

MIDWEST LAND GROUP PRESENTS

70 ACRES IN

PAWNEE COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

LIVE, GRAZE, HUNT, FISH, AND PLAY IN PAWNEE COUNTY

This fully fenced 70 +/- acres in Pawnee County has it all. As you pull off of County Road 3580 into the gated entry you are greeted by a long driveway that leads up to the barn and 2 bed, 2 bath home. The home has incredible morning coffee views over the hay field to the east with a perfect sitting area on the north side off the laundry room. Surrounding the home you will find several outbuildings including 2 barns and an equipment shed as well as a detached two-car electric door garage. Adjacent to the garage is a large, well-established chicken house that will suit several dozen birds easily. Situated southwest of the home across the pasture is a fully stocked largemouth bass pond that holds great water all year around. To

the west of the house, you can make your way traveling alongside a productive hay meadow routinely bailed each year. As you continue west through the pockets of timber adjacent to Hellroaring Creek, there are ideal locations for multiple food plots with a shooting house already in place. Quality whitetails and turkey can be found throughout with great history to prove it. With many trail systems already established throughout, this ground offers ease of travel from fence to fence. Turn-key places such as this don't come around very often and whether you're looking to graze, hunt, or play, this property accomplishes all three. Call (918) 578-9353 to schedule a private tour!



PROPERTY FEATURES

PRICE: **\$449,350** | COUNTY: **PAWNEE** | STATE: **OKLAHOMA** | ACRES: **70**

- 70 +/- fully fenced acres
- Gated entry
- 2 bed, 2 bath home
- 2 barns
- Set of pens adjacent to a larger barn
- Large equipment shed
- 2-car garage
- Large chicken house
- 1 year-round stocked pond
- Hellroaring Creek
- Food plot locations
- Whitetails
- Turkey
- Hogs
- 10 minutes to Cleveland
- 10 minutes to Pawnee
- 45 minutes to Tulsa



2 BED, 2 BATH HOME

The home has incredible morning coffee views over the hay field to the east with a perfect sitting area on the north side off the laundry room.



2-CAR GARAGE



CHICKEN COOP



MULTIPLE OUTBUILDINGS

Surrounding the home you will find several outbuildings including 2 barns and an equipment shed



SET OF PENS ADJACENT TO BARN



GATED ENTRY



HUNTING OPPORTUNITIES

As you continue west through the pockets of timber adjacent to Hellroaring Creek, there are ideal locations for multiple food plots with a shooting house already in place. Quality whitetails and turkey can be found throughout with great history to prove it.



CLOSE TO AMENITIES



TRAILS



PRODUCTIVE HAY MEADOW



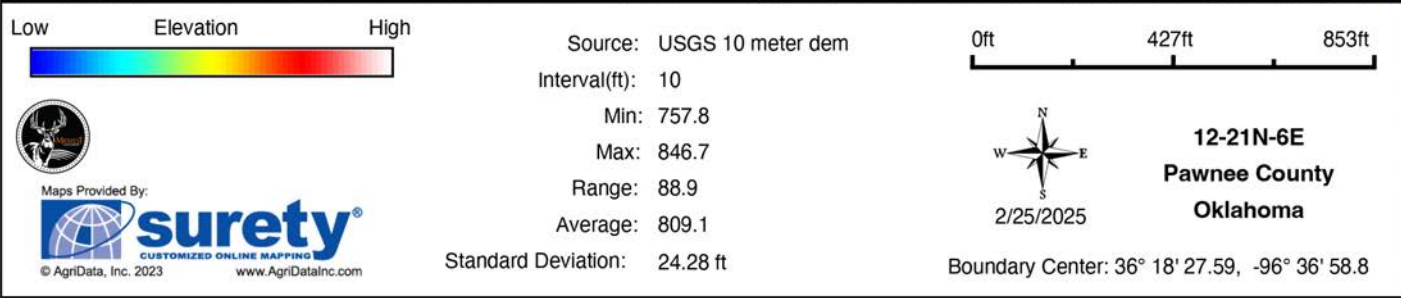
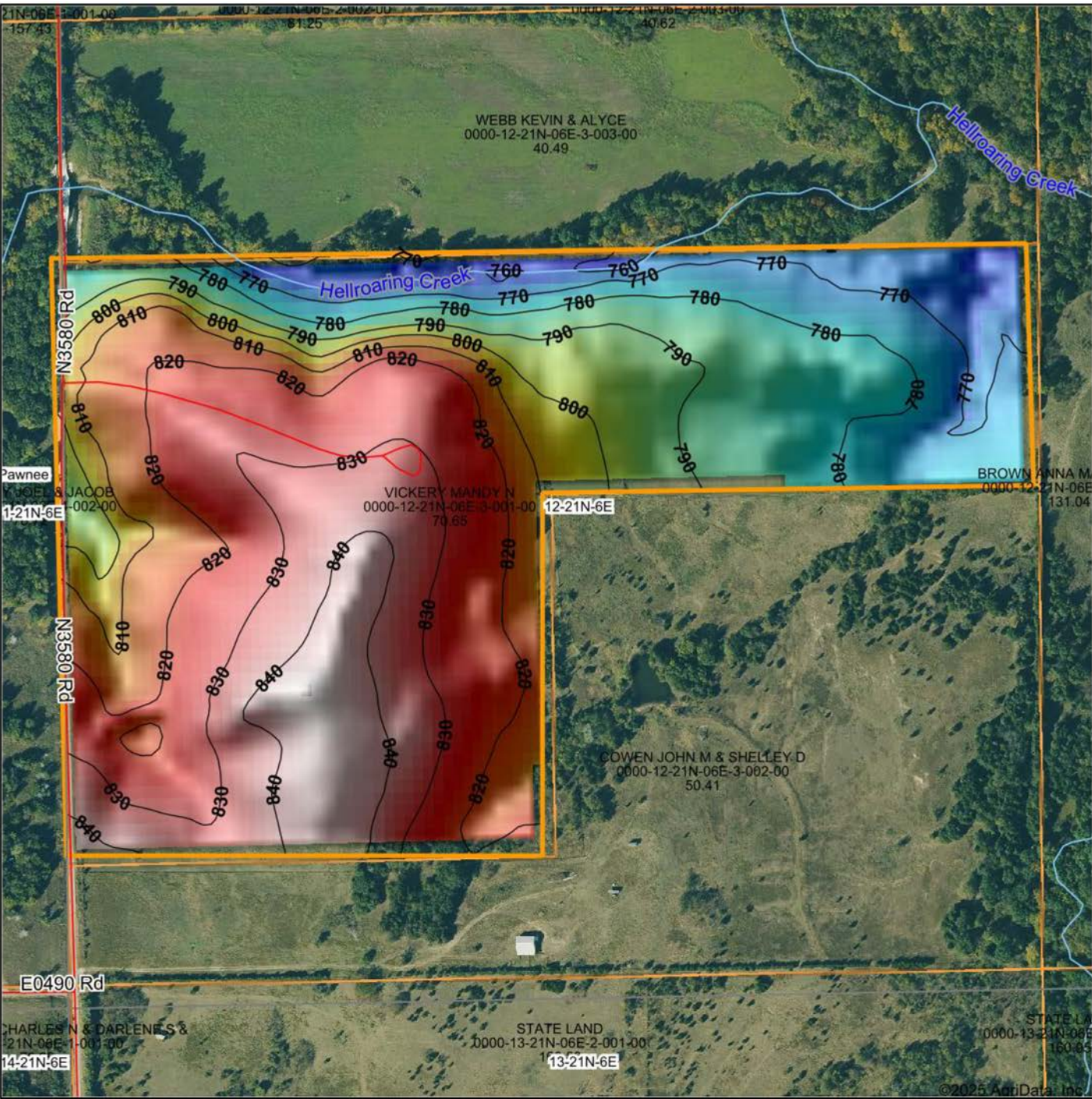
ADDITIONAL PHOTOS



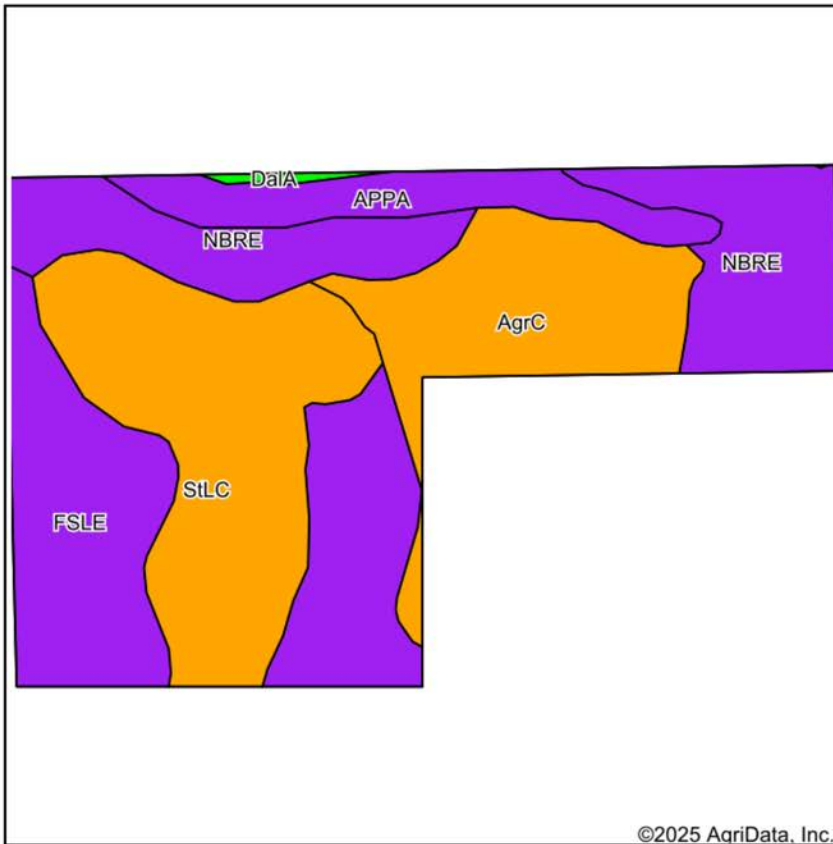
AERIAL MAP



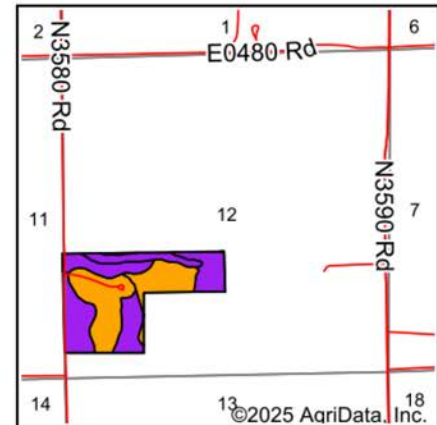
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Pawnee**
 Location: **12-21N-6E**
 Township: **Cleveland**
 Acres: **70.1**
 Date: **2/25/2025**



Maps Provided By:



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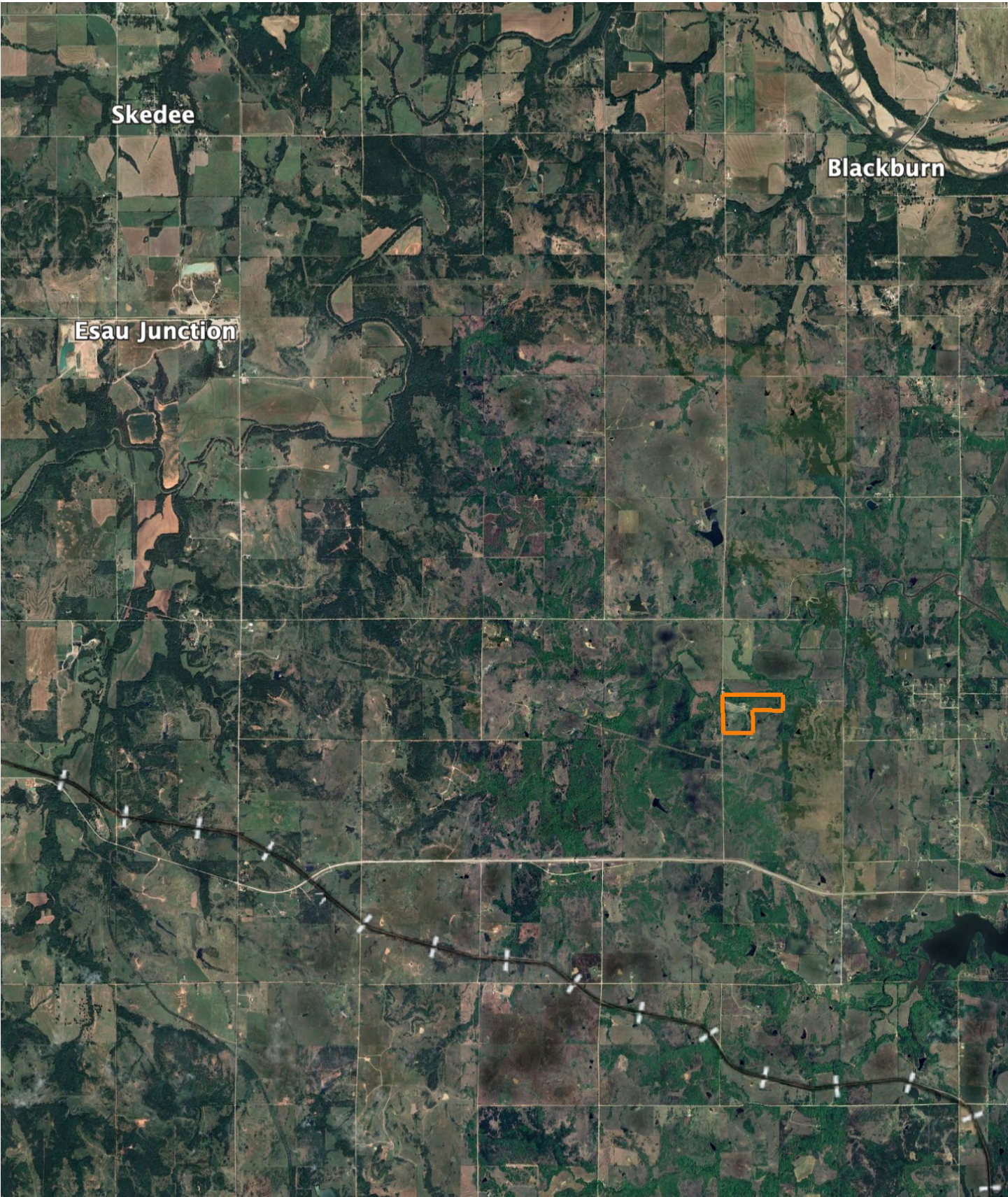
Area Symbol: OK117, Soil Area Version: 23

| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Restrictive Layer | Non-Irr Class *c | Range Production (lbs/acre/yr) | *n NCCPI Overall | *n NCCPI Corn | *n NCCPI Small Grains | *n NCCPI Soybeans | *n NCCPI Cotton |
|------------------|--|-------|------------------|----------------------|-----------------------------|------------------|--------------------------------|------------------|---------------|-----------------------|-------------------|-----------------|
| FSLE | Foraker-Shidler-Lucien complex, 3 to 12 percent slopes, very rocky | 18.85 | 26.9% | | 3.2ft. (Paralithic bedrock) | Vle | 3058 | 28 | 26 | 19 | 19 | 21 |
| StLC | Steedman-Lucien complex, 1 to 5 percent slopes, very rocky | 18.55 | 26.5% | | 3.1ft. (Paralithic bedrock) | Ille | 4374 | 34 | 33 | 32 | 33 | 21 |
| NBRE | Niotaze-Bigheart-Rock outcrop complex, 3 to 15 percent slopes, extremely stony | 15.11 | 21.6% | | 2.3ft. (Densic bedrock) | Vle | 2433 | 24 | 23 | 5 | 2 | 7 |
| AgrC | Agra silt loam, 3 to 5 percent slopes | 11.65 | 16.6% | | > 6.5ft. | Ille | 4000 | 66 | 63 | 66 | 60 | 58 |
| APPA | Ashport, Port and Pulaski soils, 0 to 1 percent slopes, frequently flooded | 5.63 | 8.0% | | > 6.5ft. | Vw | 6247 | 52 | 46 | 50 | 51 | 11 |
| DaIA | Dale silt loam, 0 to 1 percent slopes, rarely flooded | 0.31 | 0.4% | | > 6.5ft. | Iw | 6100 | 71 | 51 | 58 | 71 | 57 |
| Weighted Average | | | | | | 4.61 | 3697.6 | *n 37.2 | *n 35.1 | *n 29.9 | *n 28.7 | *n 23.5 |

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

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