SOIL MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
County: **Okmulgee**
Location: **32-14N-13E**
Township: **Okmulgee**
Acres: **38.99**
Date: **5/16/2024**

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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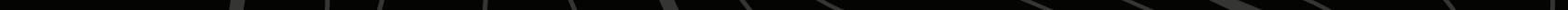


Area Symbol: OK111, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
OkA	Okemah silt loam, 0 to 1 percent slopes	25.03	64.2%		Iw	5034	74	73	67	69	70
OkB	Okemah silt loam, 1 to 3 percent slopes	12.99	33.3%		Ile	4173	75	74	68	71	70
TkA	Taloka silt loam, 1 to 3 percent slopes	0.84	2.2%		IIIs	4889	63	54	57	61	63
PaA	Parsons silt loam, 0 to 1 percent slopes	0.13	0.3%		IIlw	3761	83	82	66	69	62
Weighted Average					1.38	4739.8	*n 74.1	*n 73	*n 67.1	*n 69.5	*n 69.8

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method



AGENT CONTACT

Being a landowner can be very rewarding. Agent Tony Prideaux knows that firsthand, having experience with his own land in Rogers County, Oklahoma. He's planted food plots, cleared land, created good habitat for wildlife, made improvements, built upon it, and more. Tony can operate just about any piece of equipment, and enjoys doing so around his property, always improving it.

Born in Tulsa, Tony graduated from Claremore High School before entering the workforce. He ran his own business, Glass by Tony, for 10 years as Tulsa's largest independent and top-rated auto glass company before selling the business. At Midwest Land Group, he's able to take that experience serving the public and combine it with something he truly enjoys, all while helping land buyers and sellers pursue their dreams. This hard-working agent loves people and is known for his customer service. Tony values every opportunity he gets to serve his clients and doesn't rest until the deal is done, ensuring an excellent experience along the way.

When he's not working, Tony volunteers with the Oklahoma Department of Corrections, as well as Hope is Alive Ministries. He enjoys hunting whitetail deer and wild hogs, striper and hybrid bass fishing, and working on his land making improvements. He lives in Claremore with his wife, Talia, and has two adult daughters, Jorden and Ryaegen. If you're in the market to buy or sell land in Northeast Oklahoma, be sure to give Tony a call!



TONY PRIDEAUX, LAND AGENT
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MidwestLandGroup.com

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