

MIDWEST LAND GROUP PRESENTS

8 ACRES IN

OSAGE COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BUILD SITES WITH PHENOMENAL OSAGE COUNTY VIEWS - TRACT 3

Midwest Land Group is proud to present this incredible offering of multiple 8 +/- acre tracts in Osage County. As you pull off of Highway 20, you will climb in elevation that is blanketed with native grasses that call this place home. Centrally located, there is a year-round pond that will provide recreation for the angler but will also serve any watering needs for the livestock of your choice. Once you have arrived at the highest elevation, the most stunning feature of this property will take you in

with miles and miles of the picturesque Osage County landscape. With Skiatook Lake and the Skiatook Wildlife Management Area only minutes away, the recreational opportunities are endless. With Hominy being less than a 5-minute commute and Skiatook a short drive further, any and all necessities are conveniently placed in close proximity. Properties such as this with all it has to offer are uncommon in the area. Call (918) 578-9353 to schedule a private showing.



PROPERTY FEATURES

PRICE: **\$139,350** | COUNTY: **OSAGE** | STATE: **OKLAHOMA** | ACRES: **8**

- 8 +/- acres
- Highway 20 frontage
- Year-round pond
- Great access
- Elevated build sites
- Amazing views
- Less than 5 minutes to Hominy
- 1.5 miles from Skiatook Lake
- 15 minutes to Skiatook
- 35 minutes to Tulsa



ELEVATED BUILD SITES



YEAR-ROUND POND



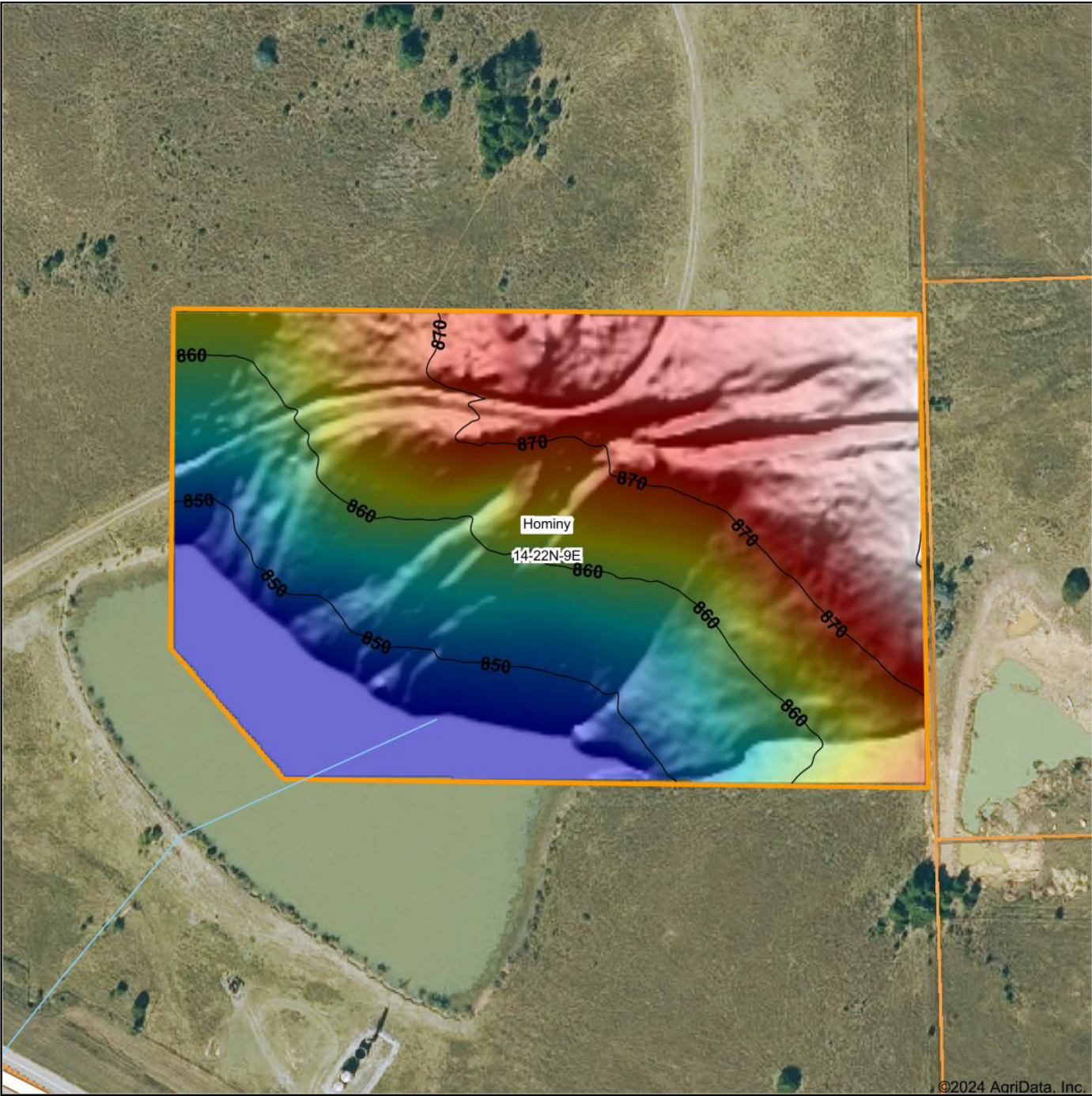
AMAZING VIEWS



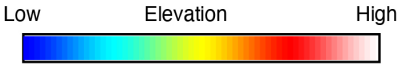
AERIAL MAP



HILLSHADE MAP



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Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 10
Min: 846.3
Max: 880.2
Range: 33.9
Average: 861.8
Standard Deviation: 10.37 ft

0ft 158ft 317ft



9/25/2024

14-22N-9E
Osage County
Oklahoma

Boundary Center: 36° 22' 57.11, -96° 18' 20.34

OVERVIEW MAP



AGENT CONTACT

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
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