

MIDWEST LAND GROUP PRESENTS

160 ACRES IN

# OSAGE COUNTY OKLAHOMA



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# GREAT PRODUCTION RANCH WITH BONUS HUNTING

Midwest Land Group is proud to present this stunning 160 +/- acre production ranch in western Osage County. A large overhead entry will greet you as you approach the property coming down Little Doga Road. As you travel south down the 2,000 foot driveway, you will notice large, terraced bermuda pastures on both sides of the road. At the end of the driveway lies a 2,700 square foot 3 bed, 2 bath ranch style brick home with metal roof. To the east of the residence is a 45'x30' two-bay, concrete floor shop. Alongside the shop, a short distance to the southeast sits the newly refurbished barn with tack room. Surrounding the barn to the south are multiple sets of corrals, traps, and covered working chutes to aid in the processing of livestock. This property boasts 5 ponds and 7 separate traps making

it ideal for the herd rotation of your choice. This 160 +/- acre ranch is sandwiched between two different live creeks, the East Fork Doga Creek and the Middle Fork Doga Creek. Providing additional watering needs for livestock, these waterways are paralleled with mature oaks providing extra needed shade for livestock during those hot summer months. This property also appeals to the whitetail hunter with a proven big deer history. Multiple types of oaks along these two creeks create ideal forage and stand locations for the whitetail hunter to set up many different locations for the anticipated fall seasons. Combinations of tracts of this size and quality appeal to many and are a rarity in this area. If you're interested in learning more about this property, give Will Pester a call at (918) 578-9353.





# PROPERTY FEATURES

PRICE: **\$734,350** | COUNTY: **OSAGE** | STATE: **OKLAHOMA** | ACRES: **160**

- Fully fenced bermuda pastures
- 7 traps
- 5 ponds
- 2 live creeks
- Corrals and working pens
- Covered working chute
- 25'x 25' refurbished barn
- 30'x45' concrete floor shop
- 3 bed, 2 bath 2,700 sq. ft. ranch-style brick home
- Bulk feed bin
- Whitetails
- 30 minutes to Pawhuska
- 25 minutes to Ponca City
- 15 minutes to Fairfax





160 +/- ACRES

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# CORRALS AND WORKING PENS

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## WHITETAILS

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## 2 LIVE CREEKS

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# 5 PONDS

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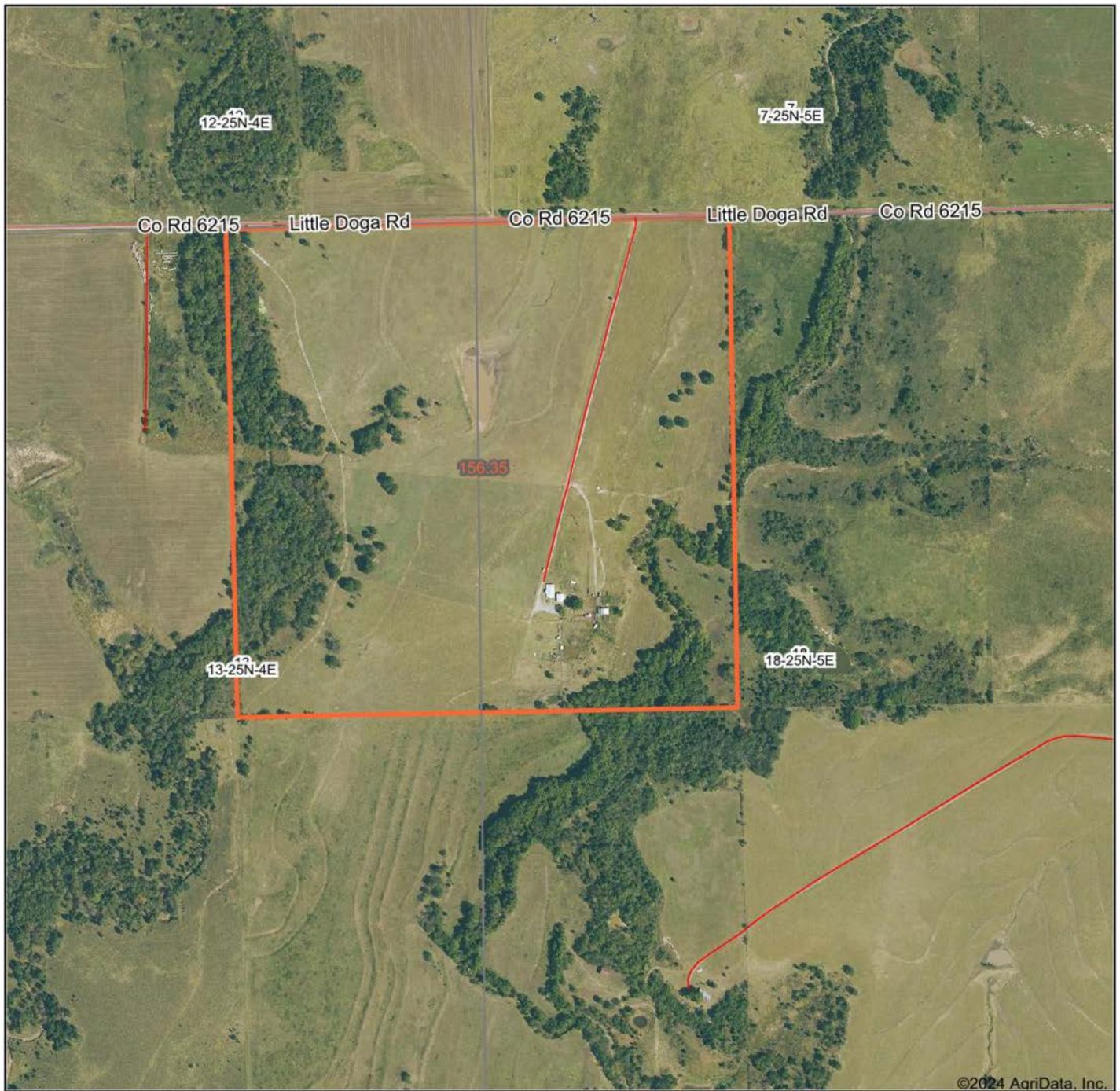
# FULLY FENCED BERMUDA PASTURES

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# AERIAL MAP



Maps Provided By:



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Boundary Center: 36° 38' 53.58, -96° 48' 57.69

**18-25N-5E**  
**Osage County**  
**Oklahoma**

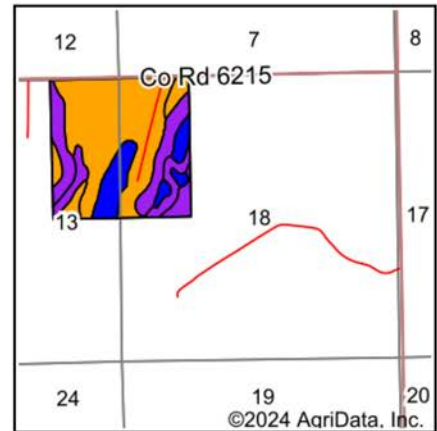
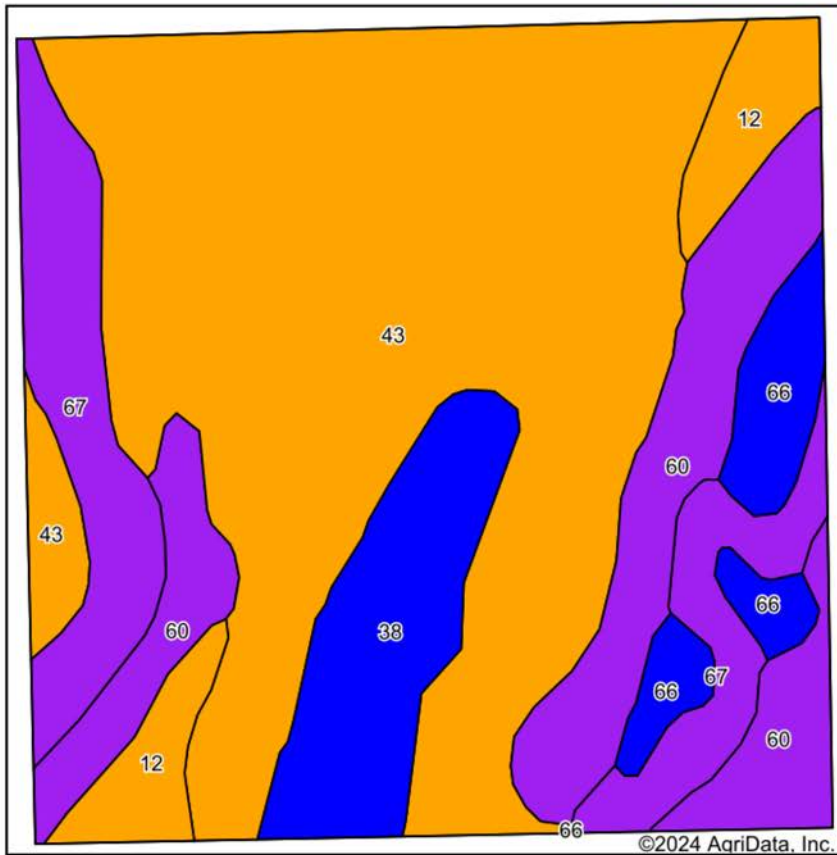
0ft 825ft 1650ft



4/9/2024



# SOIL MAP



State: **Oklahoma**  
 County: **Osage**  
 Location: **18-25N-5E**  
 Township: **McCord-Braden**  
 Acres: **156.35**  
 Date: **4/9/2024**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: OK113, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
43	Norge-Pawhuska complex, 1 to 5 percent slopes	84.33	53.9%		> 6.5ft.	IIIe	3956	54	40	49	48
60	Coyle-Lucien complex, 3 to 12 percent slopes	23.85	15.3%		2.2ft. (Paralithic bedrock)	VIe	4163	37	36	35	33
67	Verdigris silt loam, 0 to 1 percent slopes, frequently flooded	19.20	12.3%		> 6.5ft.	VW	8048	63	63	50	52
38	Norge silt loam, 1 to 3 percent slopes	13.34	8.5%		> 6.5ft.	IIe	4713	70	64	63	70
12	Bethany-Pawhuska complex, 1 to 5 percent slopes	7.98	5.1%		0.3ft. (Natric)	IIIe	3793	49	41	49	46
66	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	7.65	4.9%		> 6.5ft.	IIW	7758	82	82	63	75
Weighted Average						3.57	4732.4	*n 55	*n 46.4	*n 48.9	*n 49.3

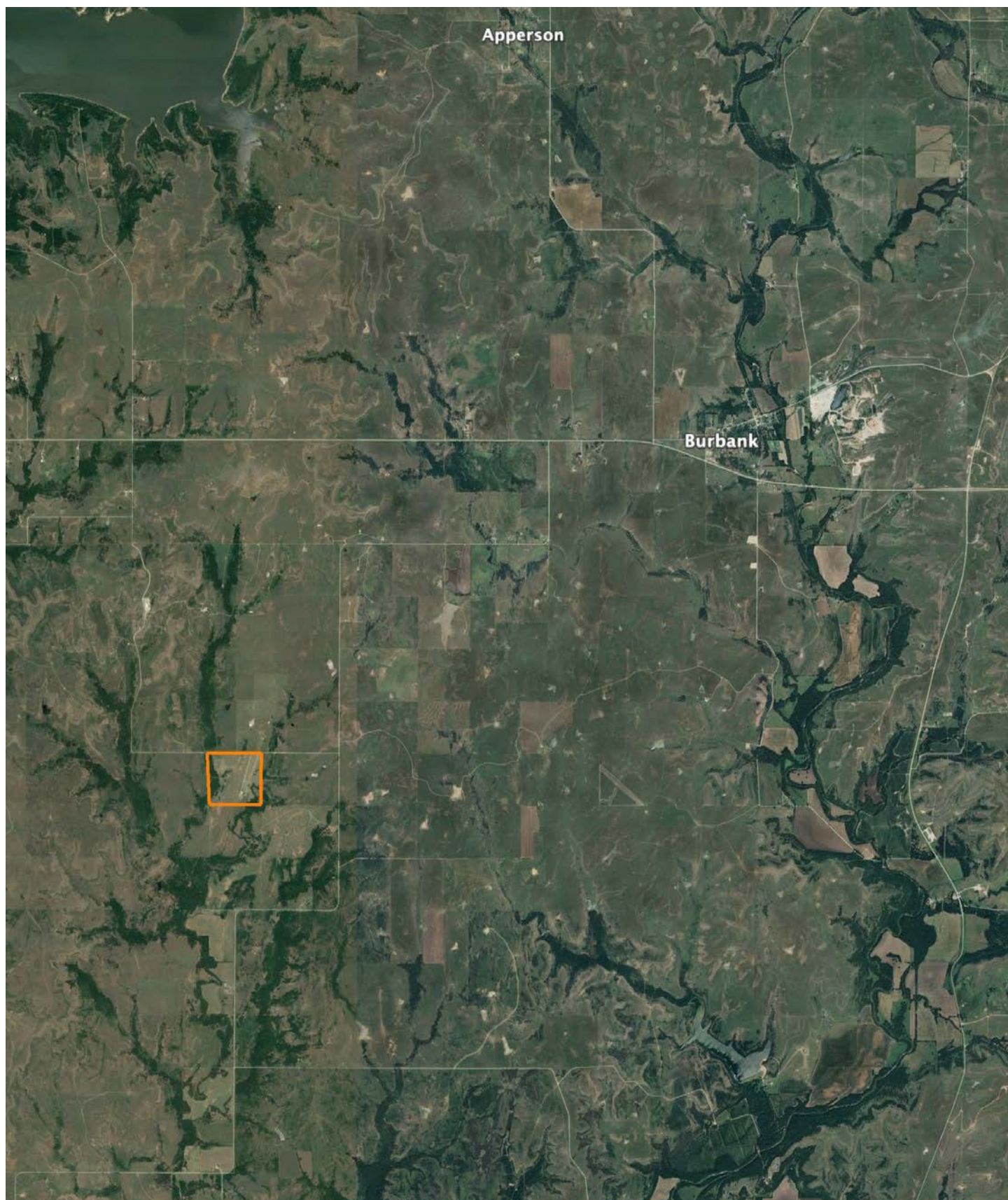
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# OVERVIEW MAP

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## AGENT CONTACT

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When it comes to discussing land or habitat improvement, Will Pester's enthusiasm and passion for the outdoors always shine through. Will was born and raised in Pawhuska, Oklahoma, a little over an hour's drive north of Tulsa. Here, he graduated from Pawhuska High School, went on to attend Rogers State University in Claremore, then obtained a Bachelor's Degree in fire protection and safety technology engineering from Oklahoma State in Stillwater.

For several years, Will worked in the Oil and Gas Industry, specializing in safety and pipeline inspection. At Midwest Land Group, he's able to use his experience in investigation and analysis to market the unique features your land has to offer to potential buyers.

When he's not working, you can often find him chasing mature whitetails with his bow, fishing with his kids, golfing, and traveling with his wife. He also serves as a coach for his son's basketball and football teams. Will lives in Pawhuska with his wife Jeri, sons Beck and Penn, and daughter Karter. If you're ready to buy or sell, give Will a call.



**WILL PESTER,** LAND AGENT  
**918.578.9353**  
WPester@MidwestLandGroup.com



## MidwestLandGroup.com

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