

MIDWEST LAND GROUP PRESENTS

22 ACRES IN

CHEROKEE COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

GREAT 22 +/- ACRE CHEROKEE COUNTY BUILD SITE

Looking for a place to build, with recreation and the ability to hunt? Look no further than this 22 +/- acres in Hulbert, Oklahoma. Located just 2.7 miles from Sequoyah State Park on Fort Gibson Lake. This property is a blank slate for your future homestead. This mostly timbered parcel boasts a wet weather creek and easy access from a paved county road.

Whether you're dreaming of a secluded retreat or a permanent residence, this property provides a blank

canvas for your ideal home site. Wildlife enthusiasts will be delighted by the abundant deer, turkey, and other wildlife that frequent the area, offering endless opportunities for nature observation and hunting.

Don't miss this rare chance to own a slice of Oklahoma's scenic countryside, where tranquility and adventure await just outside your door. Call Tony Prideaux at (918) 960-1226 for a private tour.



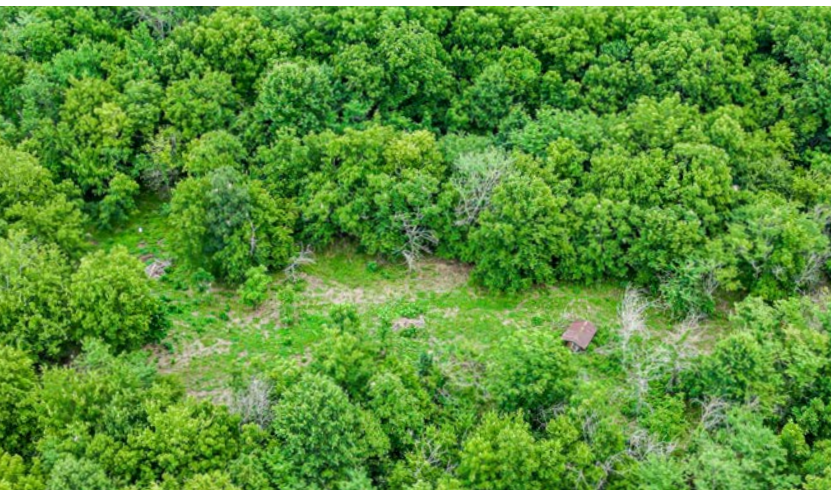
PROPERTY FEATURES

PRICE: **\$126,005** | COUNTY: **CHEROKEE** | STATE: **OKLAHOMA** | ACRES: **22**

- 22 +/- acres
- Paved road frontage
- Rural water available
- Electric available
- Mature timber
- Wet weather creek
- 2.7 miles From Fort Gibson Lake
- Lots of wildlife
- Hulbert Public Schools
- Less than 1 hour from Tulsa



22 +/- ACRES



PAVED ROAD FRONTAGE



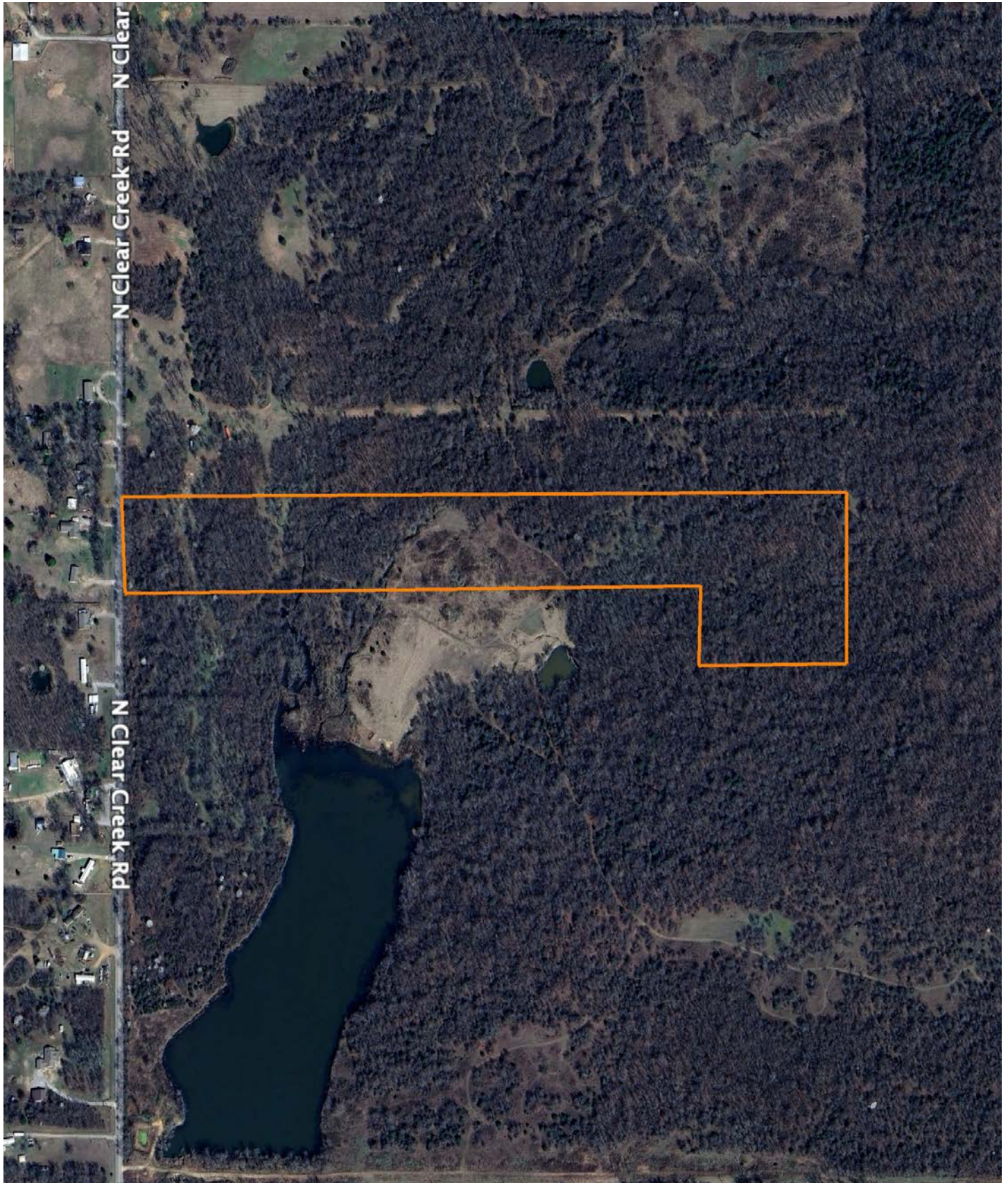
MATURE TIMBER



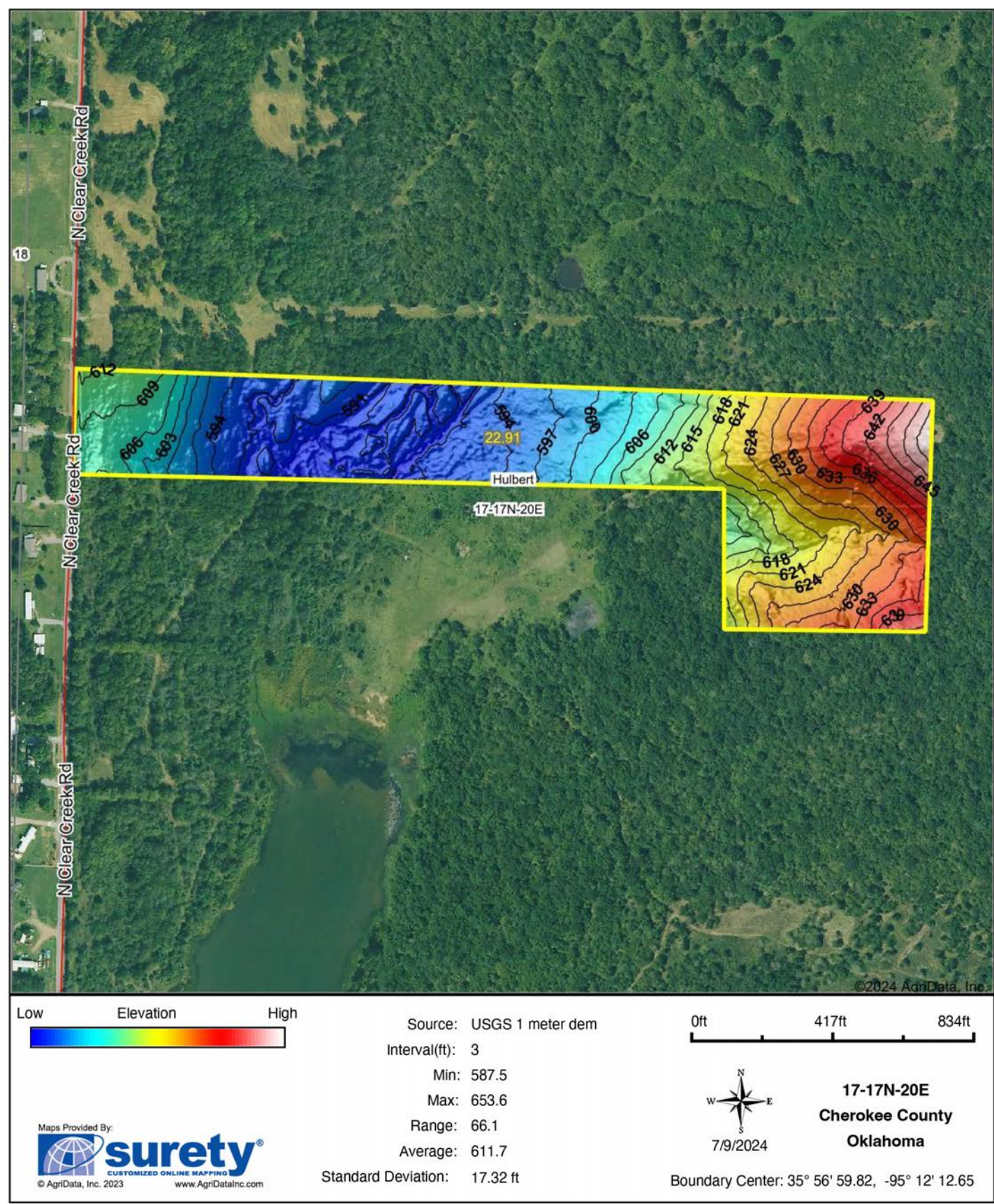
ADDITIONAL PHOTOS



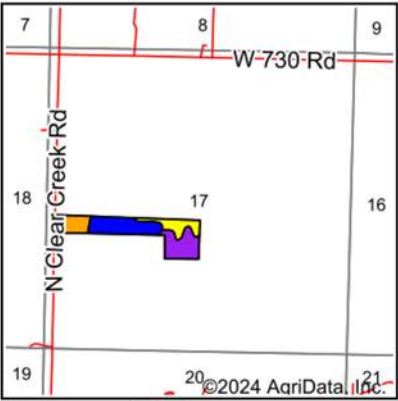
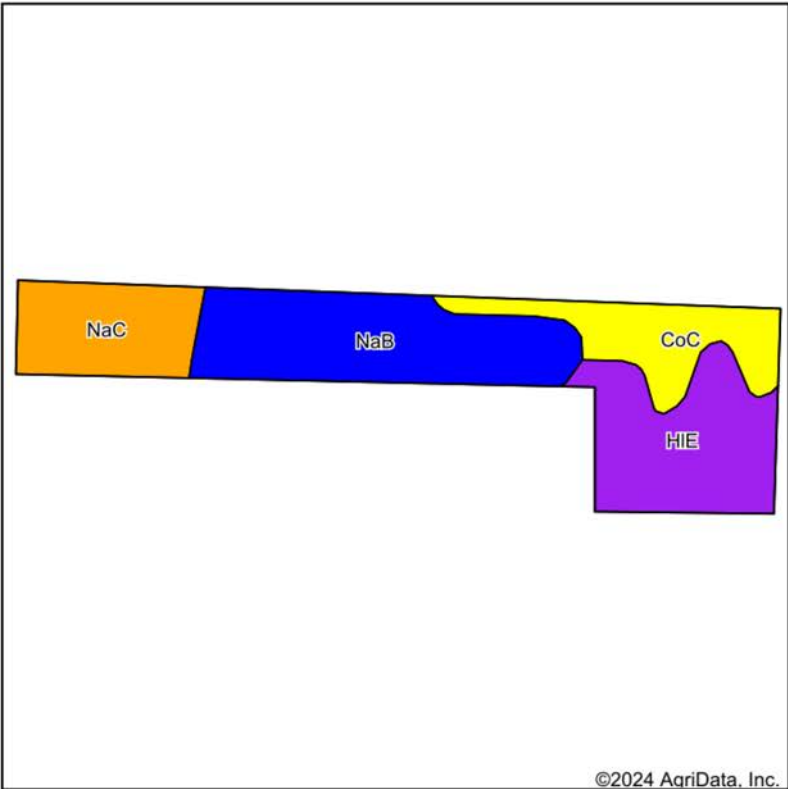
AERIAL MAP



HILLSHADE MAP



SOIL MAP



State: **Oklahoma**
County: **Cherokee**
Location: **17-17N-20E**
Township: **Hulbert**
Acres: **22.91**
Date: **7/9/2024**

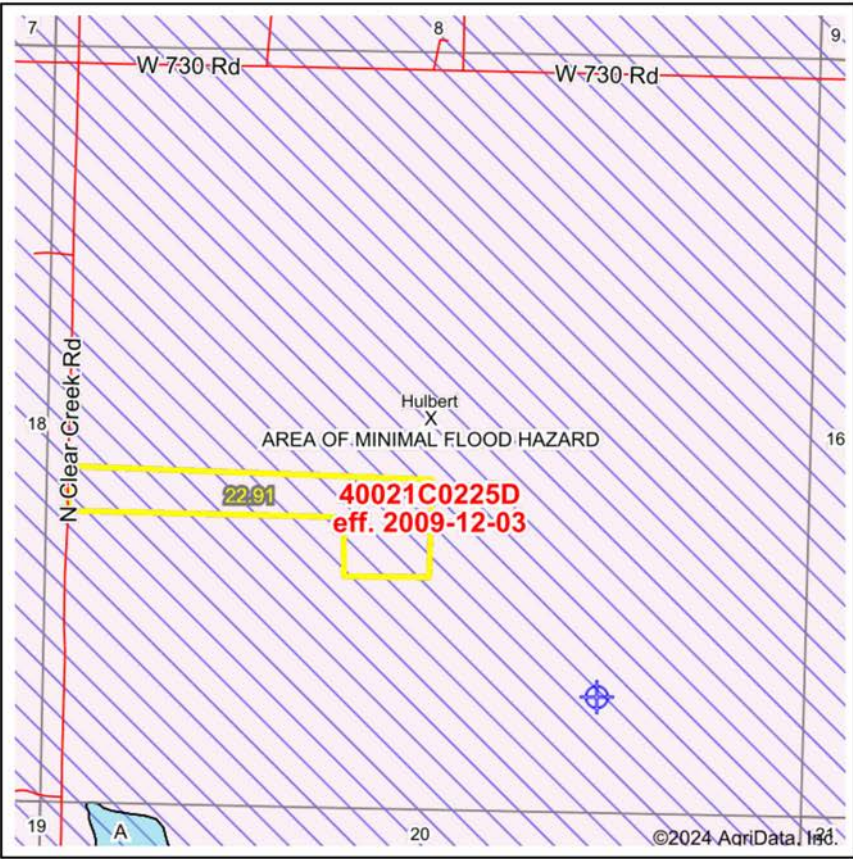


Soils data provided by USDA and NRCS.

Area Symbol: OK021, Soil Area Version: 17														
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass AUM	Common bermudagrass Tons	Corn Bu	Grain sorghum Bu	Improved bermudagrass AUM	Oz Bu
NaB	Newtonia silt loam, 1 to 3 percent slopes	7.95	34.7%		Ile	0	7	7	7	7	68	73	8	
HIE	Enders-Linker-Hector association, 5 to 30 percent slopes	6.50	28.4%		Vlle	3193			3	3				
NaC	Newtonia silt loam, 3 to 5 percent slopes	4.26	18.6%		IIle	0	3				62	65	7	
CoC	Coweta fine sandy loam, 3 to 5 percent slopes, very rocky	4.20	18.3%		IVs	0	1				5	8	3	
Weighted Average					3.97	905.9	3.2	2.4	3.3	3.3	36	38.9	4.6	

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

FEMA MAP

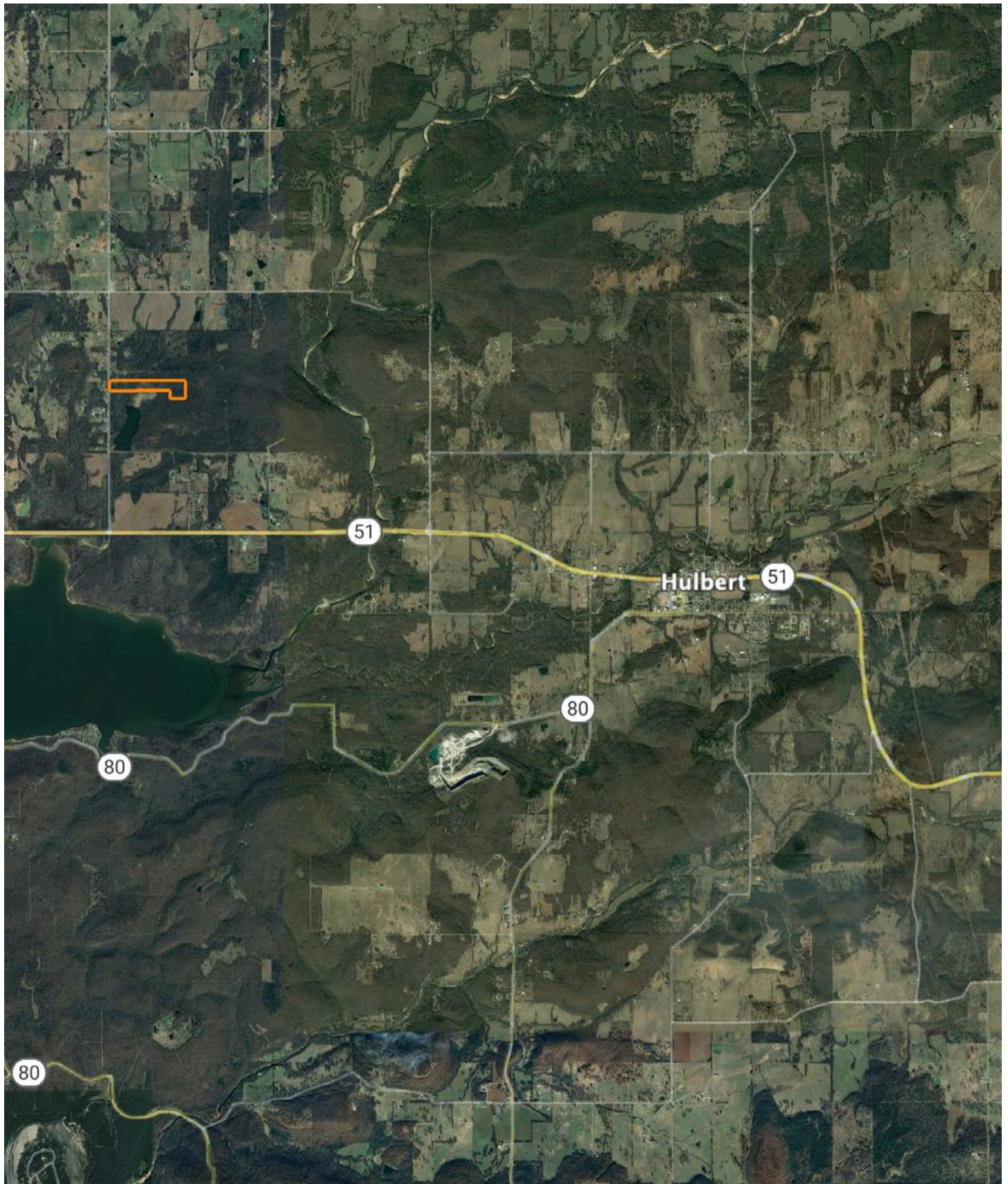


Map Center: 35° 57' 6.47, -95° 11' 57.49
State: OK Acres: 22.91
County: Cherokee Date: 7/9/2024
Location: 17-17N-20E
Township: Hulbert



Name		Number	County	NFIP Participation	Acres	Percent
Cherokee County		400488	Cherokee	Regular	22.91	100%
Total					22.91	100%
Map Change			Date	Case No.	Acres	Percent
No					0	0%
Zone	SubType			Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD			Outside 500-year Floodplain	22.91	100%
Total					22.91	100%
Panel			Effective Date		Acres	Percent
40021C0225D			12/3/2009		22.91	100%
Total					22.91	100%

OVERVIEW MAP



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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