

MIDWEST LAND GROUP PRESENTS

18 ACRES

CRAIG COUNTY, OK

20515 SOUTH 4450 ROAD, VINITA, OKLAHOMA, 74301



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CHARMING 3 BED 2 BATH HOME ON 18 +/- ACRES

Discover the perfect blend of rural charm and modern updates in this 3 bed, 2 bath home, offering 1,566 square feet of comfortable living space. Nestled on 18 +/- acres of well-kept land of 75% pasture and 25% timber mix, this property is ideal for those seeking space to enjoy the outdoors, raise animals, and even hunt.

The home boasts a safe room for added peace of mind, along with an in-ground cellar. Outside, you'll find a loafing shed with a good-sized lot, perfect for agricultural enthusiasts. This property also produces

approximately 15 big round bales of good hay. Jones Creek runs along the back of the property, adding a serene natural feature to enjoy in wet weather. There is also a pond for an additional water source.

Additionally, there are two storage buildings to meet your outdoor equipment and feed storage needs. Whether you're looking to start a small farm, enjoy rural living, or take advantage of all these opportunities, this property offers endless possibilities. Call Tony Prideaux at (918) 960-1226 for a private tour.



PROPERTY FEATURES

PRICE: **\$395,000** | COUNTY: **CRAIG** | STATE: **OKLAHOMA** | ACRES: **18**

- 1,566 square foot updated home
- 3 beds, 2 full baths
- Storm cellar
- Safe room
- 18 +/- acres
- Pasture timber mix
- Loafing shed with pen
- Fully fenced
- Jones Creek
- Hardwoods
- Pond



3 BED, 2 BATH HOME

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STORM CELLAR



FULLY FENCED

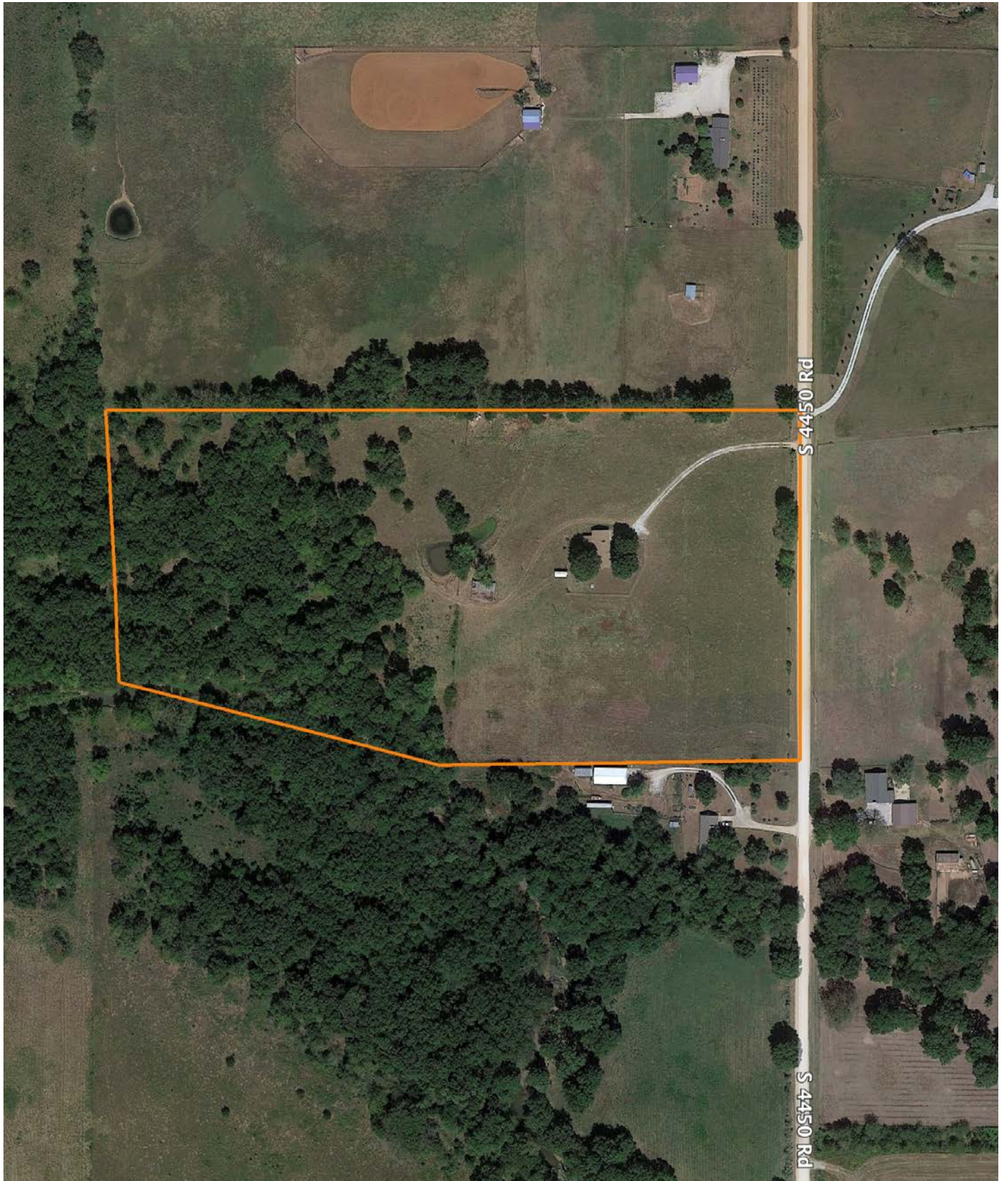


PASTURE TIMBER MIX

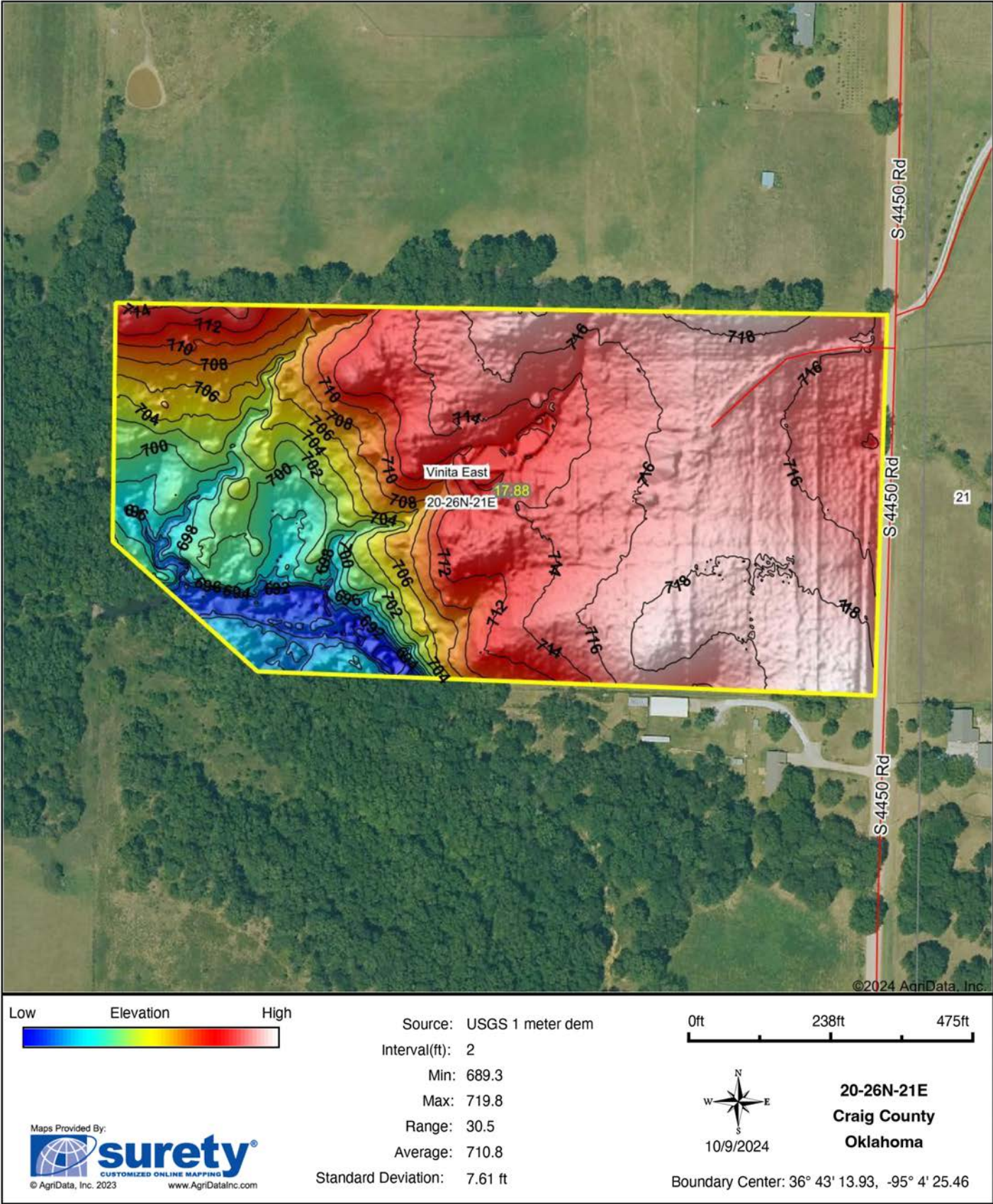
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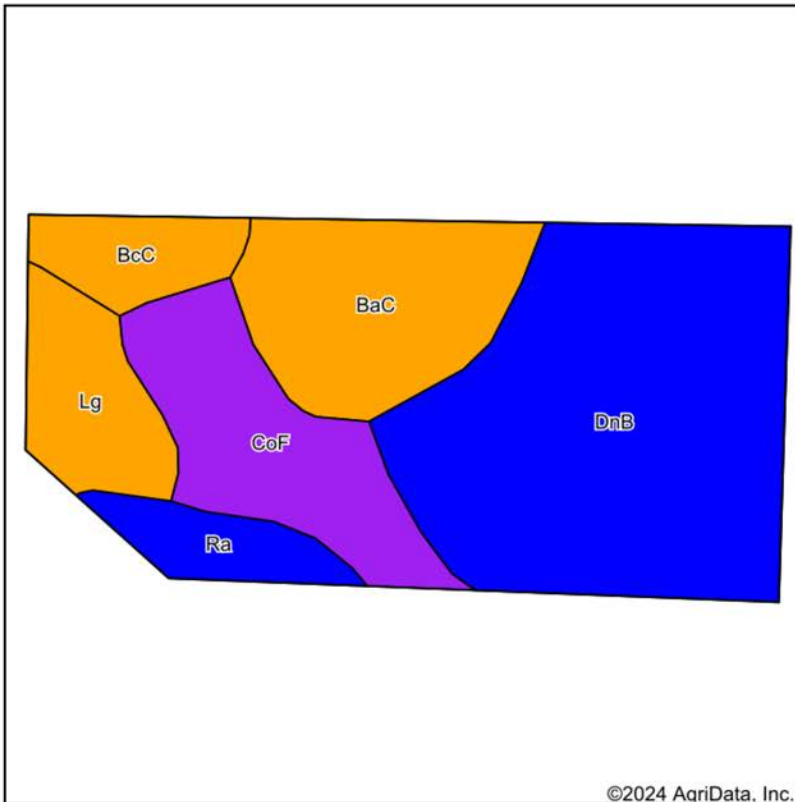
AERIAL MAP



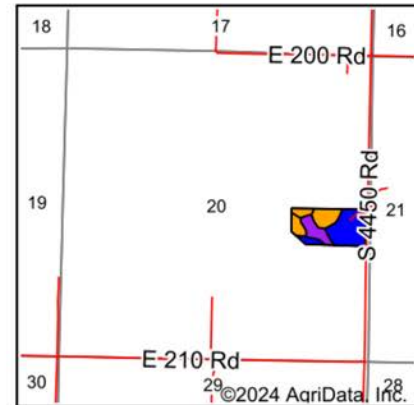
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
County: **Craig**
Location: **20-26N-21E**
Township: **Vinita East**
Acres: **17.88**
Date: **10/9/2024**

Maps Provided By:



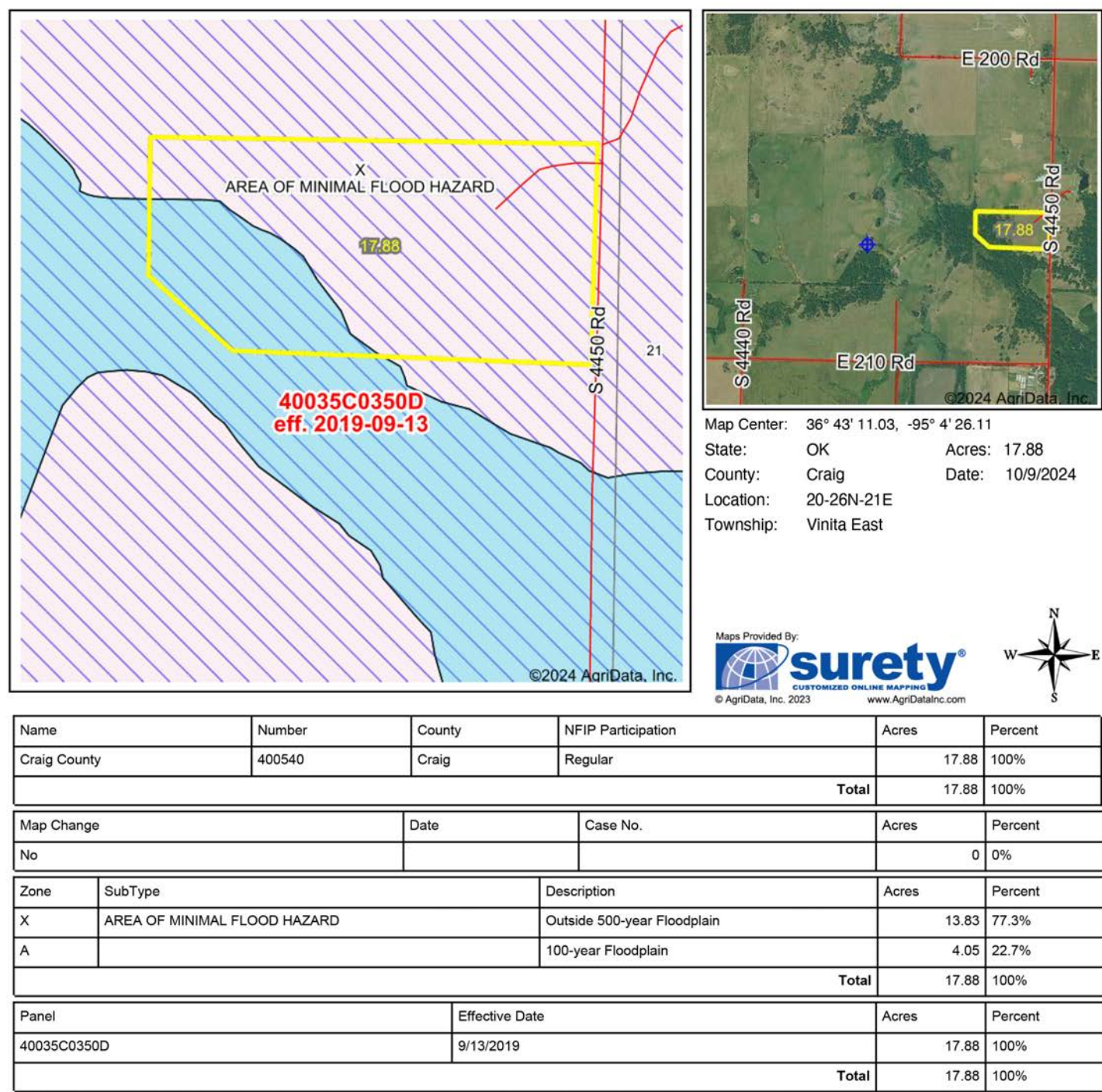
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CUSTOMIZED ONLINE MAPPING



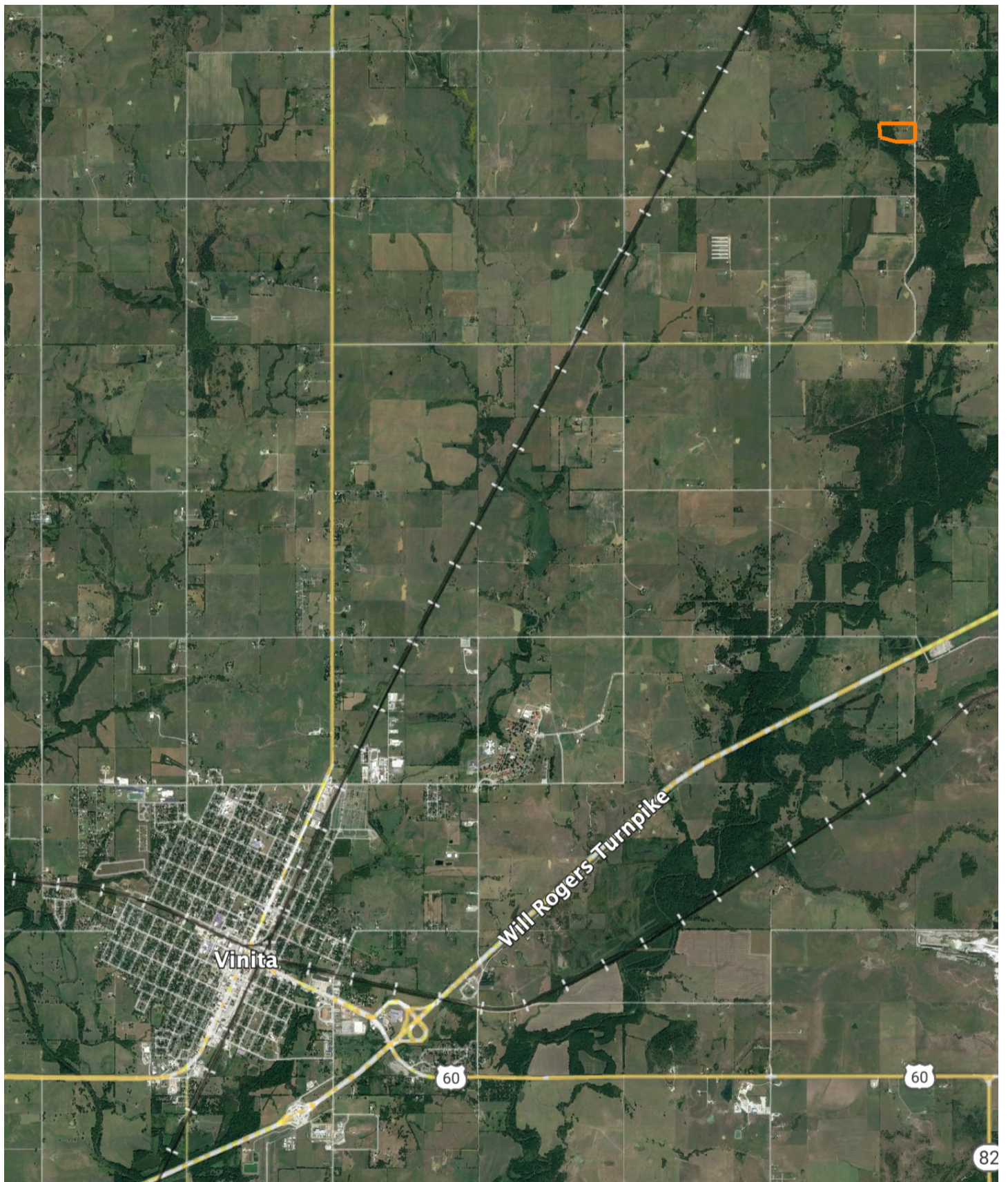
Area Symbol: OK035, Soil Area Version: 20

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FEMA MAP



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
918.960.1226
TPrideaux@MidwestLandGroup.com



MidwestLandGroup.com

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