

MIDWEST LAND GROUP PRESENTS



# CREEK COUNTY, OK

134 ACRES



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# EXECUTIVE ESTATE ON 134 +/- ACRES - LUXURY LIVING JUST MINUTES FROM TULSA

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Looking for the perfect blend of luxury, acreage, and convenience? You have found it with this extraordinary 134 +/- acre estate, ideally located just minutes from the Creek Turnpike, 10 minutes from Tulsa Hills, and only 15 minutes to downtown Tulsa. Built in 2012, this executive home offers 4,588 square feet of thoughtfully designed living space, featuring three spacious bedrooms, each with its own private bath, two additional half baths, a dedicated office, and a state-of-the-art, fully insulated theatre room with custom lighting and premium surround sound. The property also includes both a 3-car attached garage and a separate 2-car garage offering plenty of room for vehicles and equipment.

The chef's kitchen is a true centerpiece, appointed with double ovens, an oversized walk-in pantry, a coffee/wine bar, and rich custom finishes throughout. A stunning stone archway beautifully transitions the kitchen to the expansive living area, creating a warm and inviting flow perfect for entertaining. The living room is a showstopper, with soaring vaulted ceilings, a dramatic floor-to-ceiling stone wood-burning fireplace, and a full wall of windows that flood the space with natural light and offer unobstructed views of the patio and resort-style pool.

The expansive master suite boasts a huge walk-in closet that also serves as a safe room, perfect for keeping your valuables safe and giving you peace of mind during unpredictable weather. The master bath is complete with double sinks, a large garden tub, and a walk-in luxury tiled shower.

A standout feature of the property is the impressive 50'x100' barn/shop, completed in 2014. Designed for versatility and luxury, the main area is finished

with heating, air conditioning, a kitchenette, a half bathroom, and a surround sound system, making it ideal for parties, events, or large gatherings. Additional amenities include overhead doors for easy equipment access, a separate climate-controlled workout room or office, and three horse stalls outfitted with premium comfort stall flooring, fans, and individual runs. It is truly a versatile space, ready for work, play, or horses!

Outdoor living is nothing short of spectacular. Relax by the heated saltwater pool, complete with hot tub, waterfall, and slide, or host guests around the outdoor kitchen and fireplace while taking in panoramic views of the gently rolling landscape. The home is equipped with a backup generator to provide comfort and peace of mind year-round.

The 134 +/- acres offer a great mix of open space, wooded areas, and water features, making it ideal for both recreation and livestock. The property includes three ponds, a large creek, and trails cut throughout for easy access and exploring. It's excellent for hunting, with abundant wildlife including deer, turkey, ducks, and more. The land has a park-like feel with mature trees and natural beauty, partially bordered by Polecat Creek for added privacy and scenery. It's a hard-to-find piece of paradise that offers the peace of the country with the convenience of being close to town. Horse lovers will appreciate the six individual pens, each featuring its own shelter and frost-free hydrants.

This is a rare opportunity to enjoy luxurious country living without sacrificing the convenience of city access - a true sanctuary just minutes from everything Tulsa has to offer.



# PROPERTY FEATURES

PRICE: **\$2,200,000** | COUNTY: **CREEK** | STATE: **OKLAHOMA** | ACRES: **134**

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- 4,588 sq. ft. executive home built in 2012
- 3 bedrooms, 3 full baths, & 2 half baths
- Office, formal dining, & theatre room
- Chef's kitchen
- Floor-to-ceiling stone fireplace
- Safe room
- Heated salt water pool w/ hot tub, waterfall, & slide
- Outdoor kitchen w/ fireplace
- 50'x100' finished barn/shop with heat & air, kitchenette, bathroom, surround sound, workout room/office, & 3 horse stalls
- 134 +/- diverse acres
- 3 ponds
- Six individual pens with sheds & frost-free hydrants
- Prime location: just minutes from Turner Turnpike, Tulsa Hills, & downtown Tulsa





# 4,588 SQ. FT. EXECUTIVE HOME

This executive home offers thoughtfully designed living space, featuring three spacious bedrooms, each with its own private bath, two additional half baths, a dedicated office, and a state-of-the-art, fully insulated theatre room.





# CHEF'S KITCHEN

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The chef's kitchen is a true centerpiece, appointed with double ovens, an oversized walk-in pantry, a coffee/wine bar, and rich custom finishes throughout.





# EXPANSIVE MASTER SUITE





# ADDITIONAL INTERIOR PHOTOS





# HEATED SALT WATER POOL

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# OUTDOOR KITCHEN W/ FIREPLACE

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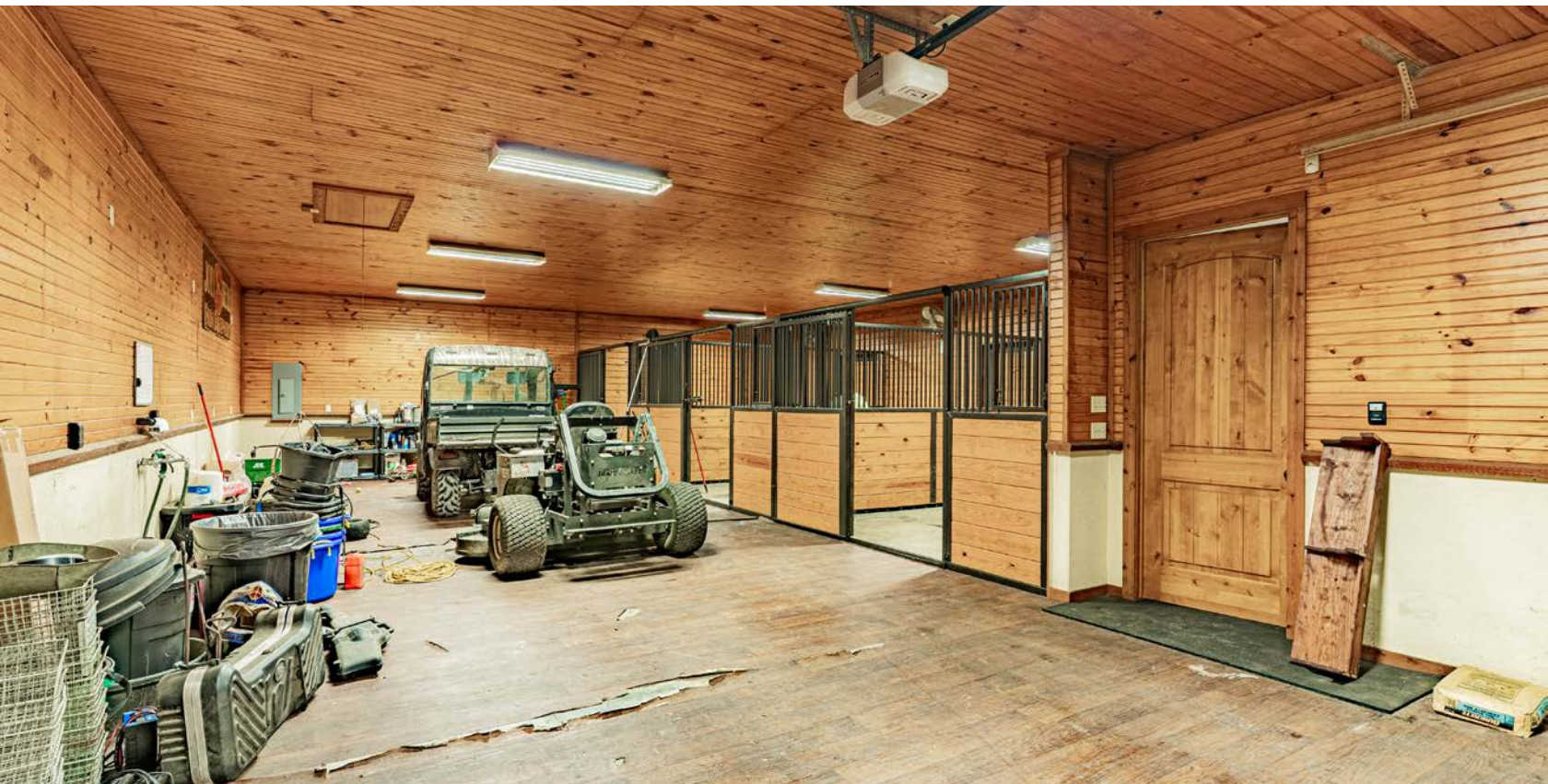
# 50'X100' FINISHED BARN/SHOP





# 3 HORSE STALLS

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# 134 +/- DIVERSE ACRES

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The 134 +/- acres offer a great mix of open space, wooded areas, and water features, making it ideal for both recreation and livestock. The property includes three ponds, a large creek, and trails cut throughout for easy access and exploring.





# SIX INDIVIDUAL PENS

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# ADDITIONAL PHOTOS

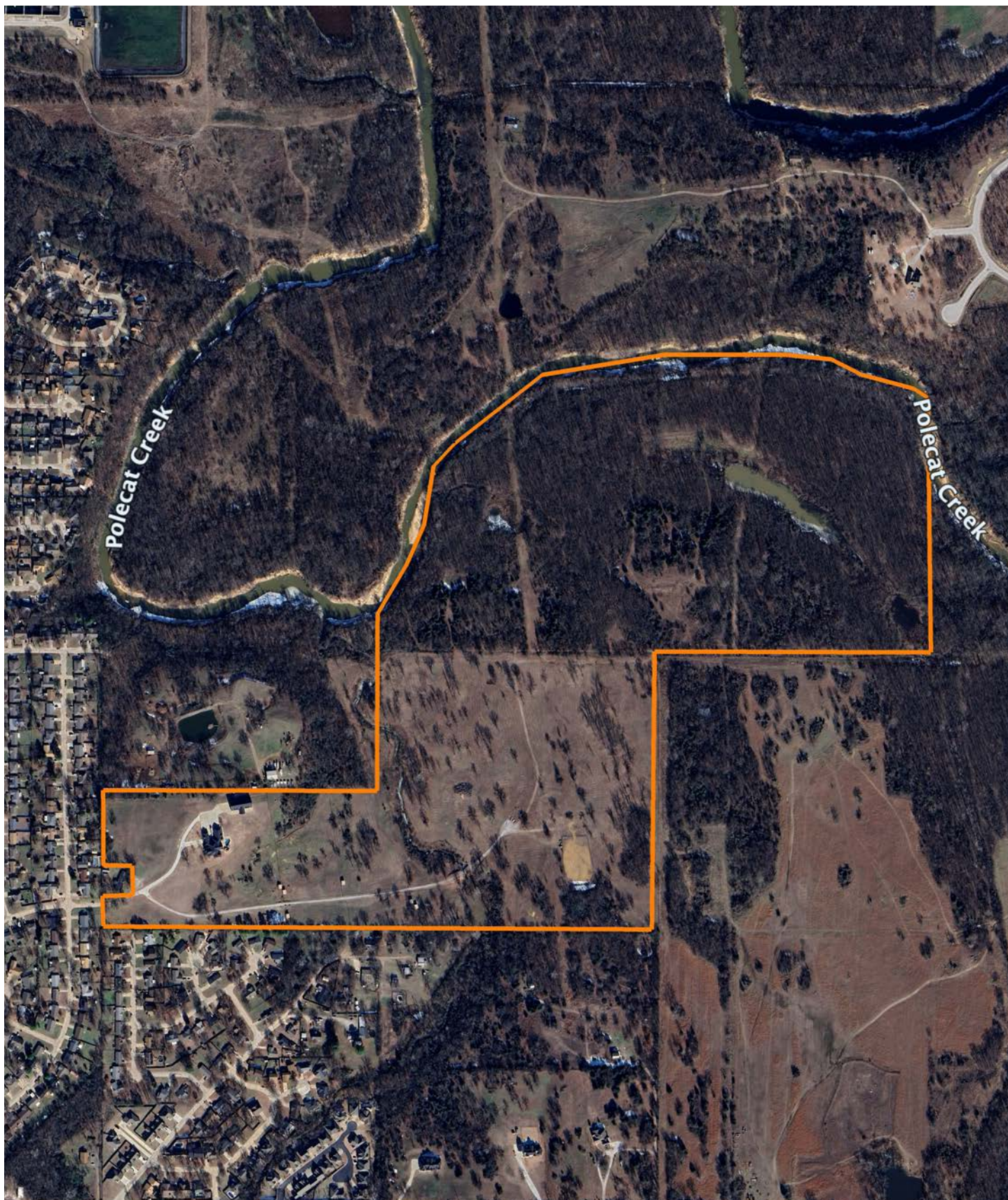
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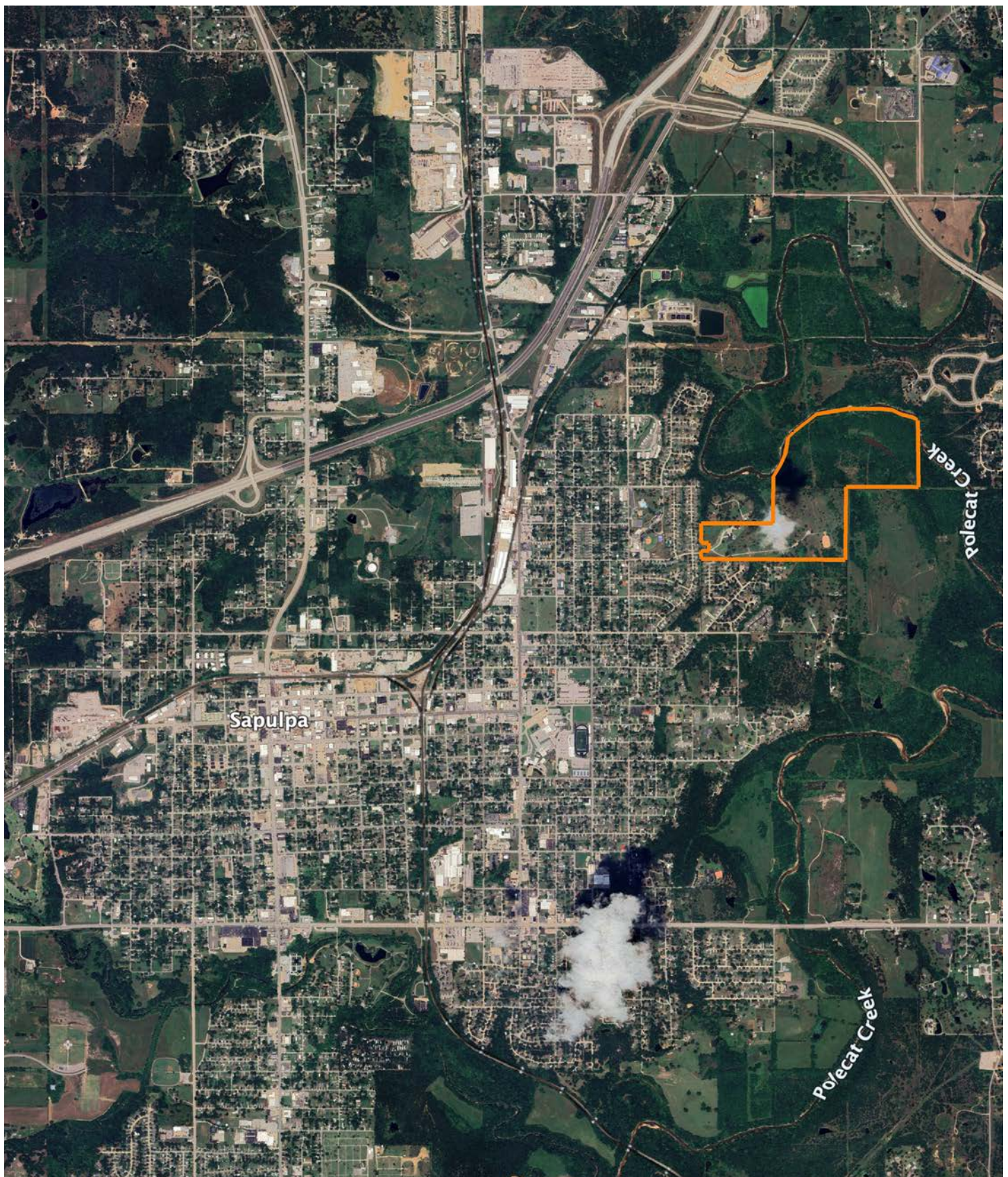
# AERIAL MAP

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# OVERVIEW MAP





# AGENT CONTACT

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Born and raised in Bristow, Summer Witty is an agent who specializes in residential and rural living real estate and has a background in healthcare human resource management, where she learned the value of relationships and problem-solving. She brings these skills to the table in each and every real estate transaction she deals with. Summer is active in her local church as a kindergarten through fifth grade Sunday School teacher. Her outgoing personality lends itself to helping her gain the best understanding of what her buyers and sellers want and need from an agent. She works hard to get to know each individual client personally in order to help them find the perfect home or to sell their home for the best price in the quickest time frame possible.

Summer's background has given her the drive and dedication to succeed, which she uses as a full-time agent, giving her clients the time and effort they deserve. Together, with her husband Curtis and sons Carson and Caden, she enjoys camping, traveling, fishing and hunting. Being a mother and wife helps her understand what families want, which is a major factor in every real estate transaction. It's her integrity and values that help her make the best decisions for her clients while putting their needs first and foremost. Summer serves northeast Oklahoma.



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## MidwestLandGroup.com

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