

MIDWEST LAND GROUP PRESENTS

5 ACRES IN

WASHINGTON COUNTY OKLAHOMA



22386 NORTH 4032 DRIVE, BARTLESVILLE, OK 74006

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL RANCH STYLE BRICK HOME ON 5 ACRES +/- WITH LARGE SHOP

Welcome to this beautiful home on 5 +/- acres with a large shop sitting on the outskirts of Bartlesville, Oklahoma. This brick home was built in 2006 with 1,963 square feet of living space, an attached garage, 2 full baths, and a cozy wood-burning fireplace. The dining room has raised ceilings and is connected to the large kitchen with a large island in the center. A covered patio out back allows you to sip on your morning coffee while watching the sunrise. A main feature of the property that is hard to come by is the 2-year-old 40'x50' red iron shop.

This shop was built with 12' walls, 2 large bay doors, fully insulated, and 110 power ran throughout with a 10'x40' covered patio on the east end. The sellers have also established a "Boutique Organic Garden," which has been pesticide-free and comes with raised beds.

Here's your chance to own what a lot of people are looking for: a nice home out in the country with acreage and a shop! Don't sleep on this one, call listing agent Paul Smith at (918) 397-2737 for more details.



PROPERTY FEATURES

PRICE: **\$390,000** | COUNTY: **WASHINGTON** | STATE: **OKLAHOMA** | ACRES: **5**

- 3 bed 2 baths built in 2006
- 1,963 square feet with attached garage
- Sellers offering \$5,000 towards the buyer's closing cost
- 6.5 miles from Highway 75, 6 miles of those on blacktop
- Rural water #2
- VVEC service provider
- Local dish satellite on the chimney
- Wake wireless internet
- Natural gas supplies range, fireplace, hot water heater, and a heater
- 40'x50' shop with 12' walls and 10'x40' patio extension on east end
- New roof in 2016
- 2024 taxes were \$2,449
- Less than 10 miles to Bartlesville
- Around 45 miles to Tulsa, OK

3 BED 2 BATH HOME

This brick home was built in 2006 with 1,963 square feet of living space, an attached garage, 2 full baths, and a cozy wood-burning fireplace.



ADDITIONAL INTERIOR PHOTOS



40'X50' SHOP WITH PATIO



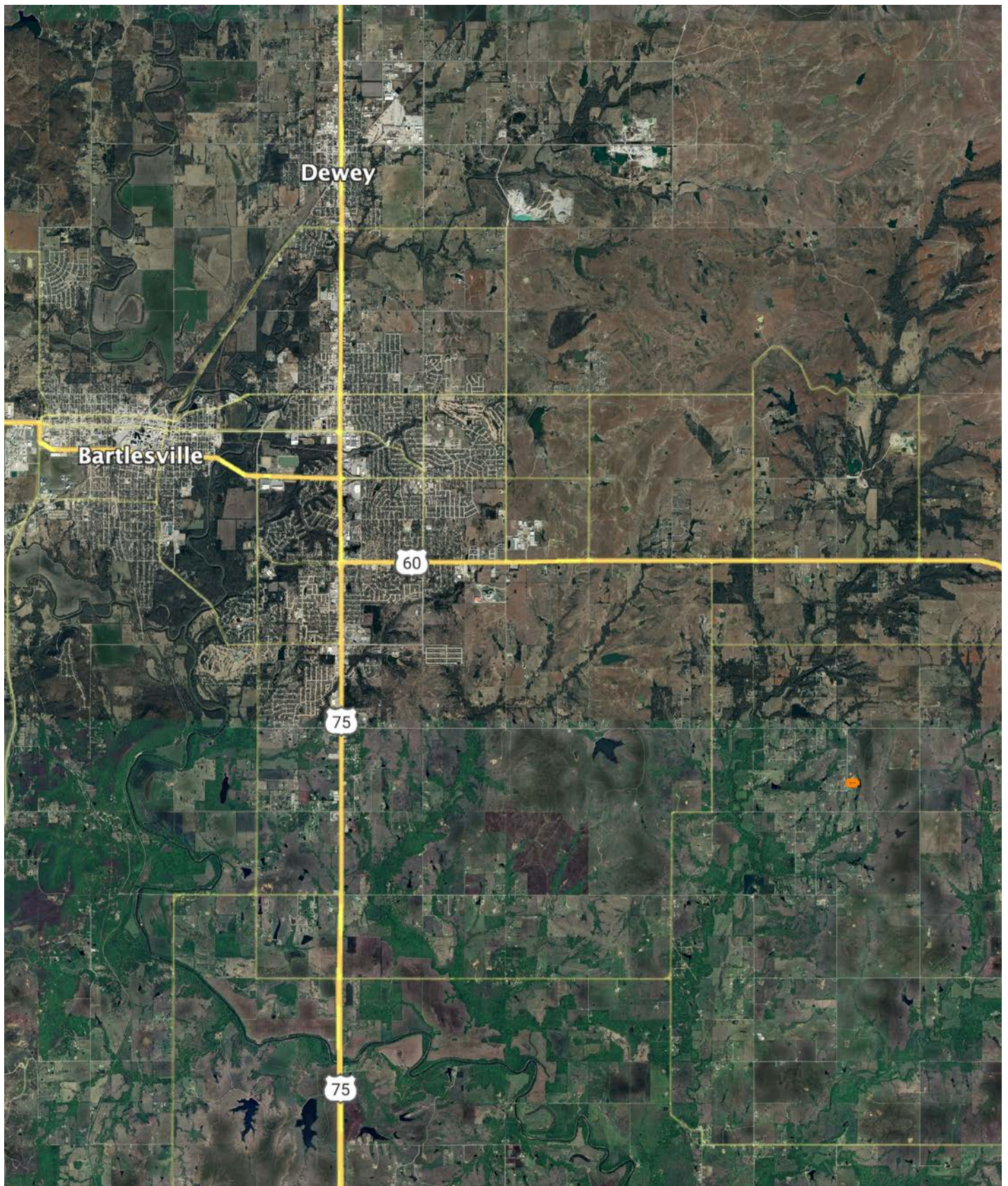
LESS THAN 10 MILES TO BARTLESVILLE



AERIAL MAP



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

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.