

MIDWEST LAND GROUP PRESENTS

160 ACRES IN

TULSA COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRIME TIME RESIDENTIAL DEVELOPMENT OPPORTUNITY IN NORTHERN TULSA COUNTY

Welcome to this immaculate 160 +/- acres located in northern Tulsa County just east of Skiatook, two miles west of Highway 75 and $\frac{3}{4}$ mile north of Highway 20. This property sits on paved Lewis Avenue, just on the outskirts of the city of Skiatook, and has the makeup to be the next large residential development in the ever-growing communities of Skiatook and Collinsville. The land has been owned by the same family for 51 years and has been stewarded to perfection and well taken care of. Once you are on the land, you will notice the lush native grasses with very little to no briars and weeds, along with the gently rolling hills, making for incredible northern Tulsa County views overlooking the countryside. There are 4 very nice ponds scattered throughout that help add another valuable element to this property, the largest of them all being around 2.5 +/- acres.

East 156th sits in between the section line of the 160 and could be extended to the east another $\frac{1}{2}$ mile for additional road frontage. Two different service providers are in the area, one being VVEC which powers the house at the northwest corner of the property and PSO is the service provider on the southern end of the 160. Washington County Rural Water District #3 has a 6" water line running along Lewis Ave.

The home is tucked back in the northwest corner and boasts some amazing sunrises and views overlooking

the entire 160 +/- acres, including the large pond. This 3 bed, 2.5 bath was built in 1974 and has 3,134 square feet of living space. There are two sunrooms that were added on over the years and would make for a great place to sip on your morning coffee while watching the sun come up! The improvements also include a 45'x70' barn out back to store all your tools and equipment! The house and acreage are also being parceled off to sell separately if a buyer wants just the land.

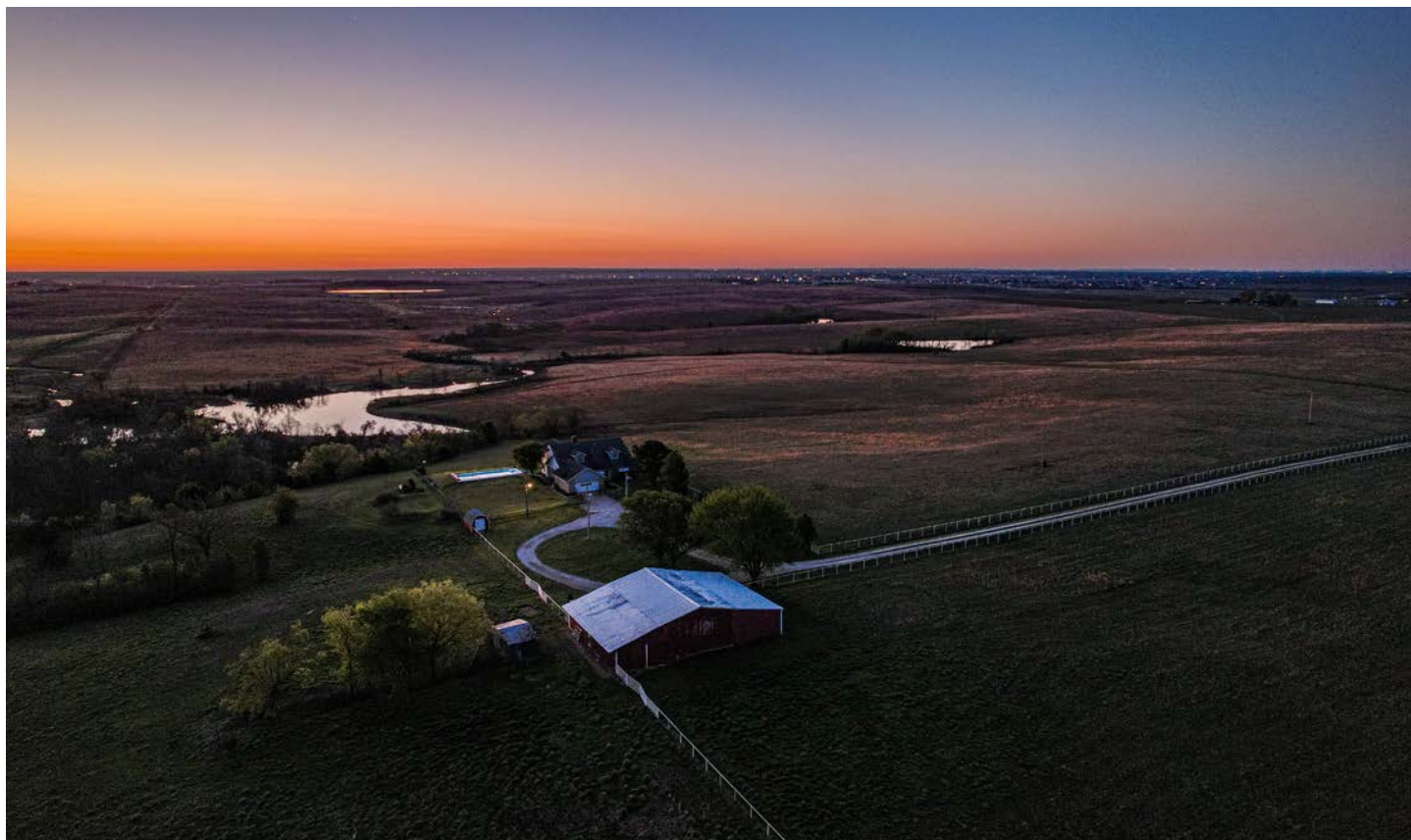
This area is centered in between the growing communities of Skiatook and Collinsville, and is only 13 miles to Owasso and 20 miles to downtown Tulsa, making it a great area to invest in for future development. According to "WorldPopulationReview.Com" Collinsville has a 2025 population of 10,143 and is currently growing at a rate of 4.36% annually, and its population has increased by 26.39% since the most recent census, which recorded a population of 8,025 in 2020. Skiatook, Oklahoma has a growing population of 5.8% since 2020 and currently has around 8,956 residents.

This property is also being offered in 3 other splits. The home and 18 +/- acres (acreage amount is negotiable, could be more or less), 62 +/- acre tract on the north half, and the 80 +/- acre tract on the south half. Contact Listing Agent Paul Smith for more details at (918) 397-2737. Shown by appointment only!

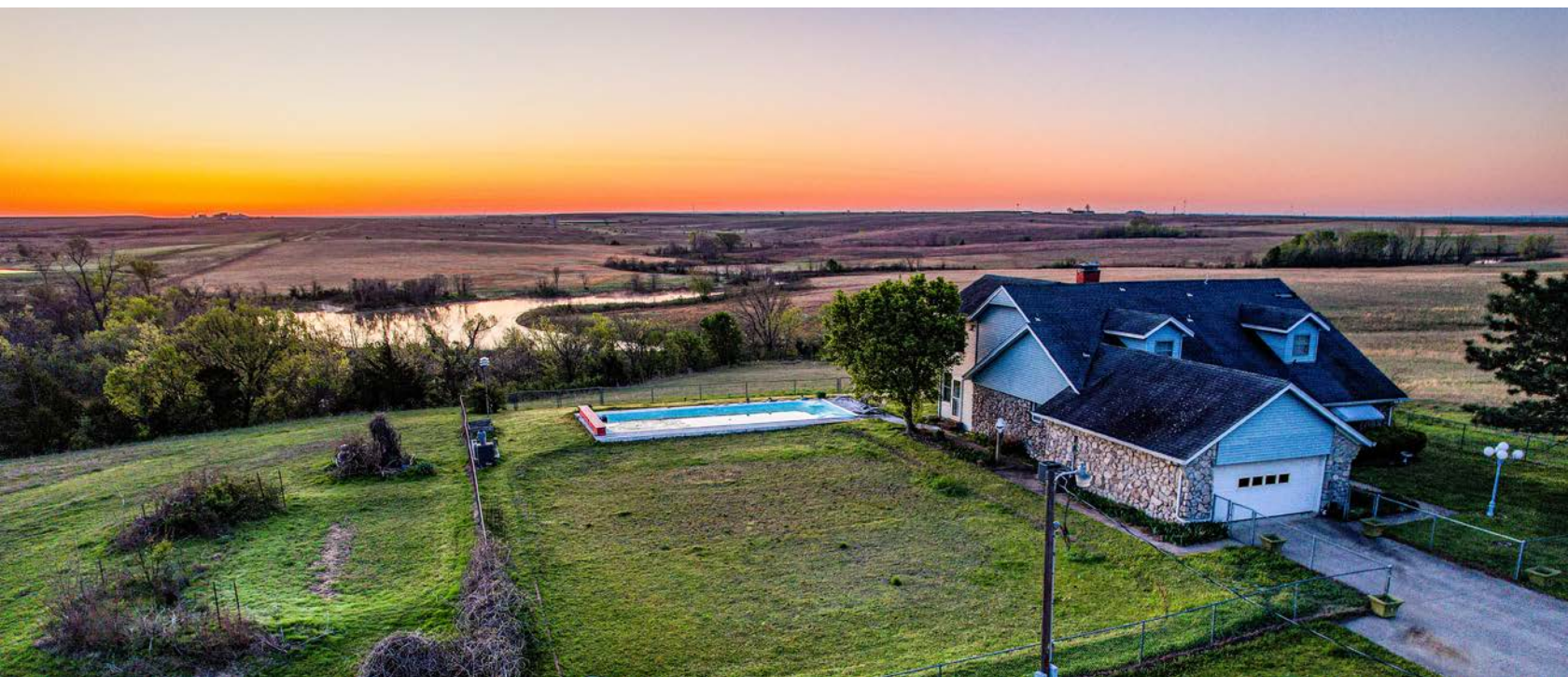
PROPERTY FEATURES

PRICE: **\$2,080,000** | COUNTY: **TULSA** | STATE: **OKLAHOMA** | ACRES: **160**

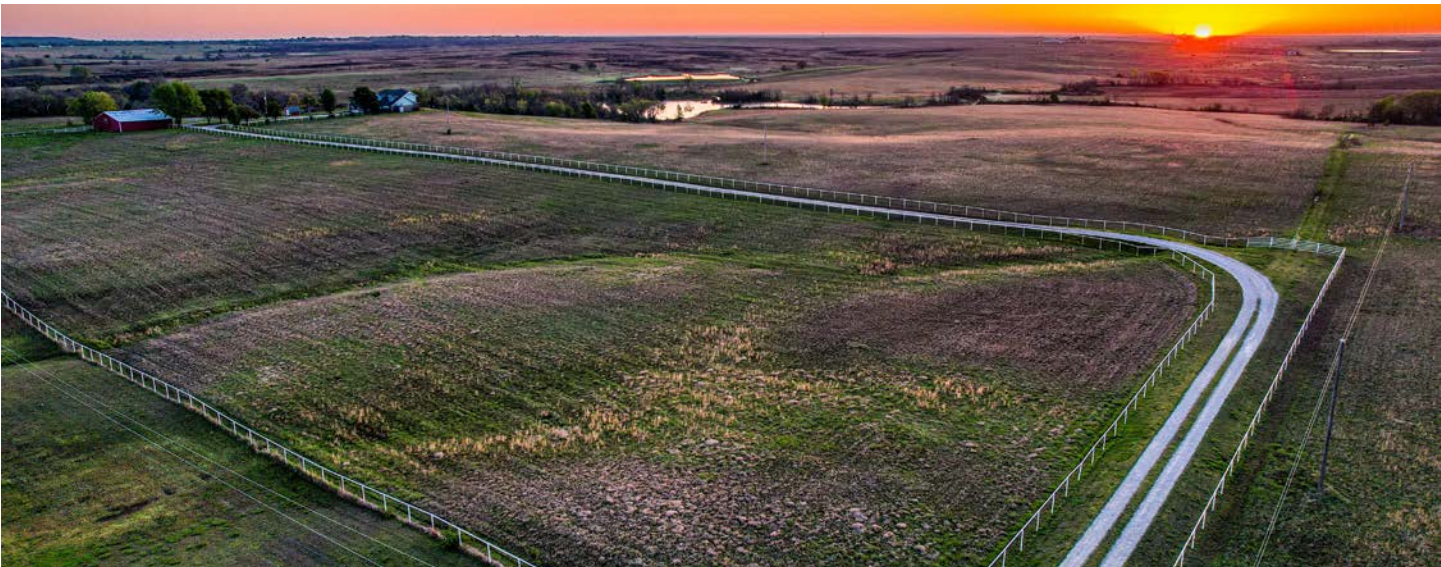
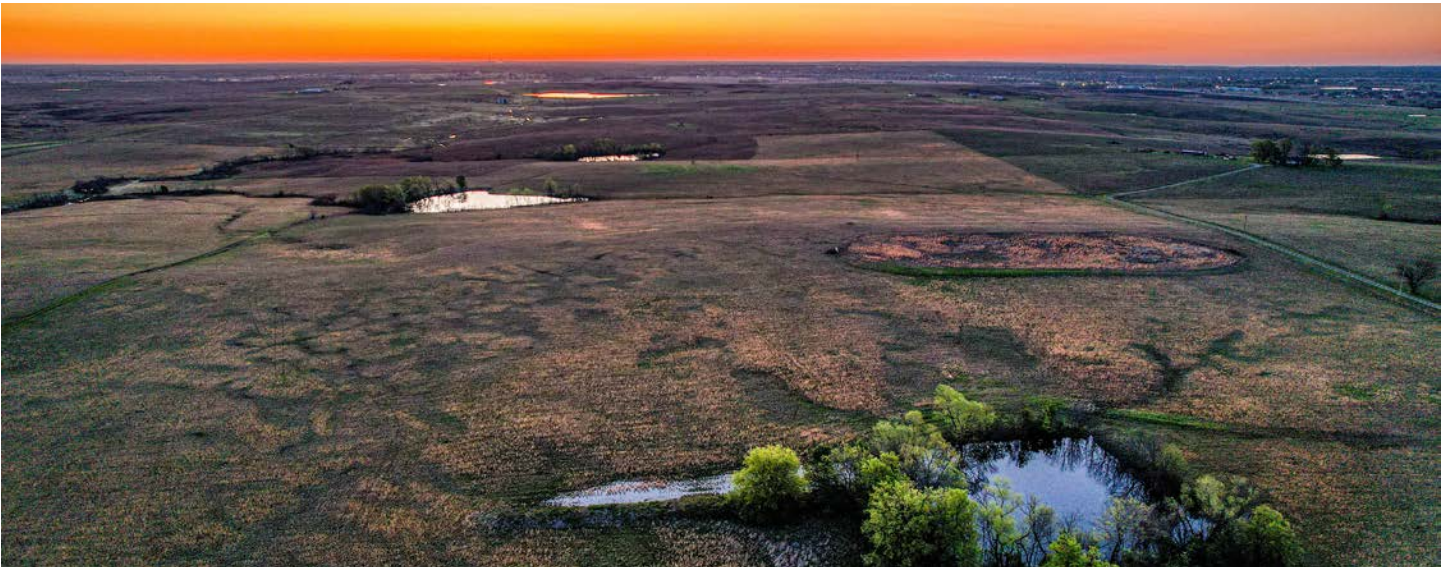
- 160 total acres for future investment or development
- Very popular and growing area
- 3 additional tracts of the 160 to be offered for sale - the South 80, the North 62, and Home with 18 +/- acres
- On paved Lewis Ave
- Located in Tulsa County
- Zoned Ag other than where the home sits
- VVEC and PSO
- Washington County Rural Water District 3
- Fully fenced
- Pipe fencing on the west side bordering Lewis Ave
- 4 total ponds
- Older gas well on the southwest side of property that is plugged
- Seller's minerals will convey (believed to be owned on a portion of the land but not all the land)
- 3 bed, 2.5 bath home built in 1974 - move-in ready
- 3,134 sq. ft. of living space
- Attached garage and large barn out back
- In-ground swimming pool (not been used in years, sellers do not have much info in regard to what kind of shape it's in)
- 5 min from Skiatook, OK
- 10 min to Collinsville, OK
- 13 miles to Owasso, OK
- 20 miles to downtown Tulsa and Tulsa International Airport



3 BED, 2.5 BATH HOME



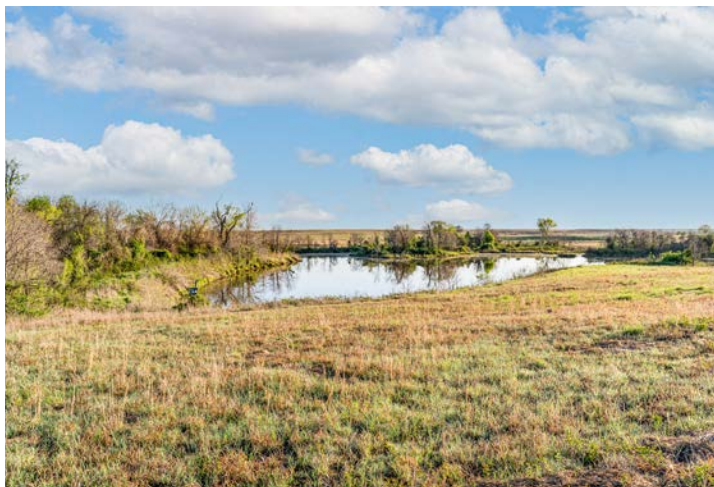
160 TOTAL ACRES FOR FUTURE INVESTMENT



FULLY FENCED



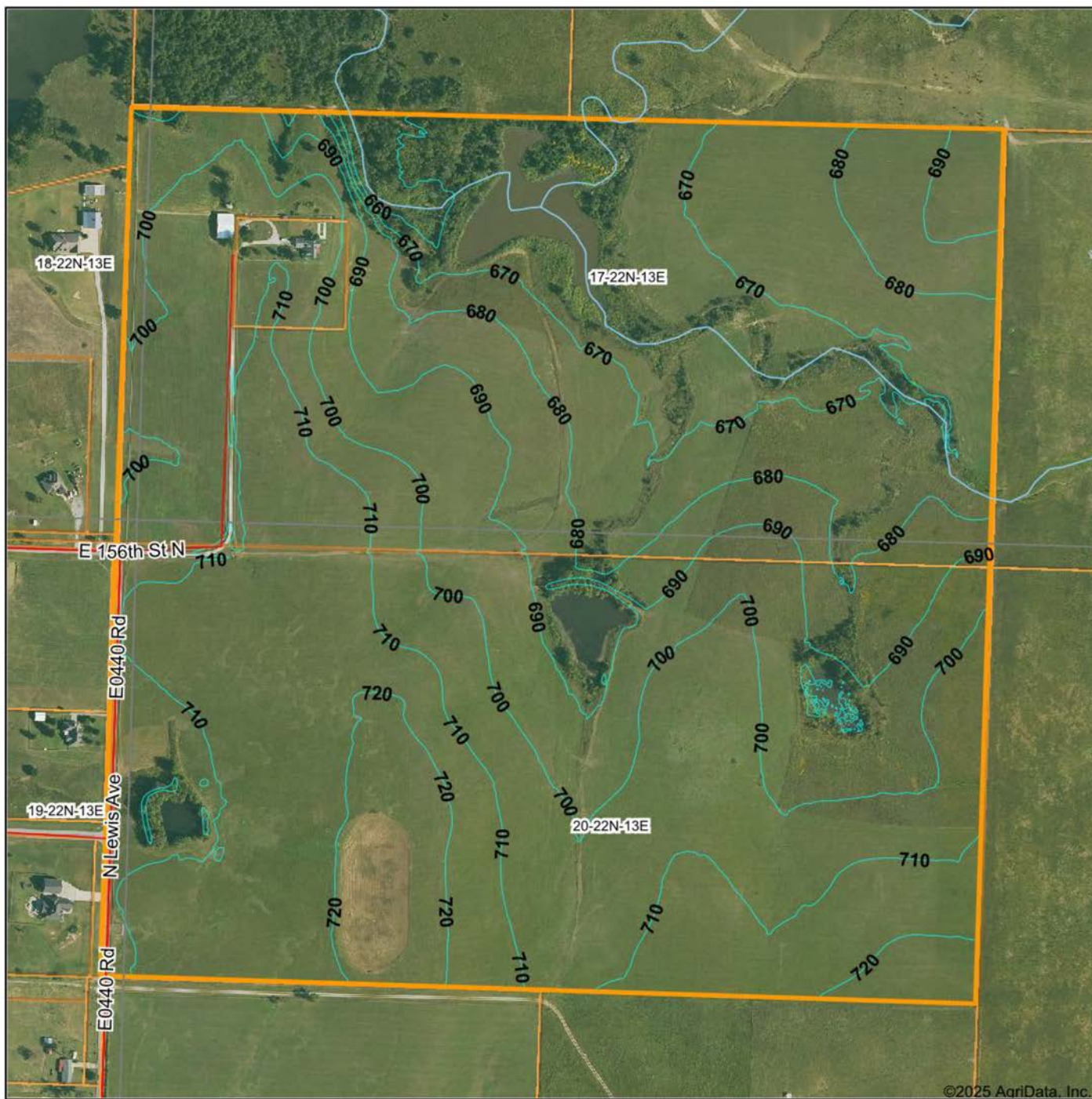
4 TOTAL PONDS



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 654.0

Max: 729.7

Range: 75.7

Average: 695.4

Standard Deviation: 17.72 ft

0ft 472ft 943ft

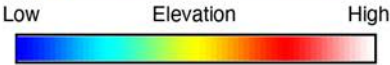
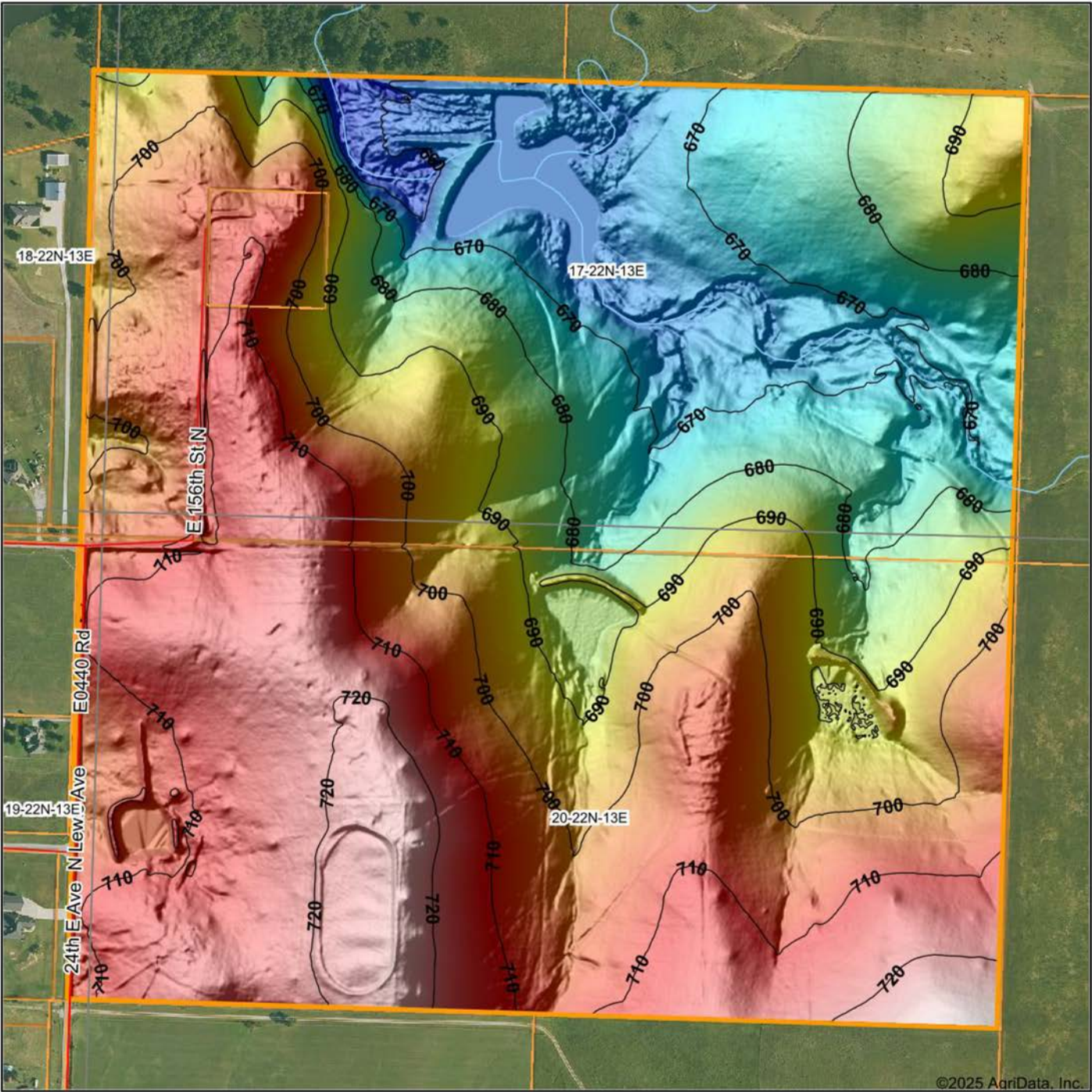


4/17/2025

20-22N-13E
Tulsa County
Oklahoma

Boundary Center: 36° 22' 48.54, -95° 57' 5.61

HILLSHADE MAP

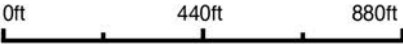


Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 10
Min: 654.0
Max: 729.7
Range: 75.7
Average: 695.3
Standard Deviation: 17.75 ft

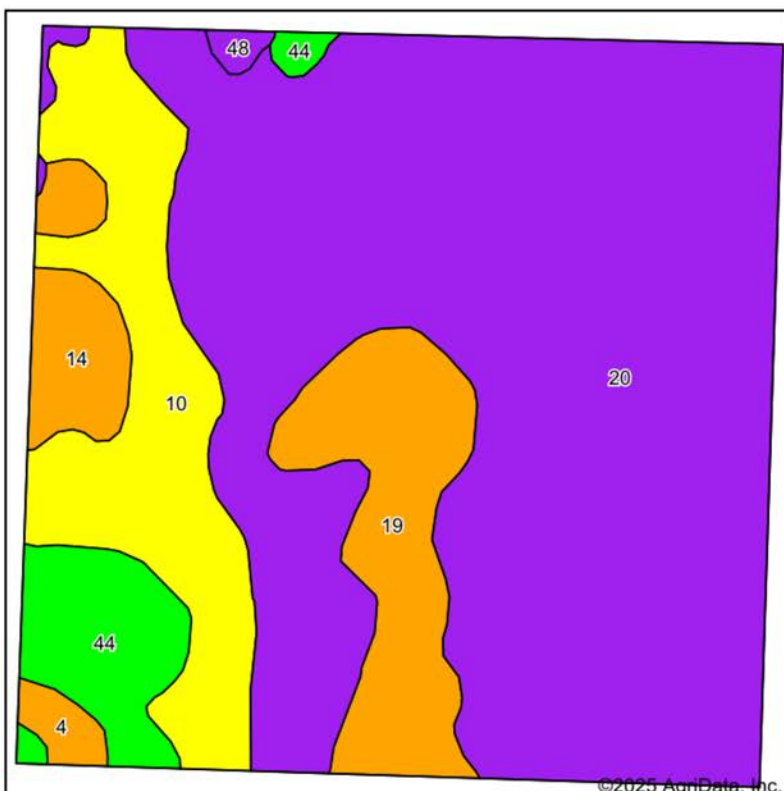


4/17/2025

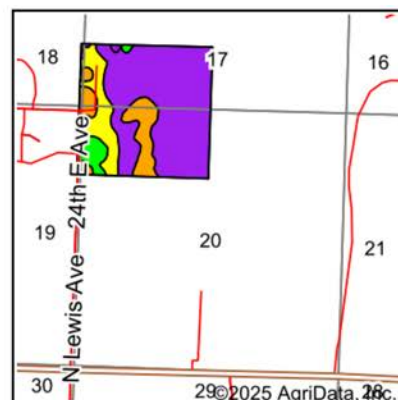
20-22N-13E
Tulsa County
Oklahoma

Boundary Center: 36° 22' 48.57, -95° 57' 5.61

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Tulsa**
 Location: **20-22N-13E**
 Township: **North Tulsa**
 Acres: **160**
 Date: **4/17/2025**



Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: OK143, Soil Area Version: 20

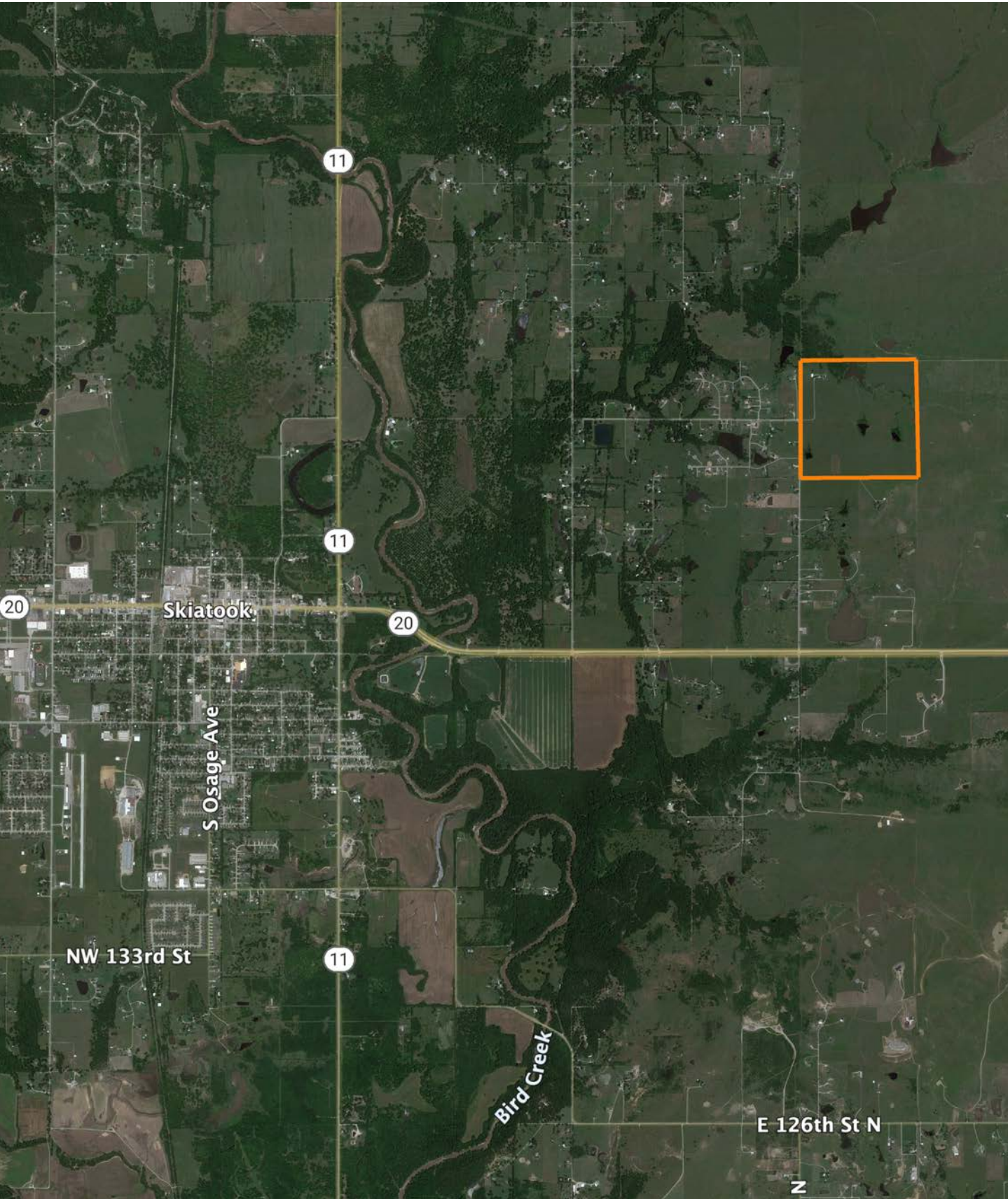
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
20	Eram-Coweta complex, 5 to 15 percent slopes	106.31	66.4%		2.6ft. (Paralithic bedrock)	Vle	4515	47	47	41	36	39
10	Coweta-Bates complex, 3 to 5 percent slopes	22.34	14.0%		1.4ft. (Paralithic bedrock)	IVs	3926	44	42	41	35	41
19	Eram silty clay loam, 3 to 5 percent slopes	14.87	9.3%		2.6ft. (Paralithic bedrock)	Ille	5250	57	57	47	44	45
44	Okemah-Parsons-Pharoah complex, 0 to 1 percent slopes	8.68	5.4%		1ft. (Abrupt textural change)	Is	4025	65	60	59	58	60
14	Dennis silt loam, 3 to 5 percent slopes, eroded	5.75	3.6%		> 6.5ft.	Ille	0	67	67	55	56	62
4	Bates-Coweta complex, 3 to 5 percent slopes	1.45	0.9%		2.2ft. (Paralithic bedrock)	Ille	3074	42	36	39	34	40
48	Radley silt loam, 0 to 1 percent slopes, frequently flooded	0.60	0.4%		> 6.5ft.	Vw	8000	61	57	57	59	23
Weighted Average						5.03	4312.2	*n 49.2	*n 48.6	*n 43.1	*n 38.6	*n 41.8

*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.

OVERVIEW MAP



AGENT CONTACT

Buying or selling real estate can be stressful and overwhelming and Paul is the kind of agent that loves to help people with their real estate needs. One of the reasons Paul came into this market is because he loves meeting new people and building lifelong relationships. Paul was born and raised in Oklahoma and a graduate of Oklahoma State University. He and his wife moved their family to live in Kansas for several yrs giving him an opportunity to know both markets and areas well.

With a lifelong obsession for the outdoors, hunting, and improving the land, Paul found his calling at Midwest Land Group, where he's able to fulfill his dream of working outdoors. He enjoys sharing a passion and talking with people about all facets of land – whether hunting, habitat improvement or investing – all while being able to create value for both his buyer and seller clients. When you work with Paul, rest assured he'll do everything he can to provide great customer service to reach the end goal of his clients.

Paul and his family reside in Oklahoma now and when he's not working, you can find Paul enjoying life and the outdoors year-round with his family. Paul is very active in his community helping coach youth sports and serving at his local Church. Paul lives with his wife Whitney and, together, they have three children, Ryker, Tymber, and PC. Give Paul a call today and let him help serve you in your real estate needs!



PAUL SMITH, LAND AGENT
918.397.2737
PSmith@MidwestLandGroup.com



MidwestLandGroup.com

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