

MIDWEST LAND GROUP PRESENTS

70 ACRES IN

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# SEQUOYAH COUNTY OKLAHOMA



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# GREAT SEQUOYAH COUNTY 70 +/- HUNTING TRACT

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Discover a hunter's paradise with this secluded 70-acre tract in Sequoyah County, Oklahoma, near the tranquil Stoney Point area just 19 miles north of Sallisaw. This property offers a unique blend of natural features, including a pond, mature timber, and dramatic 300-foot elevation changes that provide stunning views of the surrounding landscape.

Accessible via an easement with a locked gate, ensuring privacy and security, this land is perfect for those

seeking solitude and exclusive access. The diverse wildlife population, featuring deer, bear, turkey, and hogs, makes it an ideal hunting ground.

Experience the peace and beauty of nature on this exceptional property, where every visit promises adventure and serenity. Don't miss this opportunity to own a prime piece of Oklahoma wilderness. Call Tony Prideaux at (918) 960-1226 for a private showing.





# PROPERTY FEATURES

PRICE: **\$154,000** | COUNTY: **SEQUOYAH** | STATE: **OKLAHOMA** | ACRES: **70**

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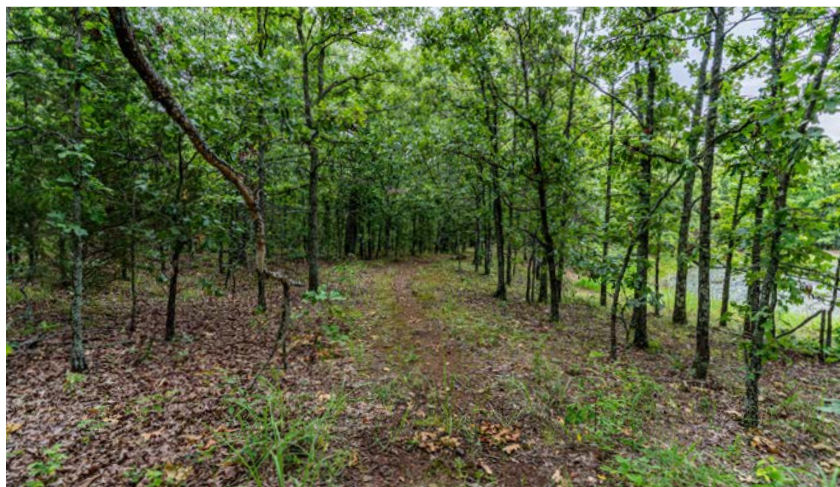
- 70 +/- acres
- Sequoyah County
- Secluded hunting
- Deeded perpetual easement
- Private gated road
- Deer, bear, turkey, hogs
- 300 ft elevation changes
- Mostly wooded
- Partially fenced
- Pond





70 +/- ACRES

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# DEER, TURKEY, BEARS, HOGS

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## MATURE TIMBER

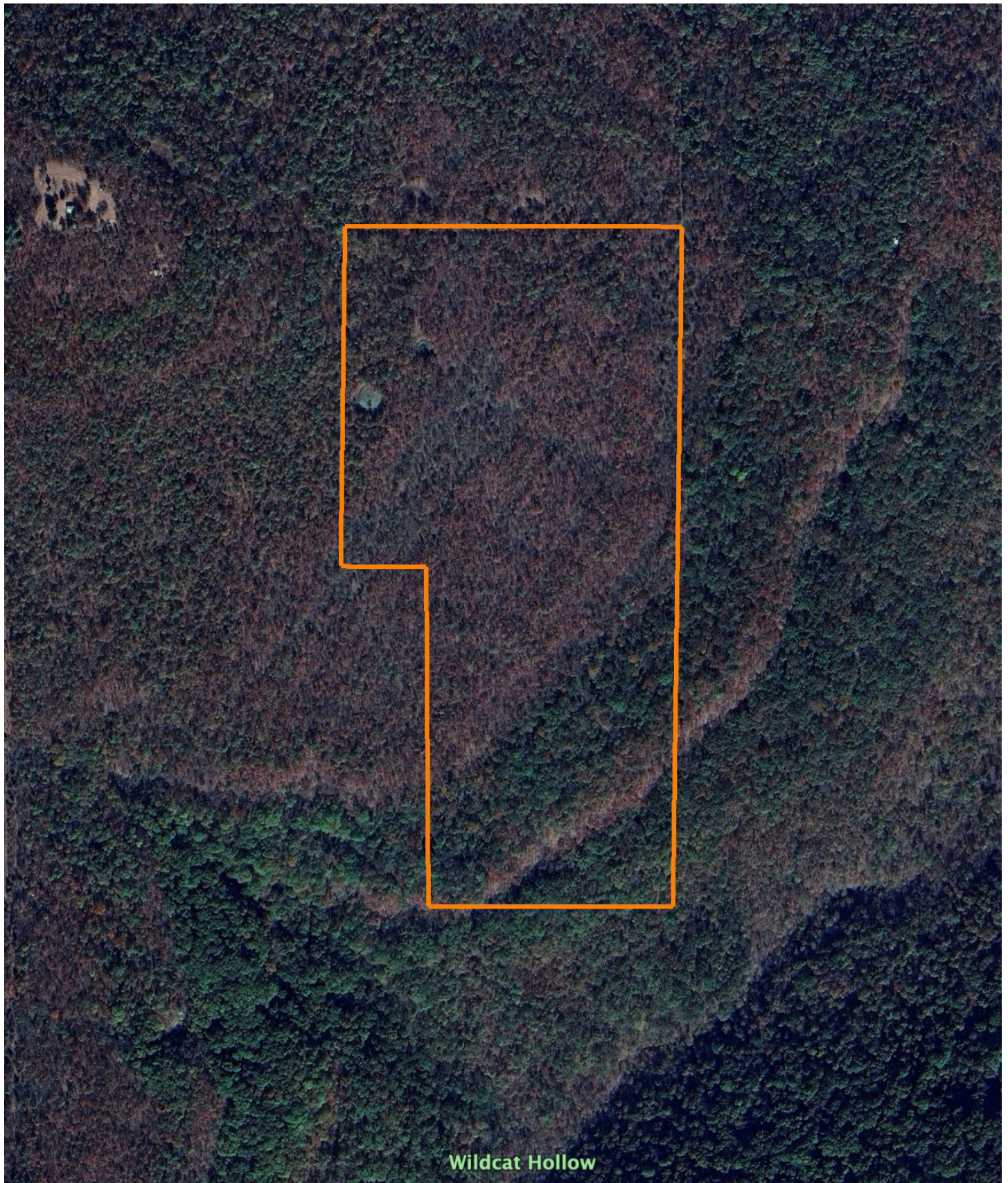
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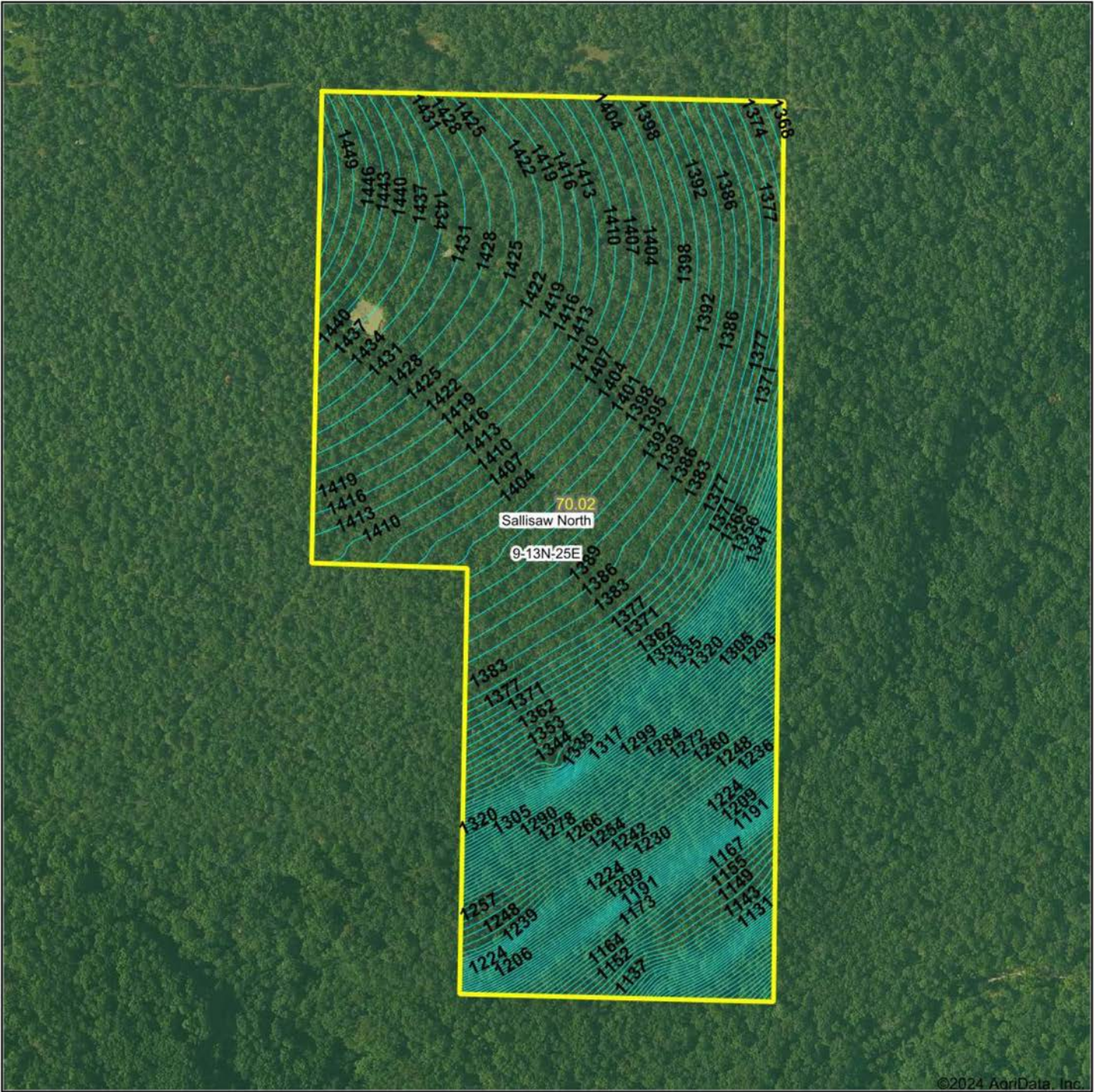
# AERIAL MAP

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# TOPOGRAPHY MAP



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Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 1,065.8

Max: 1,454.1

Range: 388.3

Average: 1,355.6

Standard Deviation: 87.6 ft

0ft 457ft 914ft



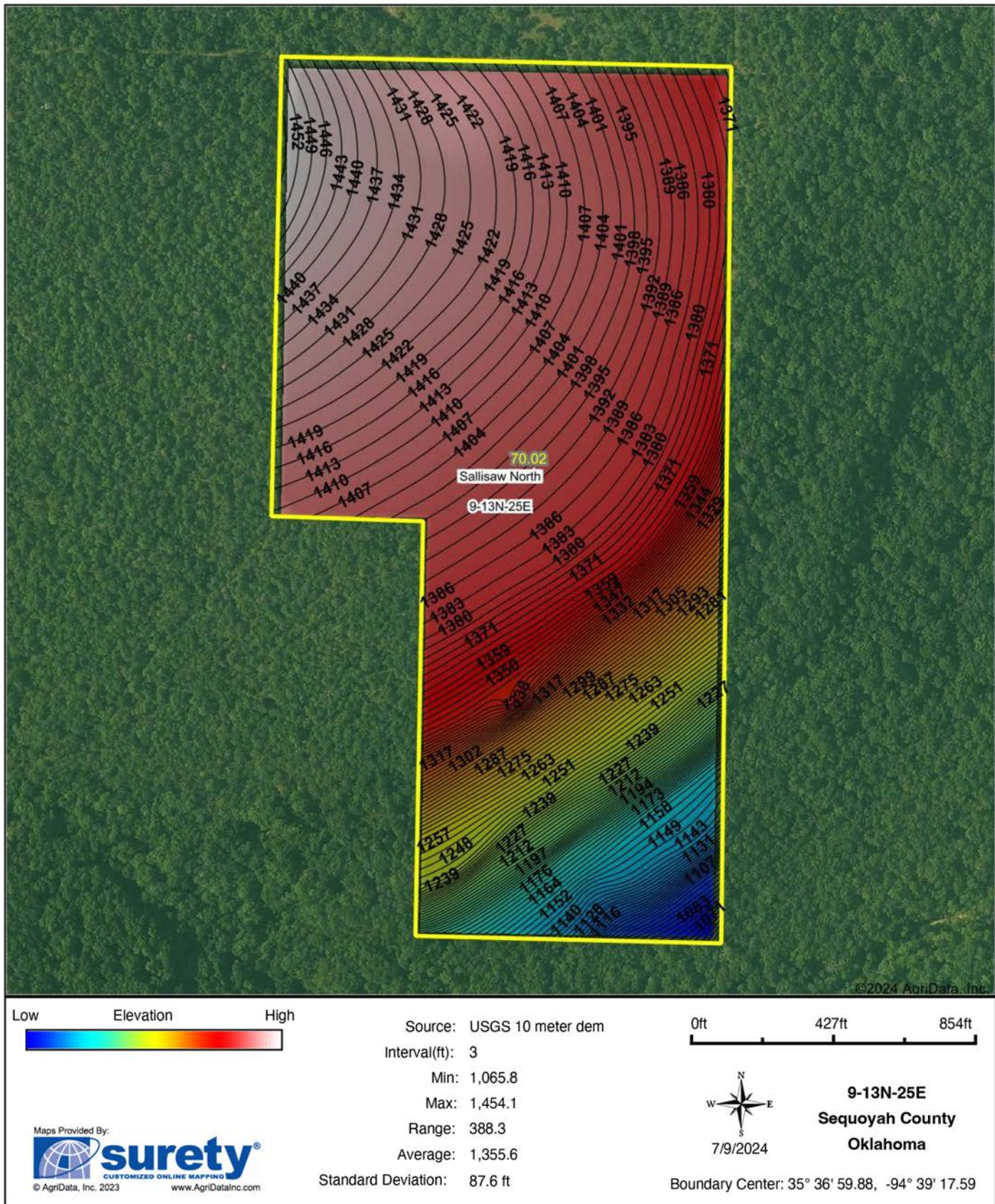
7/9/2024

9-13N-25E  
Sequoyah County  
Oklahoma

Boundary Center: 35° 36' 59.88, -94° 39' 17.59

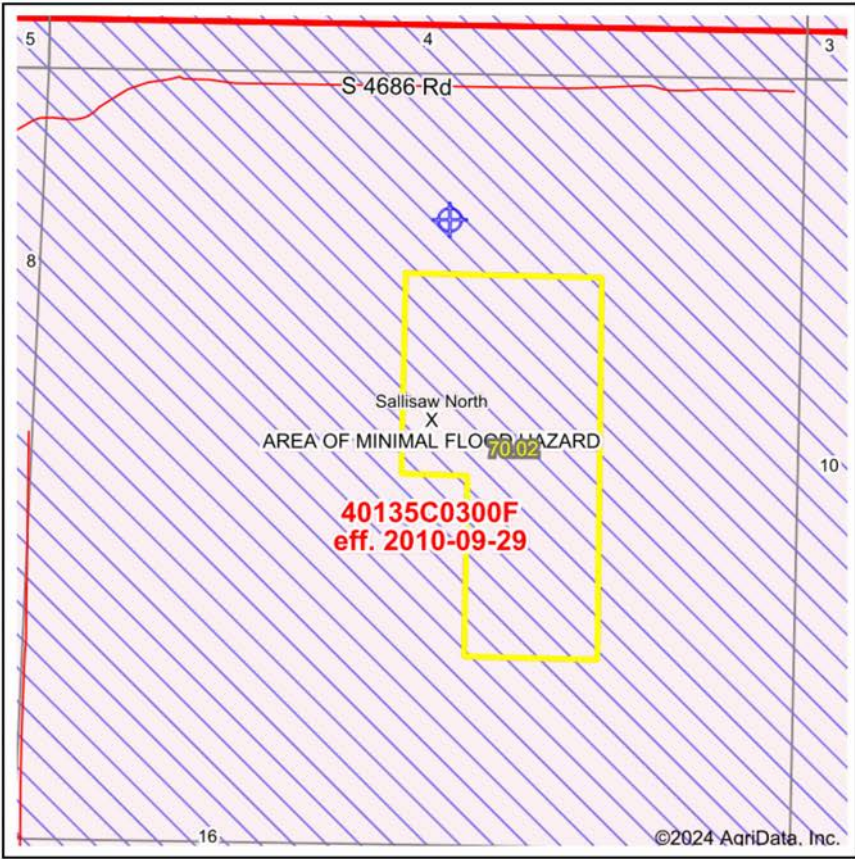


# HILLSHADE MAP





# FEMA MAP



Map Center: 35° 37' 2.29, -94° 39' 23.46  
State: OK Acres: 70.02  
County: Sequoyah Date: 7/9/2024  
Location: 9-13N-25E  
Township: Sallisaw North

Maps Provided By:  
  
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Name		Number	County	NFIP Participation	Acres	Percent
SEQUOYAH COUNTY		400503	Sequoyah	Regular	70.02	100%
Total					70.02	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	70.02	100%
Total			70.02	100%

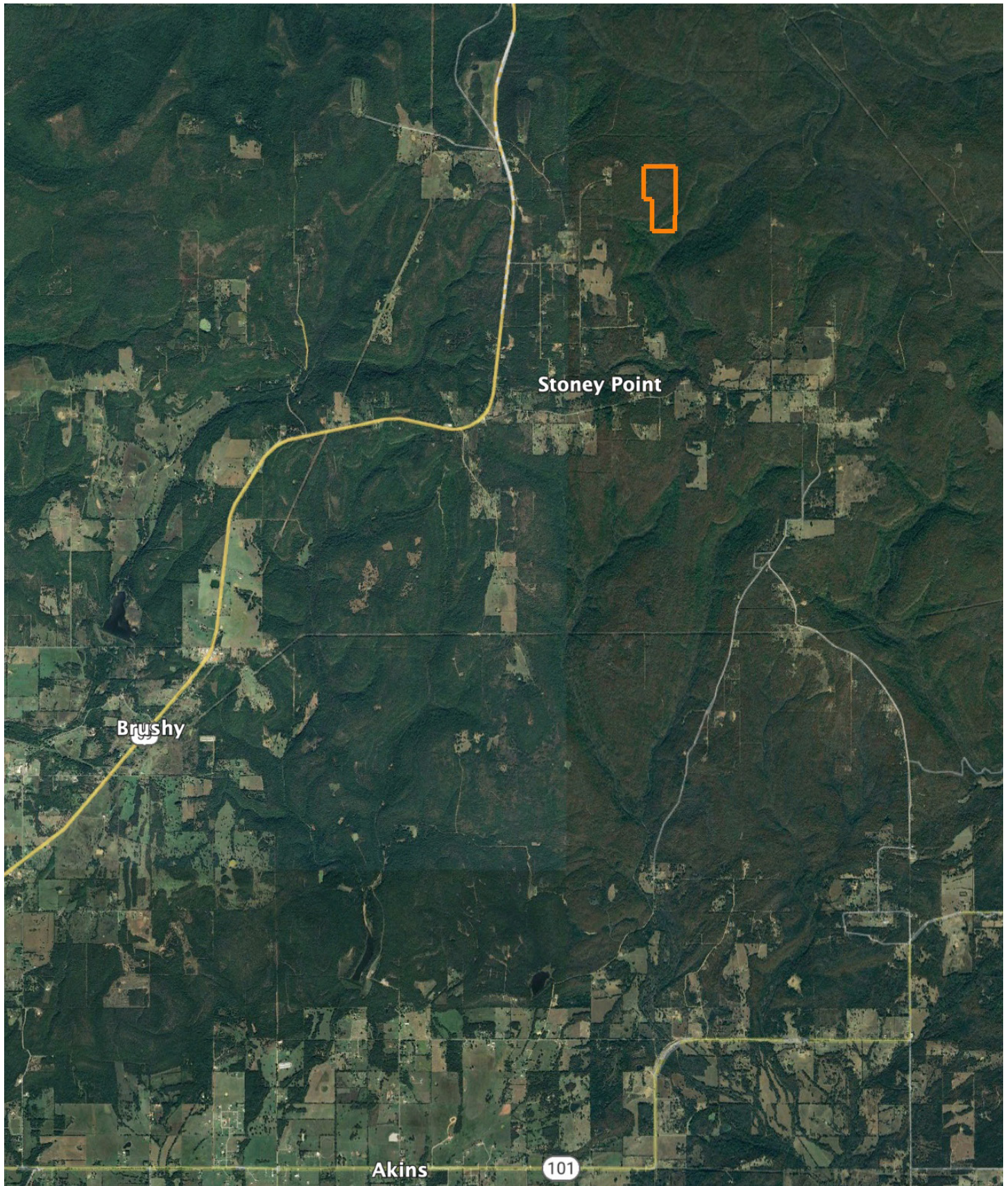
Panel		Effective Date	Acres	Percent
40135C0300F		9/29/2010	70.02	100%
Total			70.02	100%

Flood related information provided by FEMA



# OVERVIEW MAP

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# 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  
**918.960.1226**  
TPrideaux@MidwestLandGroup.com



## MidwestLandGroup.com

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