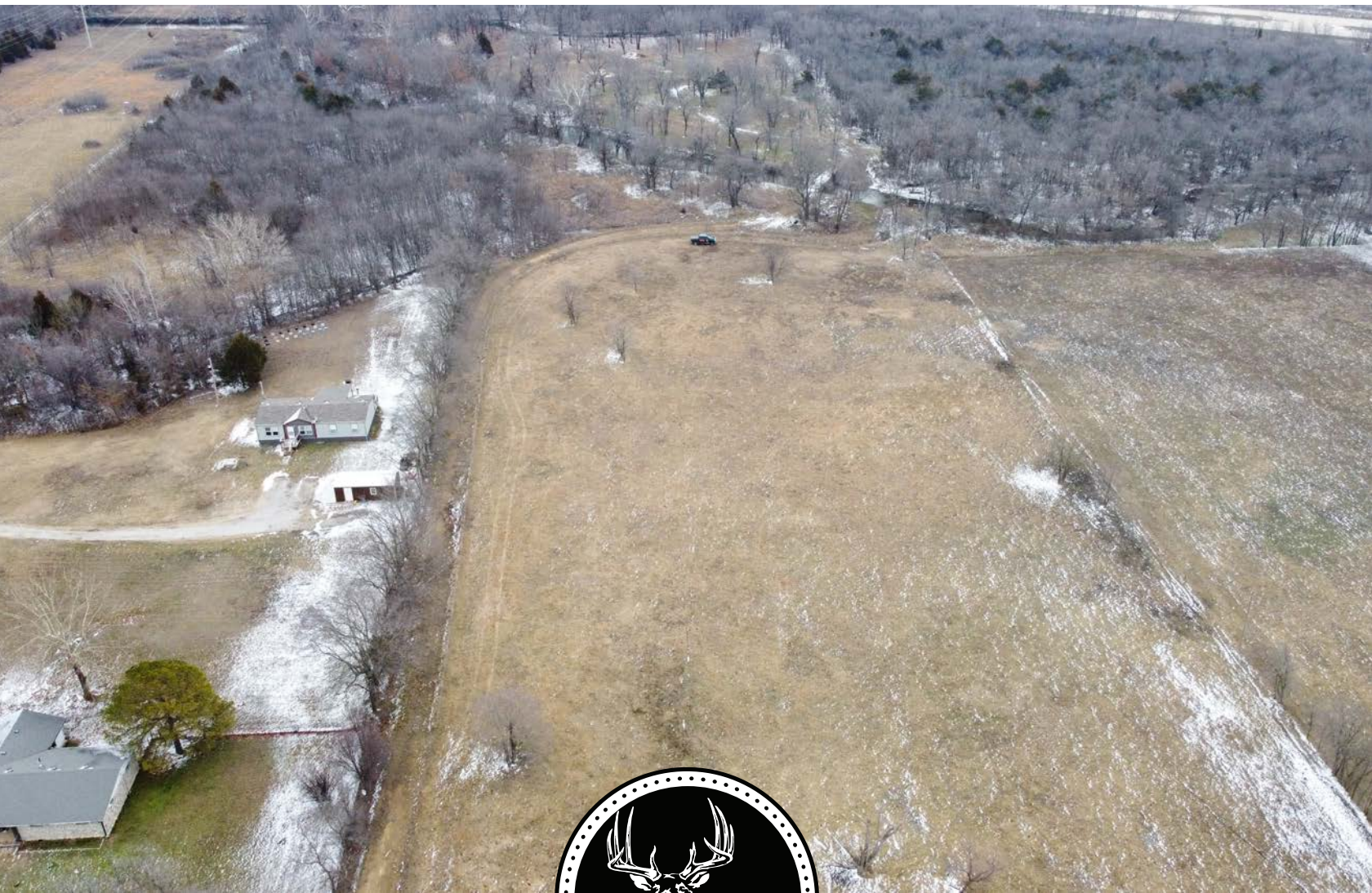


MIDWEST LAND GROUP PRESENTS

13 ACRES IN

ROGERS COUNTY OKLAHOMA

12599 SOUTH OLD HIGHWAY 169, OOLOGAH, OK, 74053



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

ROGERS COUNTY HOBBY FARM

Midwest Land Group is offering this 13 +/- acre hobby farm in the growing community of Oologah, Oklahoma with Old Highway 169 frontage. Located in the fantastic Oologah-Talala School District, with easy access to Oologah Lake and a quick commute into Owasso and Tulsa, this farm will provide a great landscape for your future homestead. The farm has a great mix of timber and pasture. The western 7 +/- acres are in grass and would make an ideal build site and plenty of area to run a few

head of livestock. Cross over the concrete bridge, and you will find approximately 5 +/- acres of hardwoods that are bordered on the east and west by Four Mile Creek. Electric, gas, and water are available along Old Highway 169 on the west end of the property for your future build site. Utilities are also available on the east side of Four Mile Creek. The eastern portion of the farm is located in the 100-year Floodplain. Give Kevin Williams a call at (918) 514-3165 to view this Rogers County Farm.



PROPERTY FEATURES

PRICE: **\$172,900** | COUNTY: **ROGERS** | STATE: **OKLAHOMA** | ACRES: **12**

- 13 +/- acres
- Old Highway 169 frontage
- 7 +/- acres of grass
- 5 +/- acres of hardwoods
- Four Mile Creek located in the eastern portion of the property
- Partial fencing on the north and south
- Utilities throughout property
- 5 minutes to Oologah Lake
- 20 minutes to Owasso
- 30 minutes to Tulsa
- Oologah-Talala School District
- Eastern portion of the property in 100-year floodplain
- 2024 Taxes: \$34.00



7 +/- ACRE OF GRASS



5 +/- ACRES OF HARDWOODS



FOUR MILE CREEK

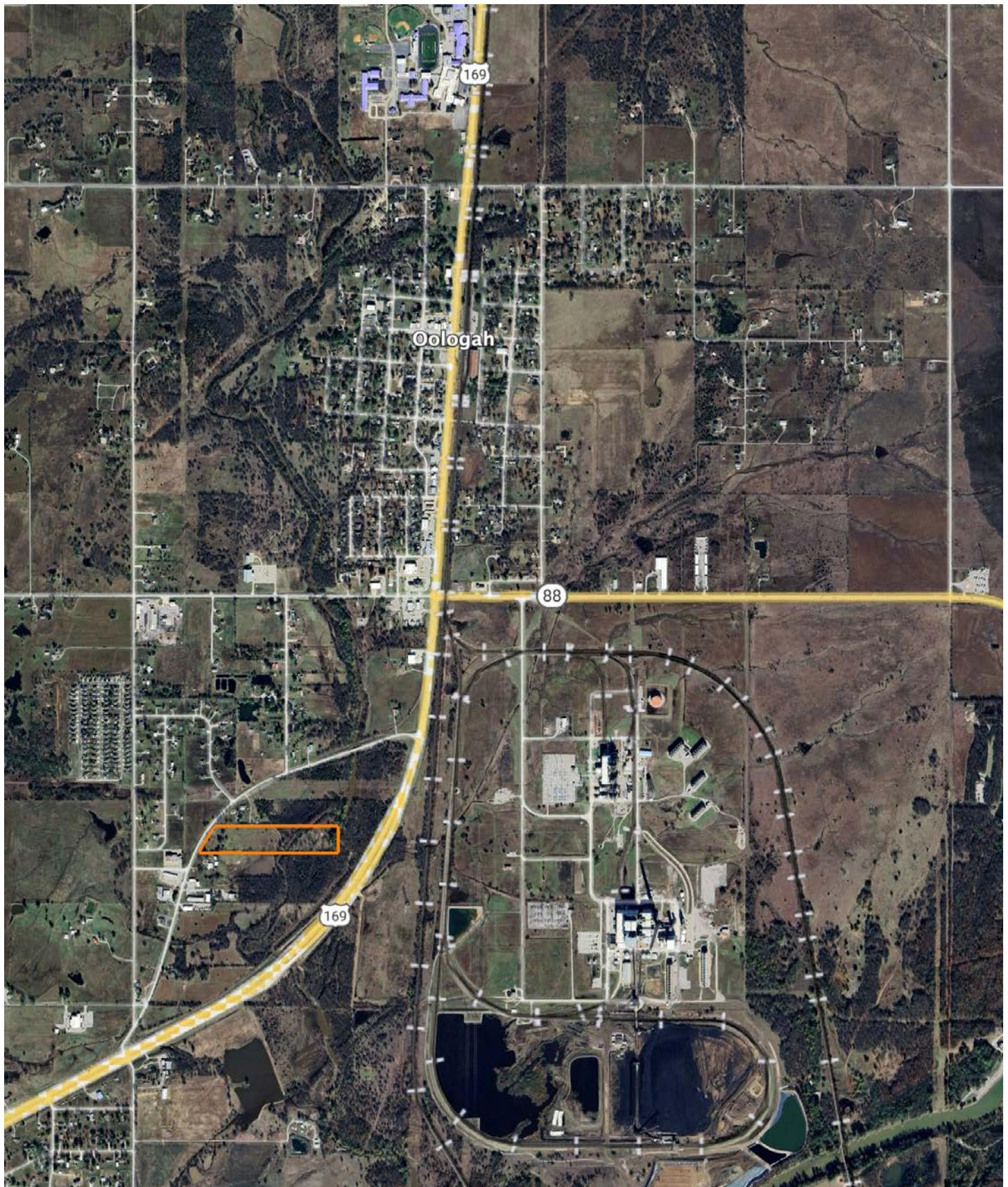
Cross over the concrete bridge, and you will find approximately 5 +/- acres of hardwoods that are bordered on the east and west by Four Mile Creek.



AERIAL MAP

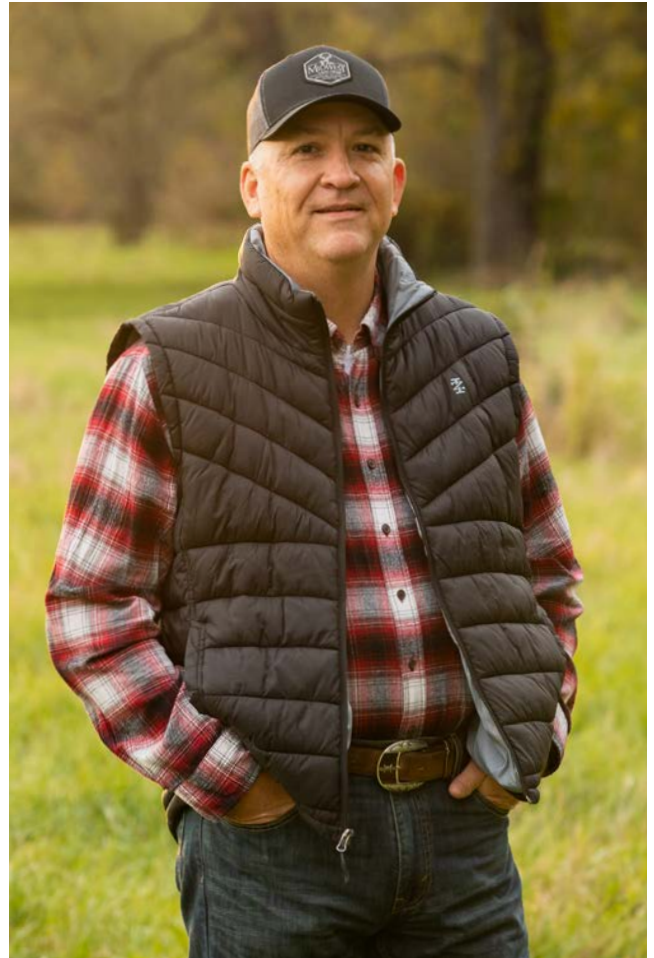


OVERVIEW MAP



AGENT CONTACT

Kevin Williams loves the outdoors, family, friends, and his country. Having grown up in the shadow of his grandfather, Kevin learned everything he could about Northeast Oklahoma from the lifelong hunter, fisherman, team roper and Veteran. Born in Bartlesville, Oklahoma, Kevin was raised in Nowata and attended both the University of Oklahoma and Oklahoma State University, ultimately earning degrees in Turf Management and Liberal Studies. He enlisted in the United States Army and served as a paratrooper, combat medic and soldier, serving two combat tours in Iraq, earning numerous awards. Early in his career, his love for golf took him to shaping and maintaining golf courses in Oklahoma and as far away as Jamaica. He then went on to have a successful career in medical sales. An experienced deer hunter, avid fisherman and sports fan, Kevin enjoys working at Midwest Land Group where he can share his passion for the outdoors, wildlife, and country. A trusted and proven salesperson, Kevin is dedicated to his customers' needs. When not golfing, you can usually find him in the woods searching for a buck, fishing for largemouth bass, or volunteering with youth and Veterans. He has served as the boat captain for a nearby high school fishing team, as well as volunteered with Fishing for Freedom on lakes in Missouri, Oklahoma, and Texas. Kevin and his partner, Nichole, make their home in Oologah, Oklahoma. Together, they have five children. Give Kevin a call today to experience the Midwest Land Group difference!



KEVIN WILLIAMS,

LAND AGENT

918.514.3165

KWilliams@MidwestLandGroup.com



MidwestLandGroup.com

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