

MIDWEST LAND GROUP PRESENTS

160.64 ACRES IN

PITTSBURG COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

GREAT 160 +/- ACRE PITTSBURGH COUNTY RECREATIONAL TRACT

Discover the ultimate outdoor retreat and be ready to hunt with this expansive 160 +/--acre recreational property in Pittsburgh County, Oklahoma. Nestled in the heart of nature, this land is a paradise for outdoor enthusiasts, offering prime hunting opportunities for whitetail deer, turkeys, and wild hogs. Just 1 mile from the James Collins Wildlife Management Area, this property is just a short distance from some of the best hunting grounds in the region.

The land is predominantly timber, mostly oaks and hickory trees offering a serene and private setting, with an established road encircling the perimeter for easy access. There is an established trail system leading to two deer stands. A permanent easement road has been improved and from Jones Creek Road

it leads directly to the property, ensuring legal access while maintaining seclusion.

Included is a well-built and secure Excalibur shipping container cabin, suited for a cozy hunting camp or weekend retreat. The cabin is comfortably furnished, with a generator to power the lights, heating, and air conditioning, ensuring comfort in all seasons.

Located just 4.6 miles from Lake Eufaula at the Elm Point RV/camping/boat ramp, this property also provides easy access to fishing, boating, and other water activities. Whether you're seeking a hunting haven, a peaceful getaway, or a basecamp for outdoor adventures, this property offers it all. Call Tony Prideaux at (918) 960-1226 for a private tour!



PROPERTY FEATURES

PRICE: **\$412,000** | COUNTY: **PITTSBURG** | STATE: **OKLAHOMA** | ACRES: **160.64**

- 160.64 surveyed acres
- Great perimeter trails
- Trail system leading to 2 tree stands
- Quinton, Oklahoma
- Permanent easement
- Improved road
- Excalibur shipping container cabin
- Deer, turkey, and hogs
- 4.6 miles to Lake Eufaula
- 1 mile to James Collins WMA
- 78 miles to Fort Smith, AR
- 185 miles to Dallas, TX



160 +/--ACRE RECREATIONAL PROPERTY



IMPROVED ROAD



EXCALIBUR SHIPPING CONTAINER CABIN



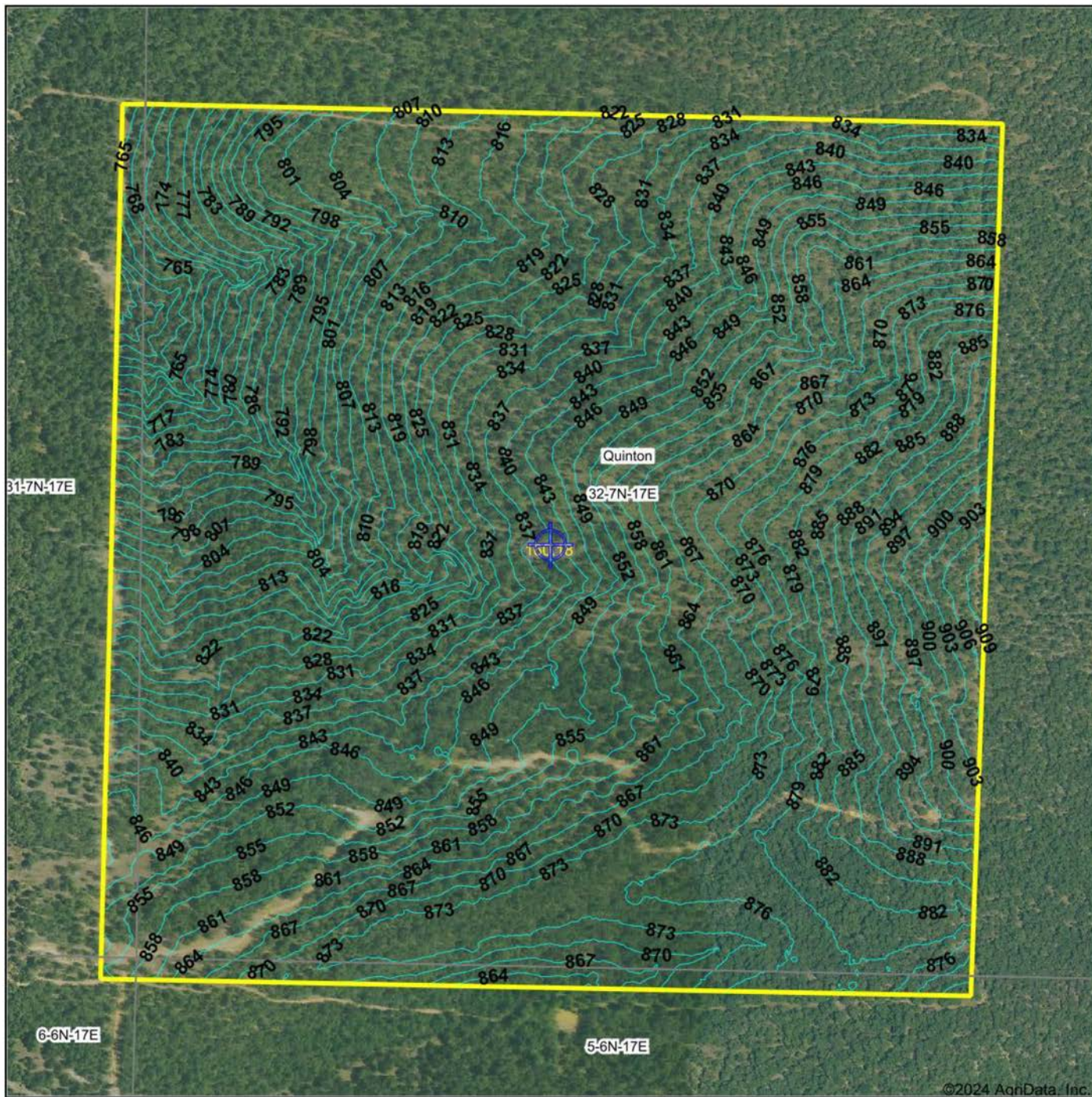
GREAT PERIMETER TRAILS



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



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Source: USGS 1 meter dem

0ft 471ft 941ft

Interval(ft): 3.0

Min: 749.9

Max: 911.7

Range: 161.8

Average: 844.6

Standard Deviation: 33.17 ft



8/11/2024

32-7N-17E
Pittsburg County
Oklahoma

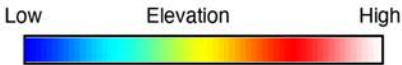
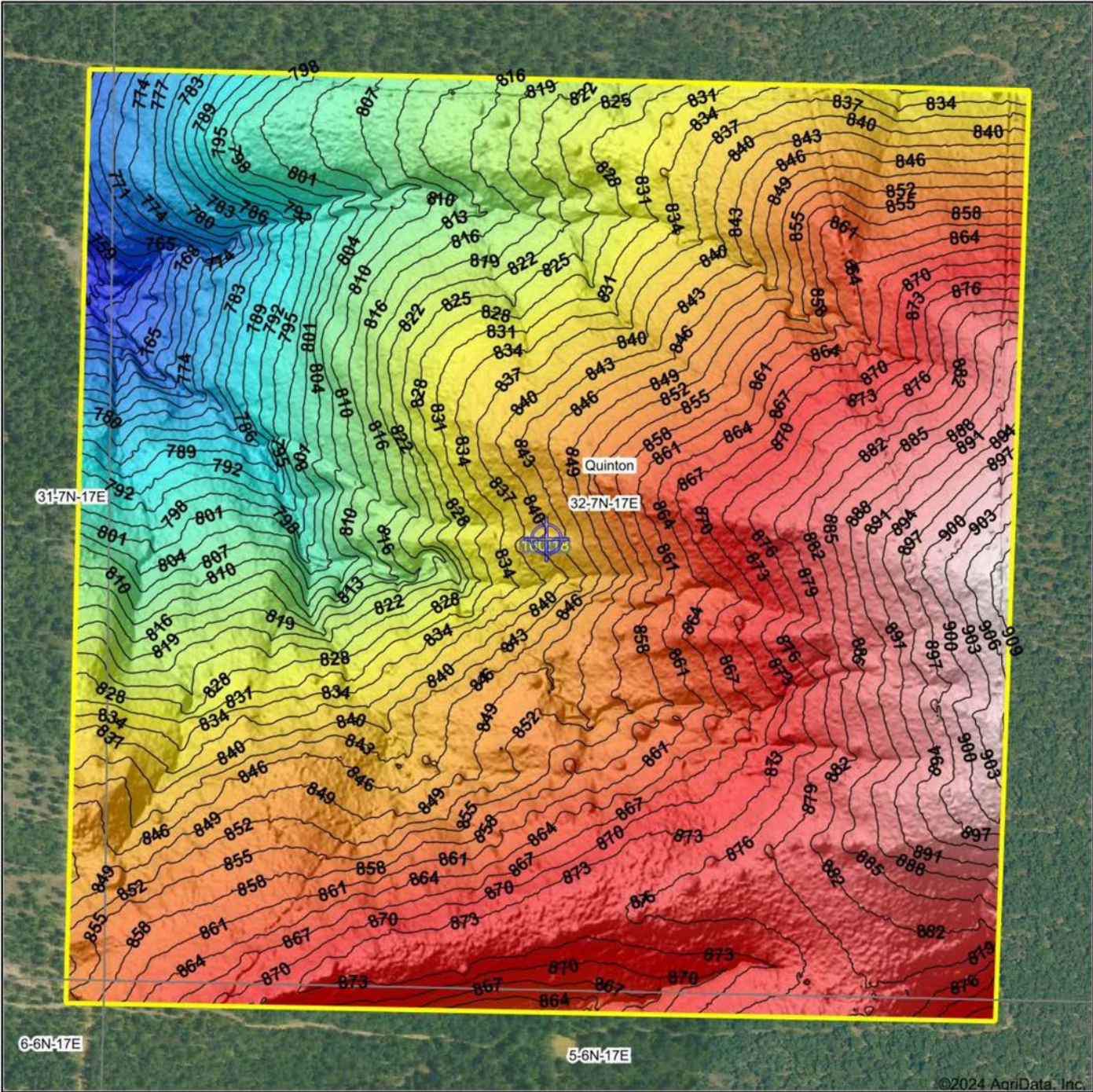
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Maps Provided By:

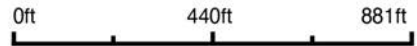


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HILLSHADE MAP



Source: USGS 1 meter dem
 Interval(ft): 3
 Min: 749.9
 Max: 911.7
 Range: 161.8
 Average: 844.6
 Standard Deviation: 33.17 ft



8/11/2024

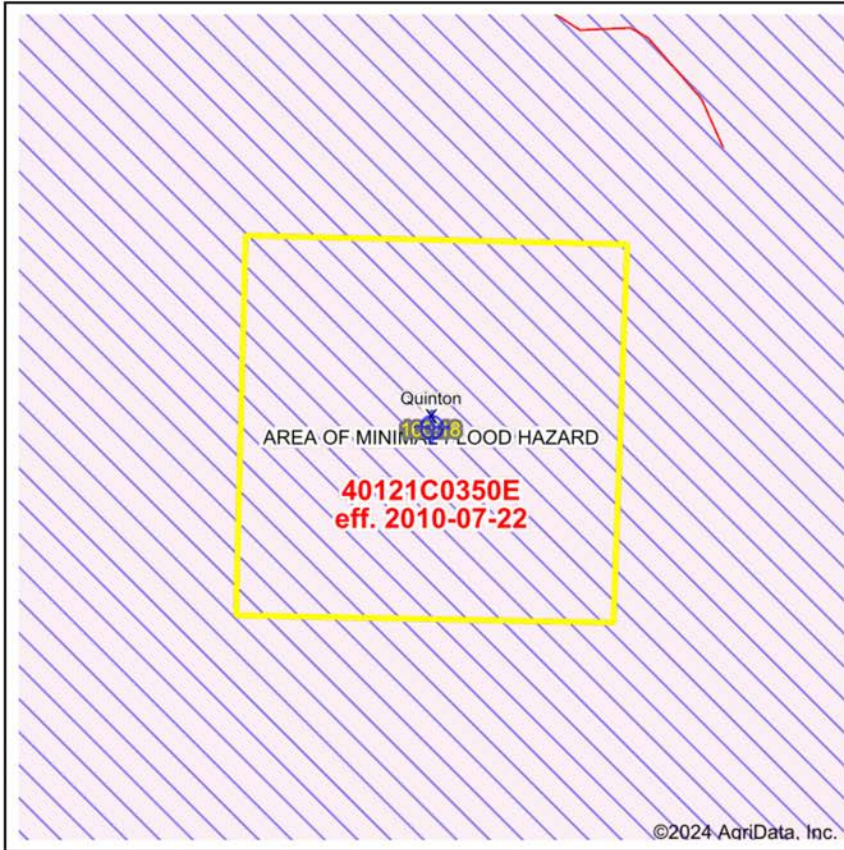
32-7N-17E
Pittsburg County
Oklahoma

Boundary Center: 35° 1' 57.86, -95° 32' 19.02

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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FEMA MAP



Map Center: 35° 1' 58.08, -95° 32' 19.06
 State: OK Acres: 160.18
 County: Pittsburg Date: 8/11/2024
 Location: 32-7N-17E
 Township: Quinton

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Name	Number	County	NFIP Participation	Acres	Percent
Pittsburg County Unincorporated Areas	400494	Pittsburg	Regular	160.18	100%
Total				160.18	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	160.18	100%
Total			160.18	100%

Panel	Effective Date	Acres	Percent
40121C0350E	7/22/2010	160.18	100%
Total		160.18	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, Jordan 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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