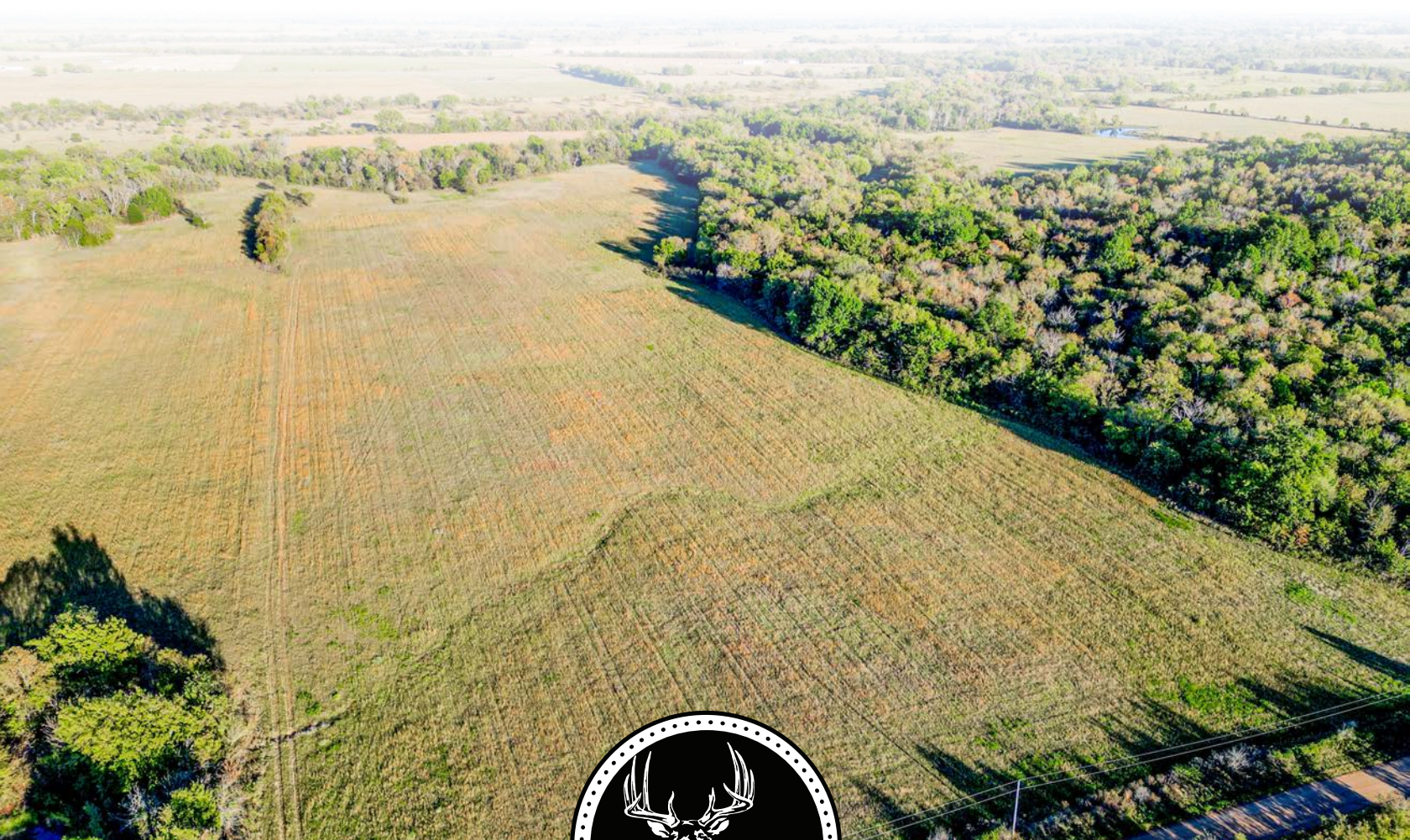


MIDWEST LAND GROUP PRESENTS

80 ACRES IN

CRAIG COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

GREAT 80 +/- ACRE VINITA OKLAHOMA COMBO FARM

Midwest Land Group presents this remarkable 80 +/- acre combo farm in Craig County, Oklahoma. This versatile property offers something for everyone, from hunters to those looking to build their dream home. For the hunter, there is a well-developed timber corridor along the creeks, featuring a natural funnel with a pinch point leading to a food plot. The property has a good trail cam history, with trails throughout and plenty of room to rifle hunt and bow hunt.

With county road frontage, rural water, and electric available at the road, this property also offers excellent build potential. Several acres lie outside the floodplain, providing ideal spots for building a home or cabin. The native and Bermuda grass mix is perfect for hay production, and the property is partially fenced.

Don't miss your chance to own this fantastic 80 +/--acre combination farm. Contact Tony Prideaux today at (918) 960-1226 to schedule a private tour.



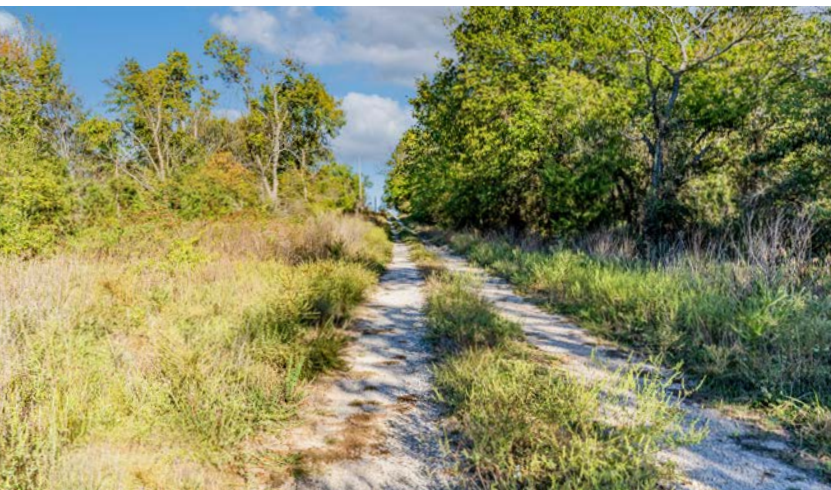
PROPERTY FEATURES

PRICE: **\$375,530** | COUNTY: **CRAIG** | STATE: **OKLAHOMA** | ACRES: **80**

- 80 +/- acres
- Timber pasture mix
- Wet weather creeks
- County road frontage
- Rural water available
- Electric available
- Trail cam history
- Food plot
- 20 miles to Kansas line
- 75 miles To Tulsa, OK
- 62 miles to Joplin, MO



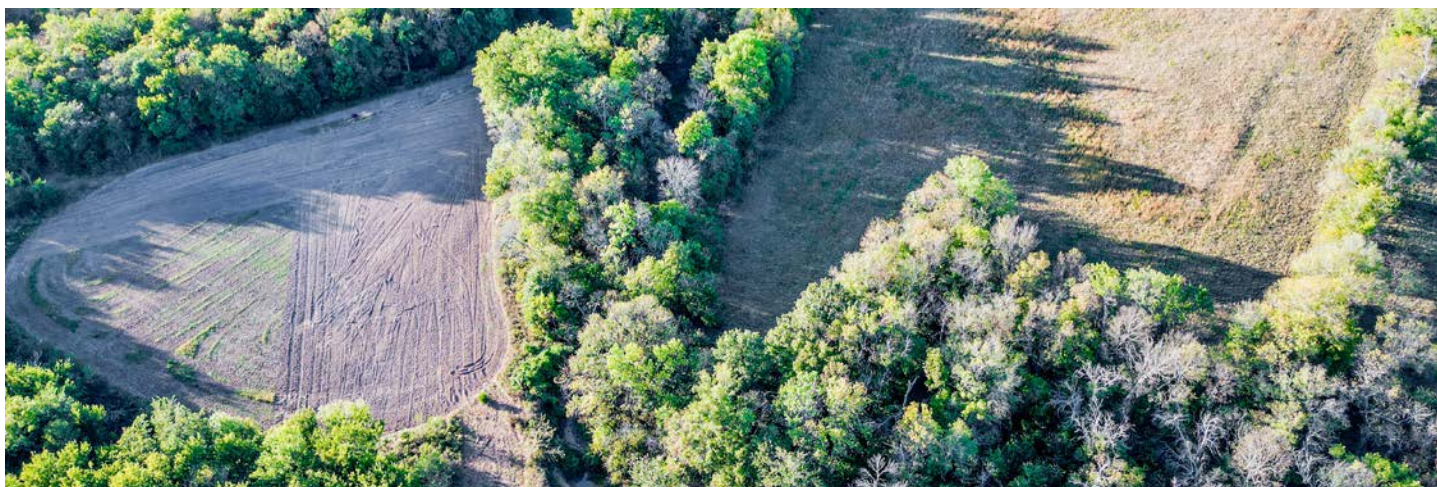
80 +/- ACRES



WET WEATHER CREEKS



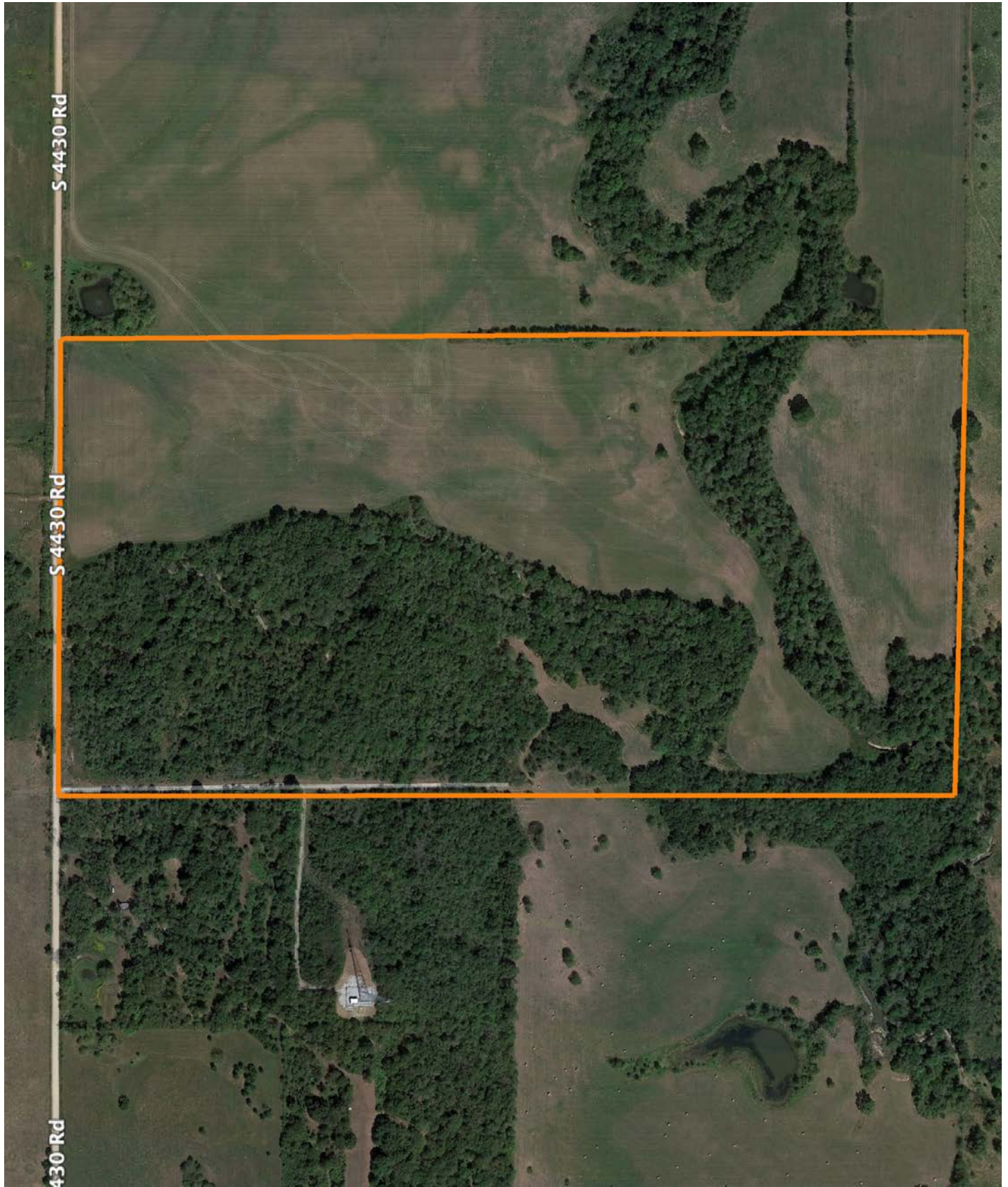
TIMBER PASTURE MIX



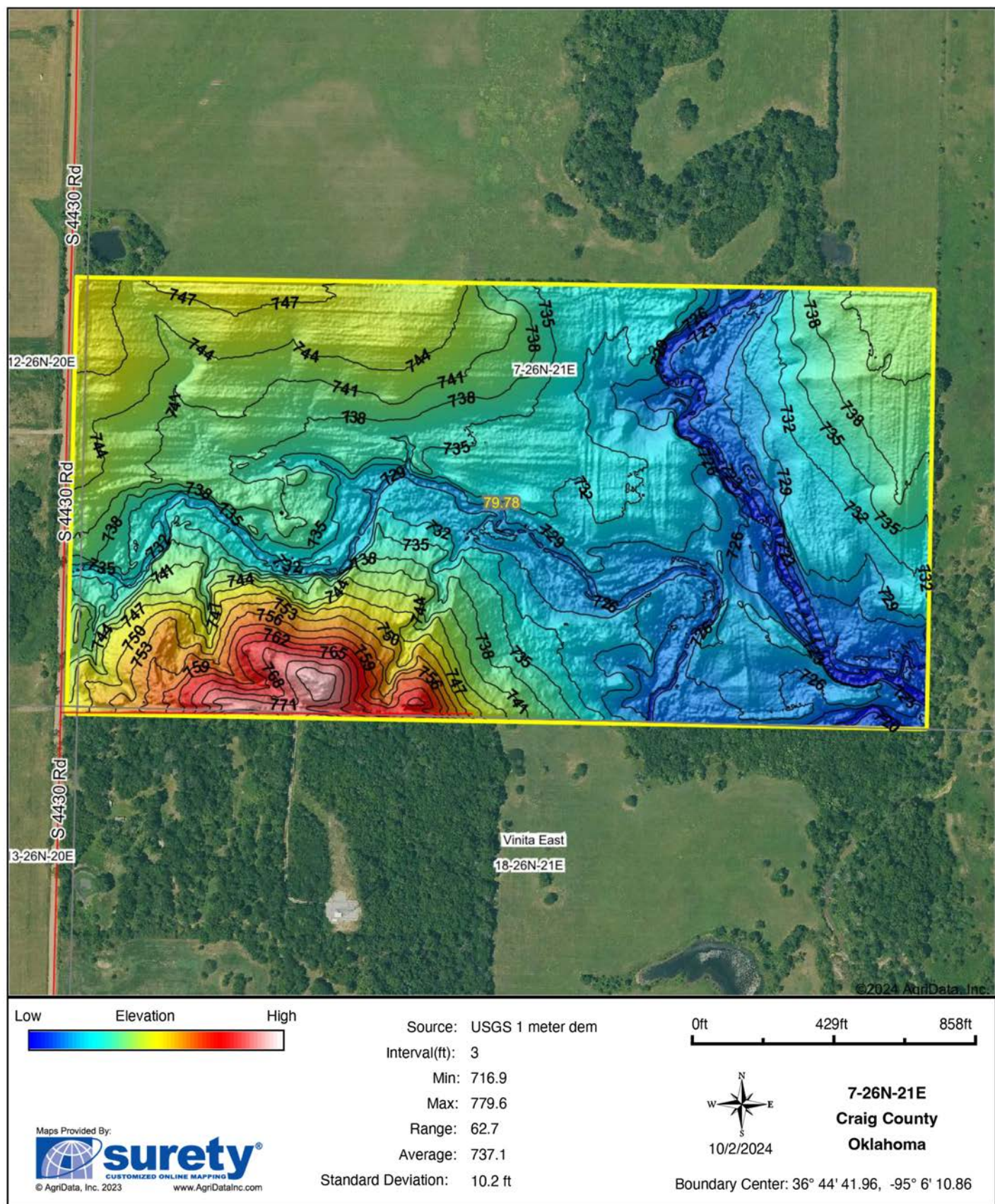
TRAIL CAM PHOTOS



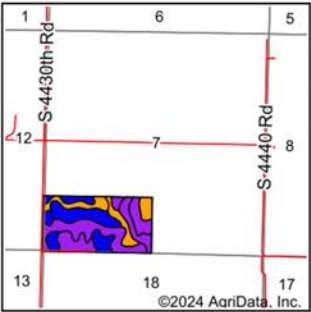
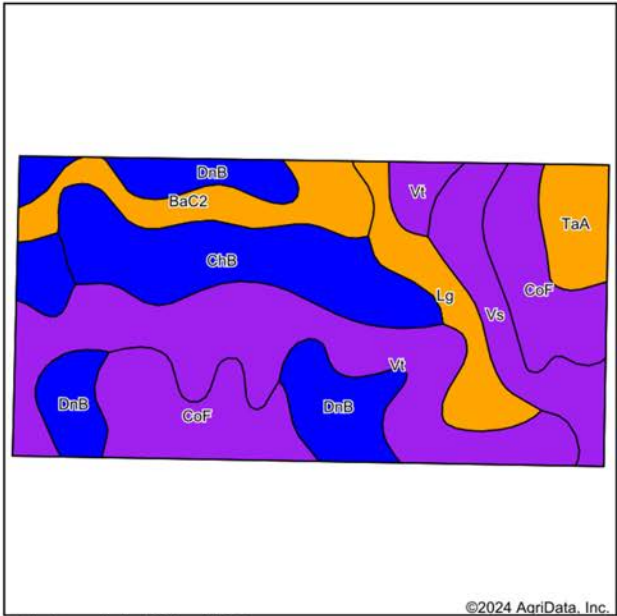
AERIAL MAP



HILLSHADE MAP



SOILS MAP



State: **Oklahoma**
County: **Craig**
Location: **18-26N-21E**
Township: **Vinita East**
Acres: **79.78**
Date: **10/2/2024**



Soils data provided by USDA and NRCS.

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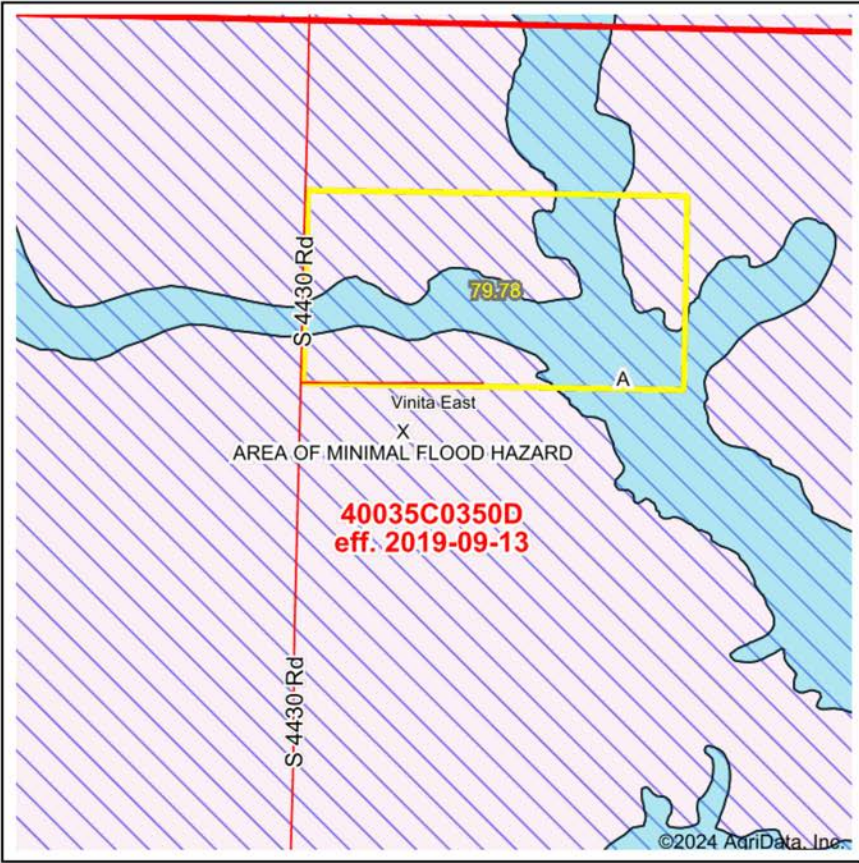
5

Area Symbol: OK035, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Cool season grasses AUM	Corn Bu	Grain sorghum Bu	Improved bermudagrass AUM	Soybeans Bu	Tall fescue AUM	Wheat Bu	*n NCCPI Overall	*n NCCPI Corn
Vt	Verdigris-Eram complex, 0 to 20 percent slopes	20.14	25.3%		Vw	7038								69	69
CoF	Collinsville-Vinita complex, 2 to 30 percent slopes	13.61	17.1%		Vlle	4313								24	24
DnB	Dennis silt loam, 1 to 3 percent slopes	12.38	15.5%		lle	4838								79	78
ChB	Choteau silt loam, 1 to 3 percent slopes	11.86	14.9%		lle	5289								70	67
Vs	Verdigris silt loam, 0 to 1 percent slopes, frequently flooded	6.65	8.3%		Vw	8048								63	63
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Cool season grasses AUM	Corn Bu	Grain sorghum Bu	Improved bermudagrass AUM	Soybeans Bu	Tall fescue AUM	Wheat Bu	*n NCCPI Overall	*n NCCPI Corn
BaC2	Bates loam, 3 to 5 percent slopes, eroded	6.30	7.9%		llle	4448								47	40
Lg	Lightning-Healdton complex, 0 to 1 percent slopes, occasionally flooded	5.29	6.6%		lllw	5620		1	8	42	5	17	1	21	55
TaA	Taloka silt loam, 0 to 1 percent slopes	3.55	4.4%		llls	4913								62	59
Weighted Average					4.05	5662.8	0.1	0.5	2.8	0.3	1.1	0.1	1.4	*n 59.5	*n 58

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

FEMA MAP

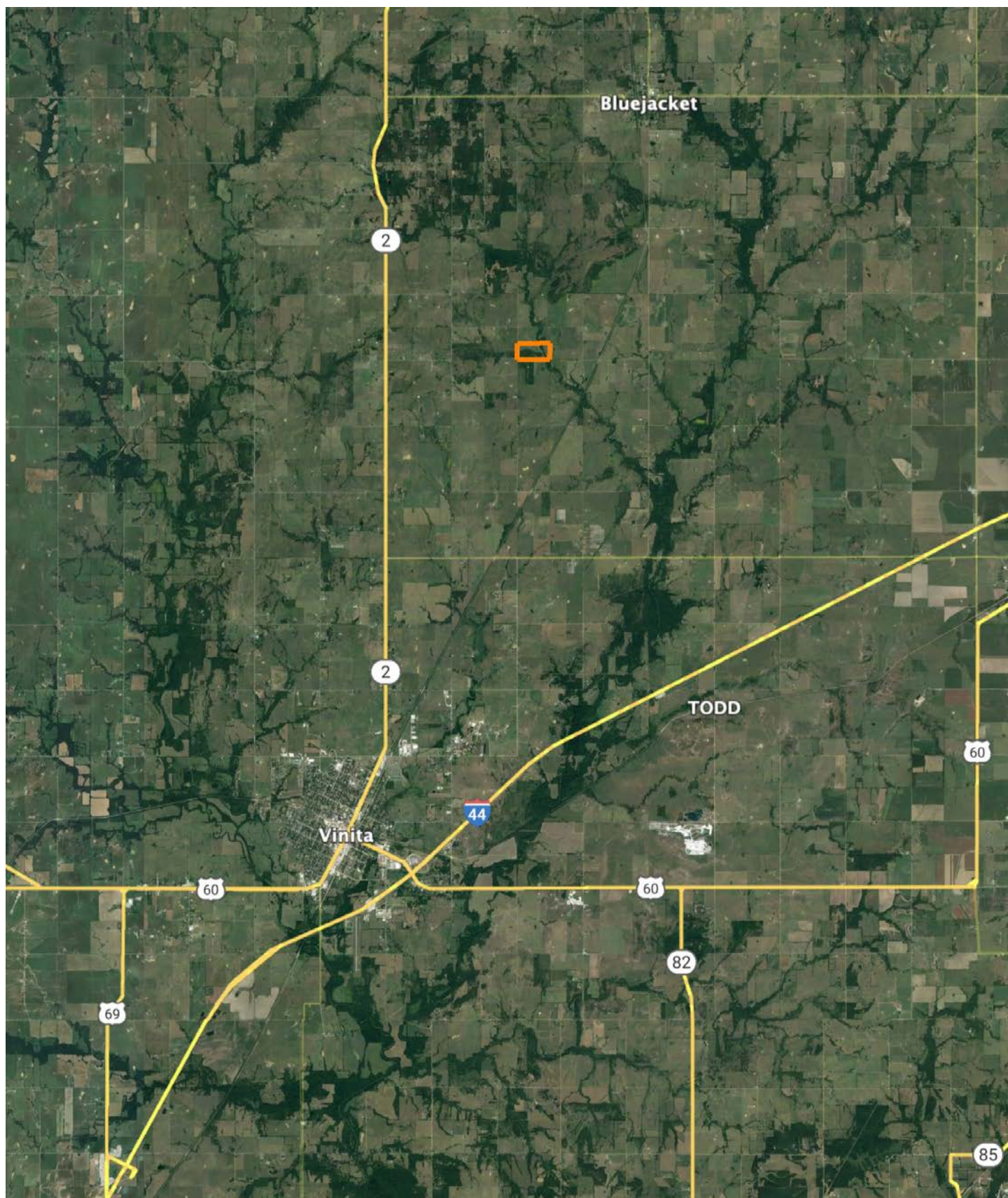


Map Center: 36° 44' 32.22, -95° 6' 15.85
State: OK Acres: 79.78
County: Craig Date: 10/2/2024
Location: 7-26N-21E
Township: Vinita East



Name		Number	County	NFIP Participation	Acres	Percent
Craig County		400540	Craig	Regular	79.78	100%
Total					79.78	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	46.99	58.9%
A				100-year Floodplain	32.79	41.1%
Total					79.78	100%
Panel			Effective Date		Acres	Percent
40035C0350D			9/13/2019		79.78	100%
Total					79.78	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
918.960.1226
TPrideaux@MidwestLandGroup.com



MidwestLandGroup.com

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