

MIDWEST LAND GROUP PRESENTS

25 ACRES IN

ROGERS COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

GREAT 25 +/- ACRE ROGERS COUNTY BUILDING OPPORTUNITY

Situated in the heart of Rogers County, this 25 +/- acre tract in Claremore, Oklahoma, presents a prime opportunity to build your dream home or develop lots for multiple residences. Offering paved county road frontage, rural water, and electric availability, this property is 100% outside the floodplain, ensuring peace of mind for your home site or future development. Conveniently located just 1.5 miles off Highway 88, you're only 9 miles from downtown Claremore and a quick 25-minute drive to Owasso via Highway 169.

Outdoor enthusiasts will appreciate the proximity to Oologah Lake with Redbud Bay Marina (3.5 miles), Hawthorne Bluff Campground (5.5 miles), Blue Creek Campground (7.2 miles), and Spencer Creek (9.5 miles). With its ideal location and easy access to amenities, this tract offers a perfect blend of rural living, adventure, and convenience. This parcel is mostly open pasture with a few clusters of trees and is fenced on 3 sides. Don't miss the opportunity to buy this great 25 +/- acre piece of Rogers County. Call Tony Prideaux at (918) 960-1226 for more information or to schedule a private viewing.



PROPERTY FEATURES

PRICE: **\$250,000** | COUNTY: **ROGERS** | STATE: **OKLAHOMA** | ACRES: **25**

- 25 +/- acres
- 95% pasture
- Paved road frontage
- Fenced on 3 sides
- Rural water available
- Electric available
- 9 miles to downtown Claremore
- 3.5 miles to Redbud Marina
- 5.5 miles to Hawthorne Campground
- 7.2 miles to Blue Creek Campground
- 33 miles to Tulsa Airport
- 25 miles to Owasso



POTENTIAL BUILD SITE

Here is a prime opportunity to build your dream home or develop lots for multiple residences. Offering paved county road frontage, rural water, and electric availability, this property is 100% outside the floodplain, ensuring peace of mind for your home site or future development.



PAVED ROAD FRONTAGE



FENCED ON THREE SIDES



95% PASTURE

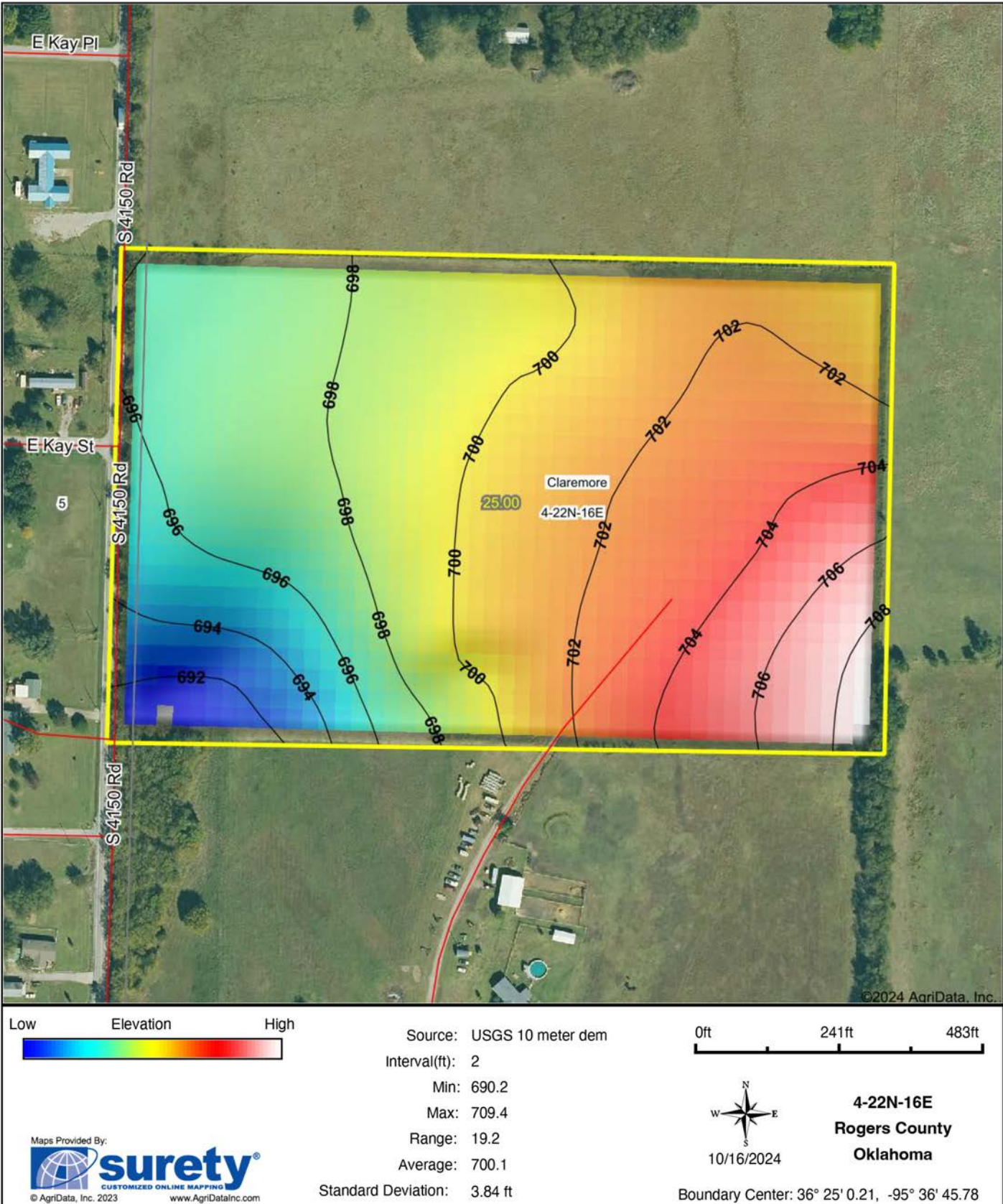
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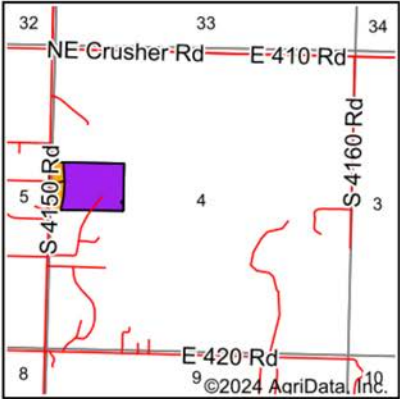
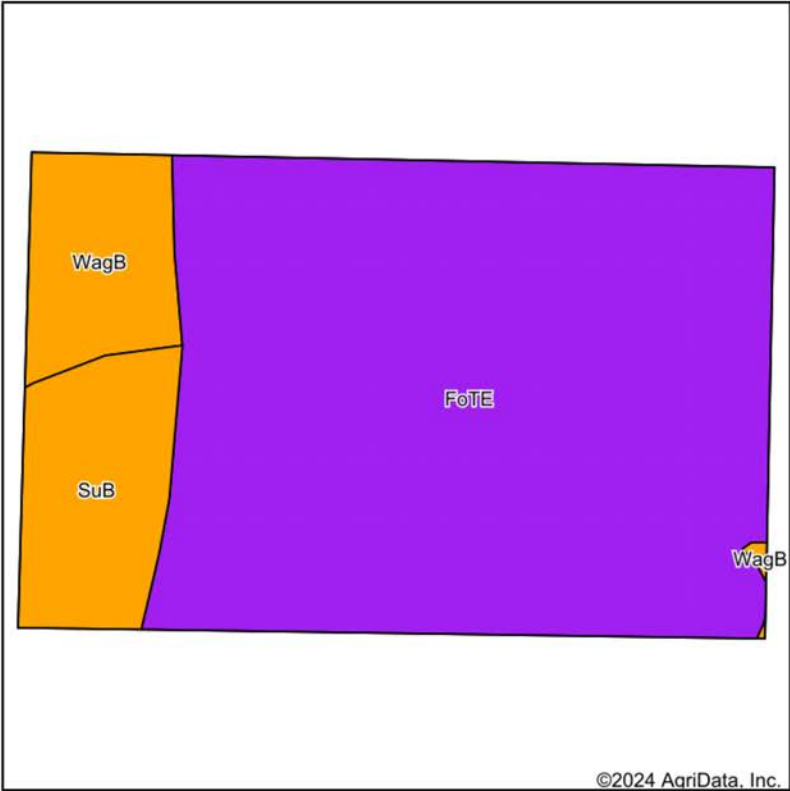
AERIAL MAP



HILLSHADE MAP



SOILS MAP



State: **Oklahoma**
County: **Rogers**
Location: **4-22N-16E**
Township: **Claremore**
Acres: **25**
Date: **10/16/2024**

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: OK131, Soil Area Version: 18																
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Alfalfa hay Tons	Corn Bu	Grain sorghum Bu	Improved bermudagrass AUM	Soybeans Bu	Tall fescue AUM	Wheat Bu	*n NCCPI Overall	*n NCCPI Corn	*n N St G
FoTE	Foyil and Talala soils, 0 to 12 percent slopes	20.06	80.3%		Vle	0								36	33	
SuB	Apperson and Summit soils, 1 to 3 percent slopes	2.73	10.9%		Ille	2898	4	26	65	7	31	2	40	54	37	
WagB	Wagstaff silty clay loam, 1 to 3 percent slopes	2.21	8.8%		Ille	4968								52	51	
Weighted Average					5.41	755.6	0.4	2.8	7.1	0.8	3.4	0.2	4.4	*n 39.4	*n 35	*

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

WILEY

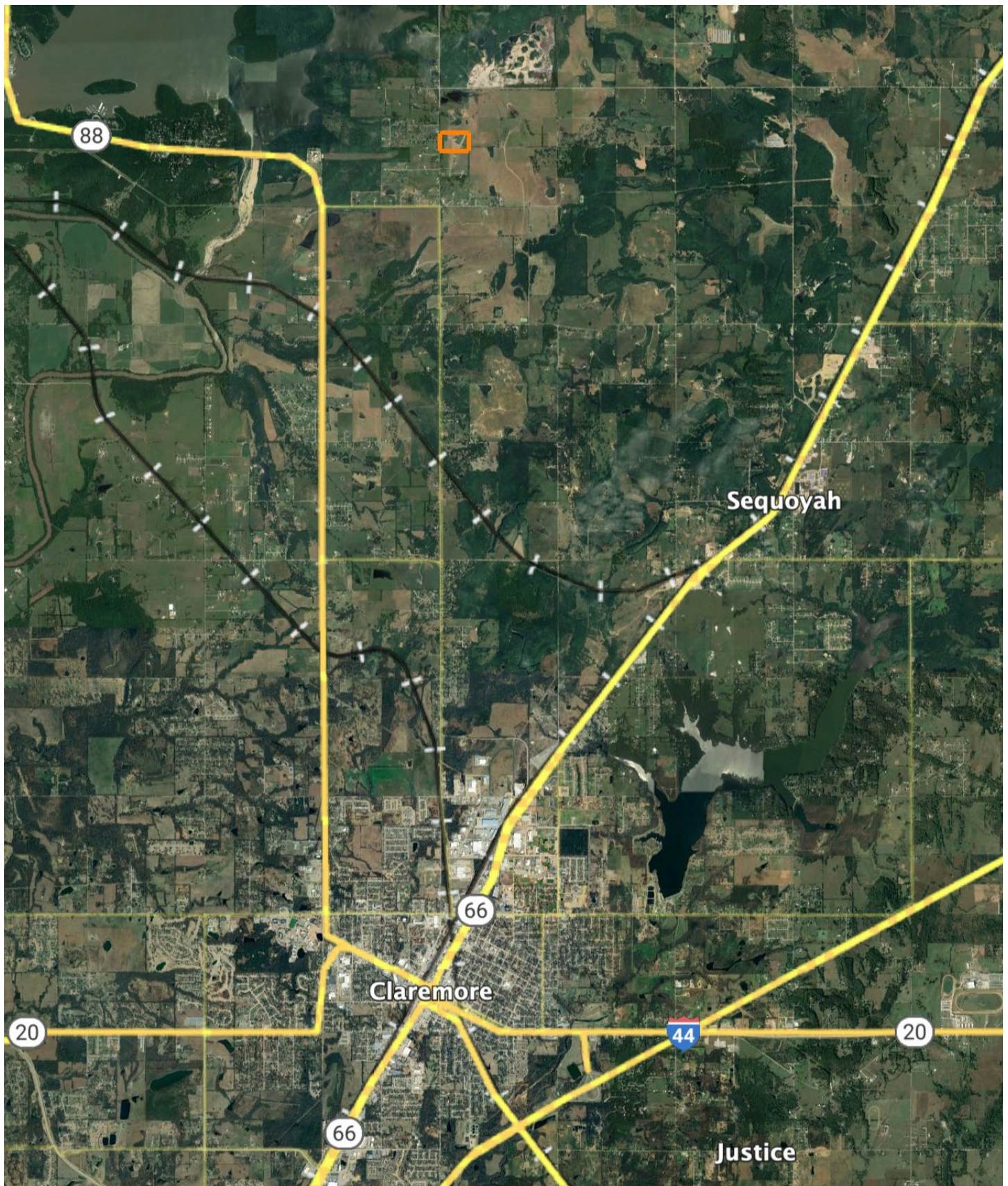


Maps Provided By:



Name		Number	County	NFIP Participation	Acres	Percent
ROGERS COUNTY		405379	Rogers	Regular	25	100%
Total					25	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		25	100%
Total					25	100%
Panel			Effective Date		Acres	Percent
40131C0200H			4/3/2012		25	100%
Total					25	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
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TPrideaux@MidwestLandGroup.com



MidwestLandGroup.com

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