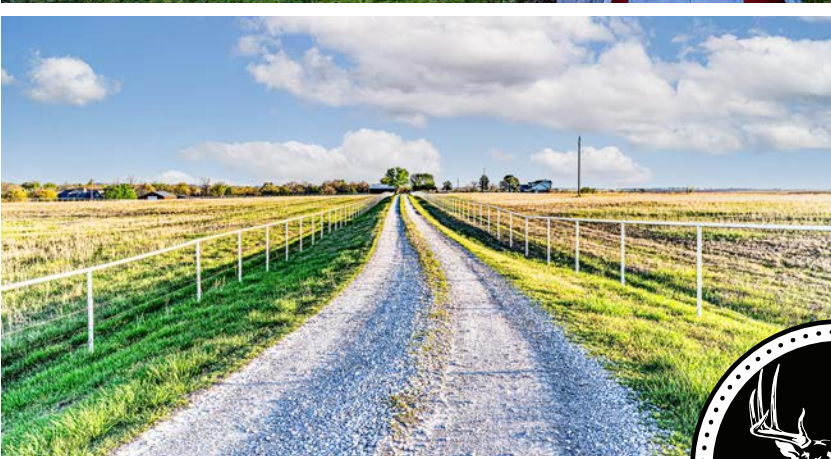


MIDWEST LAND GROUP PRESENTS

18 ACRES

TULSA COUNTY, OK

2445 E 156TH STREET N, SKIATOOK, OK 74070



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

RANCH-STYLE HOME ON 18 +/- ACRES BETWEEN SKIATOOK AND COLLINSVILLE

If you have been looking for a home with acreage in close proximity to Tulsa, Owasso, Skiatook, and the Collinsville area, then this is one to check out. Located in northern Tulsa County just east of Skiatook, two miles west of Highway 75 and ¾ mile north of Highway 20. This property sits on paved Lewis Avenue and comes with 18 +/- acres where more or less acreage could be negotiated for sale. The farm has been kept in the same family for 51 years, and one will be quick to tell how well taken care of the ground has been kept. As you head down the drive, you will notice the lush native grass pasture on the west side that is approximately 6.5 +/- acres with very nice pipe fencing. This area would make for a great place to keep your horses or livestock and

butts up to the barn. The 3 bed, 2.5 bath home 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 home has an office downstairs, along with a bedroom/bathroom and master suite upstairs. There's a 45'x70' barn out back to store all your tools and equipment! The views are truly spectacular and still within close proximity to larger cities, but far enough to be out in the country. The home also includes an in-ground pool, however, the sellers are unaware of the condition it is in. Call Listing Agent Paul Smith for a showing 918-397-2737. Shown by appointment only.

PROPERTY FEATURES

PRICE: **\$600,000** | COUNTY: **TULSA** | STATE: **OKLAHOMA** | ACRES: **18**

- Ranch-style home built in 1974 - 3 bed, 2.5 bath & 3,134 sq. ft.
- 18 +/- acres where more or less acreage could be negotiated
- Additional land for sale - 62 +/- acres that borders to the east and 80 +/- acres that borders to the south
- 45'x70' barn
- Pipe fencing and barbed wire fencing
- 6.5 +/- acre pasture with pipe fence
- VVEC provider & Washing County Rural Water District 3
- If owned, all of seller's minerals to convey
- New septic system in 2020
- Roof replaced 14 years ago (50-year roof)
- Current property line goes to the edge of the pond below the house to the east, negotiable
- Zoned Ag
- 2024 taxes were \$1,713 on the home and 2.5 acres
- Survey to be conducted upon an executed contract
- 5 minutes from Skiatook, OK
- 10 minutes to Collinsville, OK
- 13 miles to Owasso, OK
- 20 miles to downtown Tulsa and Tulsa

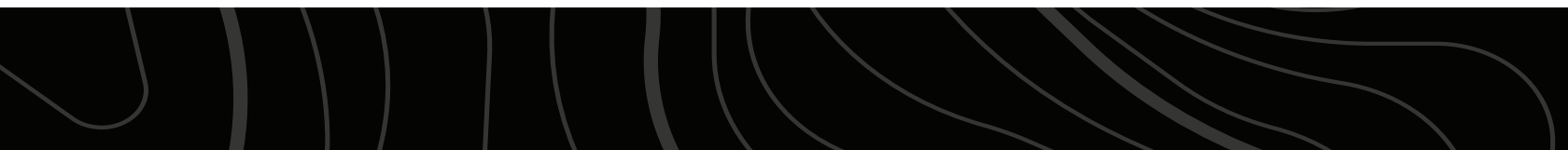
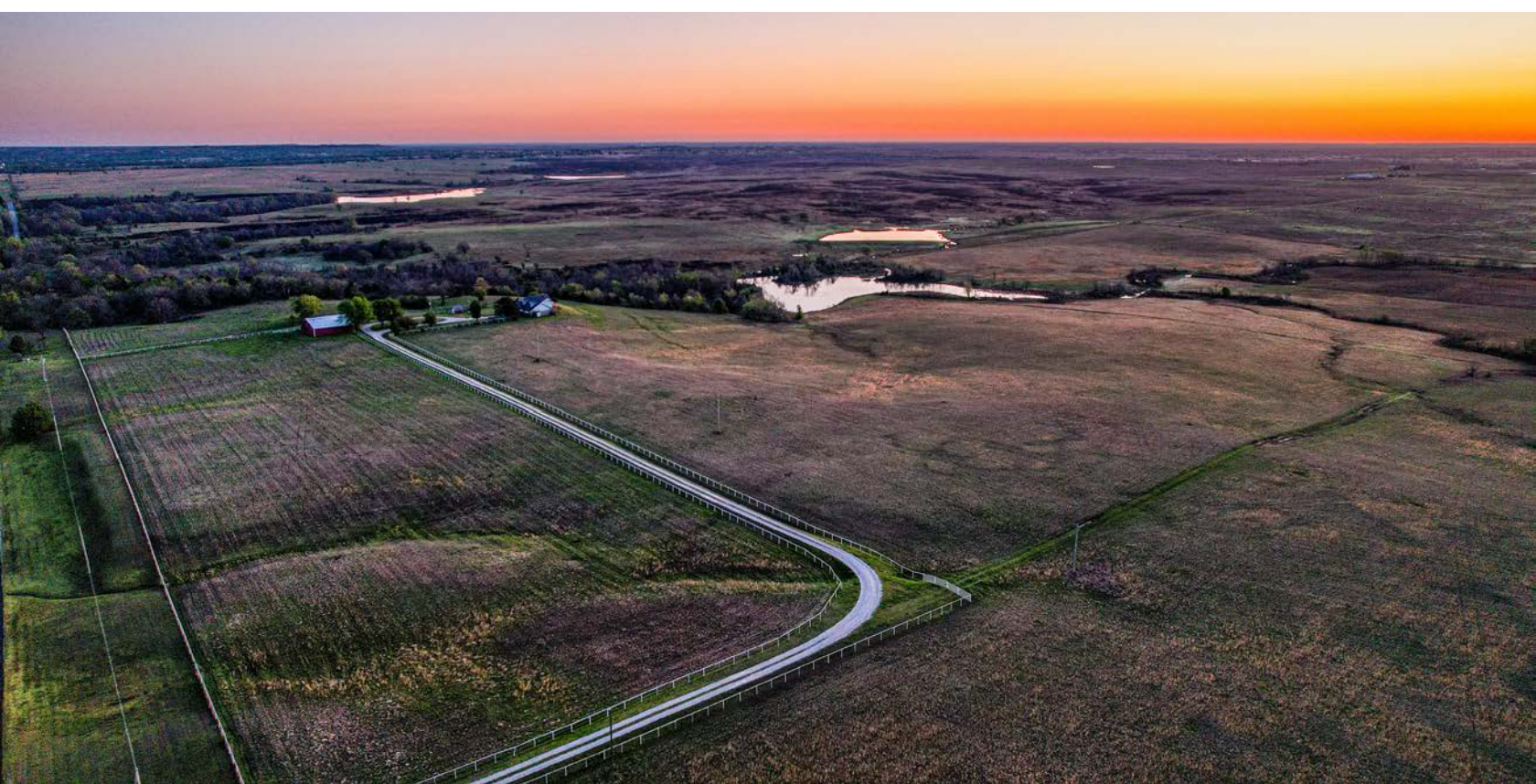
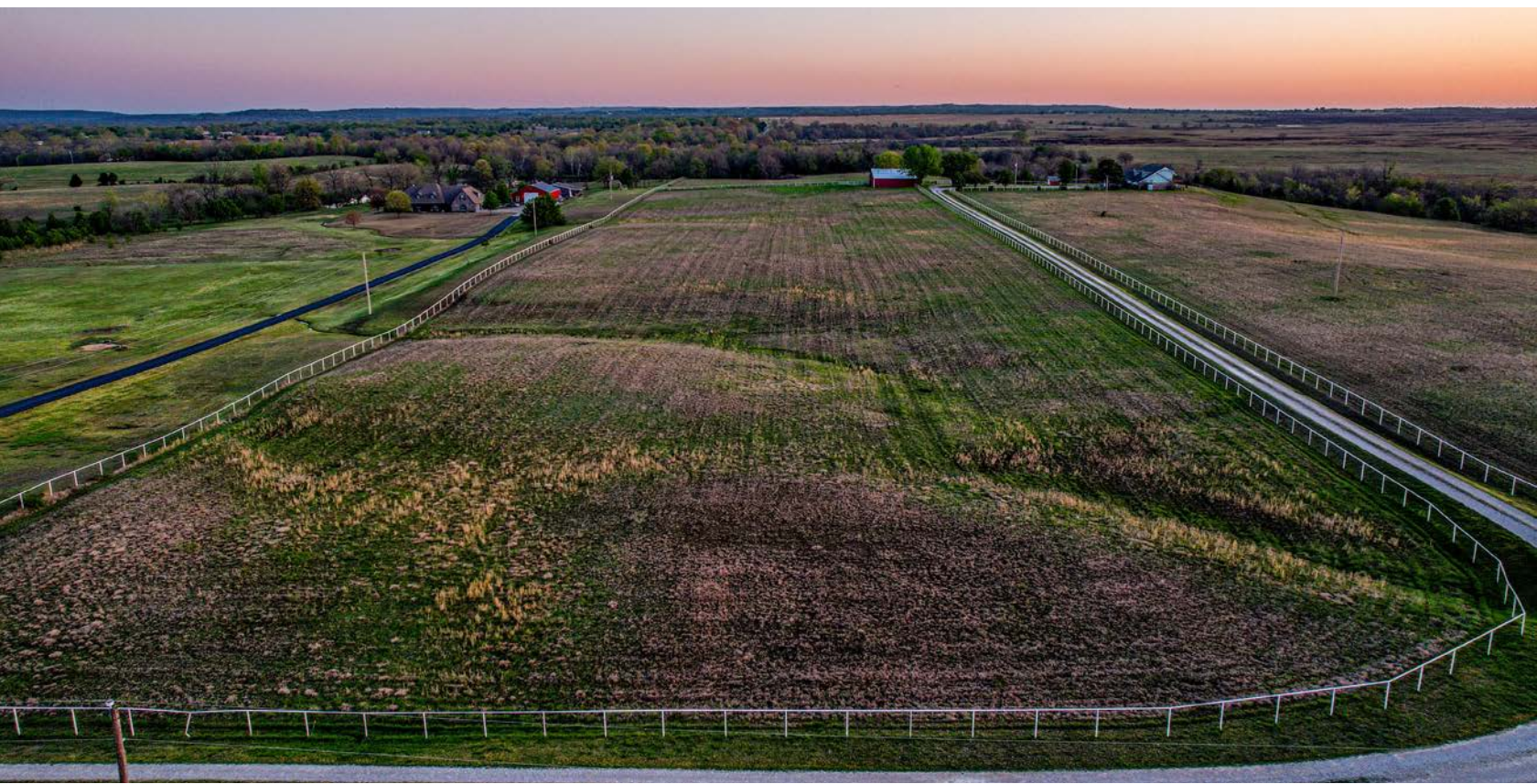
3 BED, 2.5 BATH HOME



3,134 SQUARE FEET



6.5 +/- ACRE PASTURE WITH PIPE FENCE



18

19

20

E 156th St N

N Lewis Ave

17-22N-13E

660

670

680

690

700

710

E 156th St N

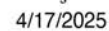
E 156th St N

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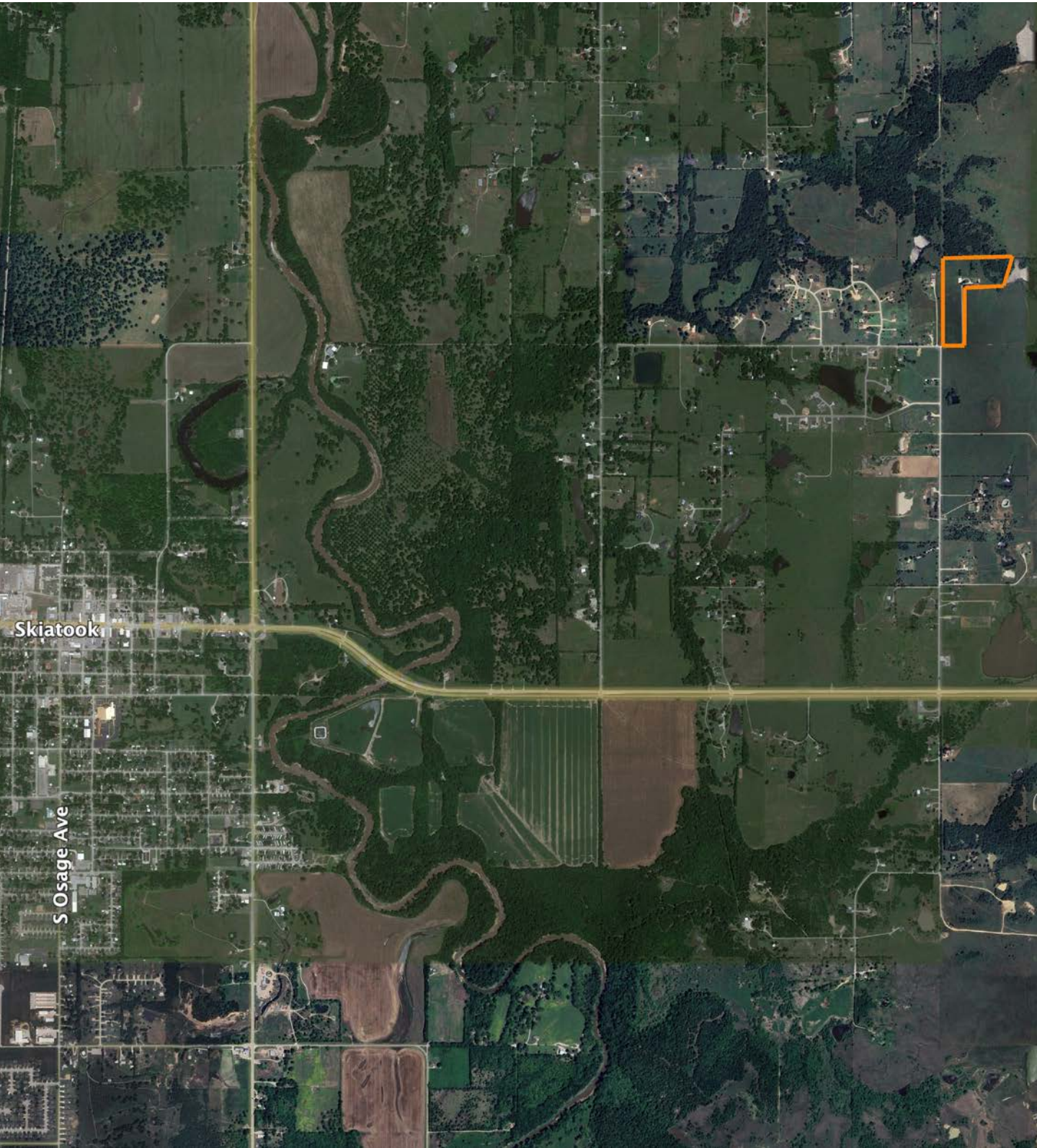
www.AgriDataInc.com



Oklahoma

Boundary Center: 36° 22' 54.81, -95° 57' 14.72

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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