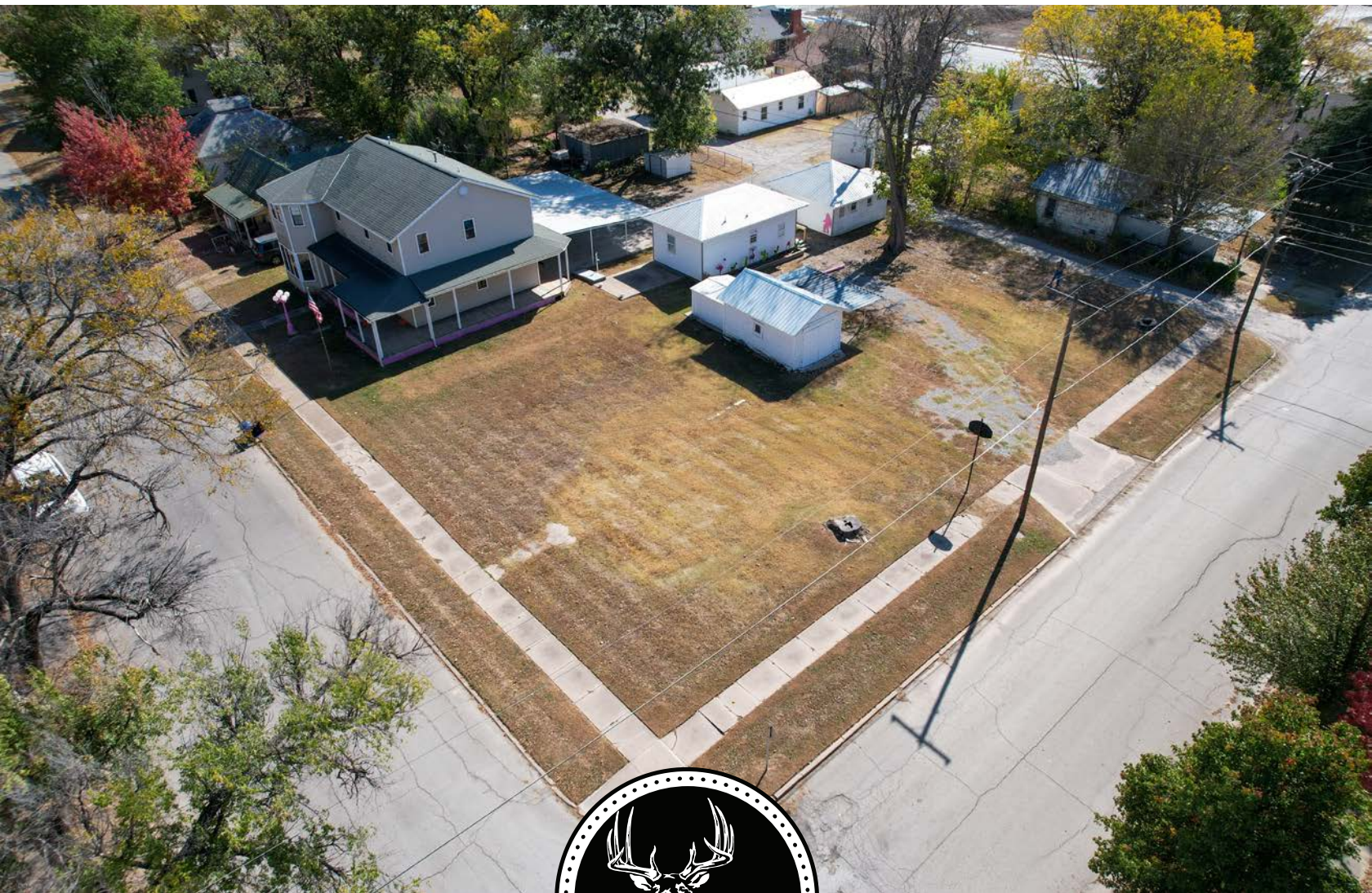


MIDWEST LAND GROUP PRESENTS

.5 ACRES IN

OSAGE COUNTY OKLAHOMA

508 E 6TH STREET, PAWHUSKA, OK 74056



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

FULLY FURNISHED, SPACIOUS TWO STORY HOME WITH GUEST HOUSE IN THRIVING PAWHUSKA

Midwest Land Group is proud to present this special offering in the ever-growing community of Pawhuska. This 3-bed, 2-bath, multi-level fully furnished home is conveniently placed one block north of Main Street on a clean and well-kept corner lot. As you walk through the front door you will be greeted by a charming entryway with a chandelier overhead. As you turn left off the entry you will be pleased to find recreational entertainment complete with foosball and a pool table. Making your way towards the kitchen you will pass through a spacious formal dining area complete with a solid wood table with room for 6. As you make the turn through the newly remodeled kitchen, the large living area will suit anyone looking to relax on the cozy sectional with a flatscreen TV nearby. As you make your way upstairs you will see the master bedroom and bathroom to your right and

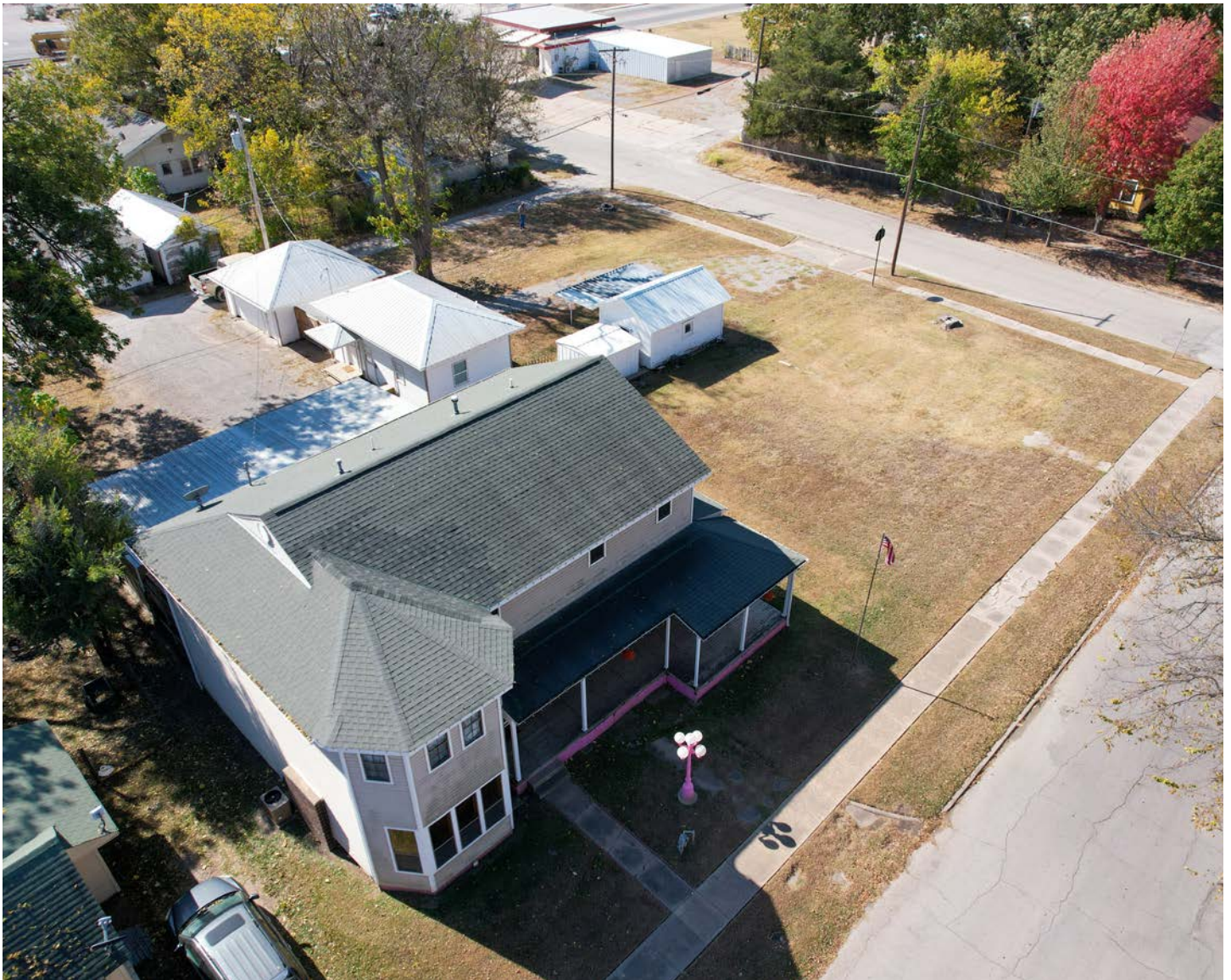
the remaining two bedrooms to your left, all furnished with comfy beds and flatscreen TVs. Walking out the back door of the main house you will notice the outdoor living area equipped with a gas-fed fire pit. Directly adjacent to the outdoor living area sits a soothing hot tub for those looking to unwind after a long day. As you walk under the covered parking area to the south you will approach the quaint and cozy 1-bed, 1-bath guest house that is fully equipped with all the essentials. With multiple outbuildings, there is plenty of storage for both homes. This property is an ideal large family home or with there being years of rental history for both homes, this is an excellent investment opportunity for those looking to expand their real estate portfolio. If interested in scheduling a private tour please call (918) 578-9353 to get on the schedule.



PROPERTY FEATURES

PRICE: **\$329,350** | COUNTY: **OSAGE** | STATE: **OKLAHOMA** | ACRES: **0.5**

- 2,400 sq. ft. 3-bed, 2-bath main house
- 510 sq. ft. 1-bed, 1-bath guest house
- 1.5 lots
- 0.5 acres
- Both homes are fully furnished
- Rental income history
- Corner lot
- Covered parking
- Spacious and clean storm shelter
- Hot tub
- Pool table
- Foosball table
- Outdoor living area
- Pawhuska Schools
- Taxes \$56
- 2nd story balcony
- Wrap-around porch



2,400 SQ. FT. 3-BED, 2-BATH MAIN HOUSE

This 3-bed, 2-bath, multi-level fully furnished home is conveniently placed one block north of Main Street on a clean and well-kept corner lot.



FULLY FURNISHED



510 SQ. FT. 1-BED, 1-BATH GUEST HOUSE

As you walk under the covered parking area to the south you will approach the quaint and cozy 1-bed, 1-bath guest house that is fully equipped with all the essentials.



COVERED PARKING



OUTDOOR LIVING AREA



CORNER LOT



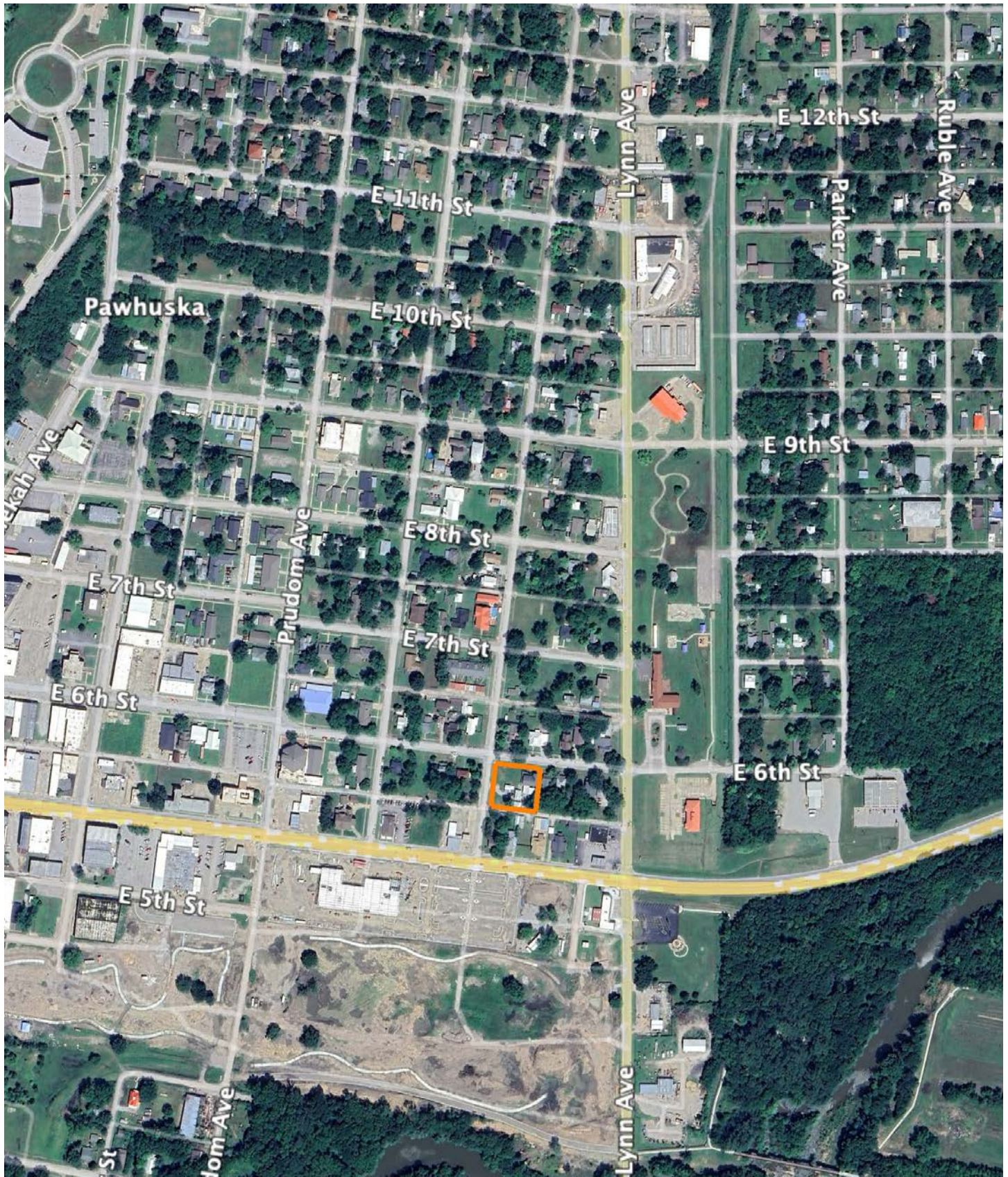
ADDITIONAL PHOTOS



AERIAL MAP



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
918.578.9353
WPester@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.