

MIDWEST LAND GROUP PRESENTS

60 ACRES IN

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# DELAWARE COUNTY OKLAHOMA



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# LAKE AREA RETREAT: 60 +/- ACRES NEAR EUCHA & GRAND LAKE

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Here's your chance to own 60 +/- acres of diverse, scenic ground in Delaware County, OK - ideal for the recreational buyer with future building potential. This tract offers a great mix of grazing, privacy, and wildlife habitat, with three sides fenced, a pond, open pasture, and mature timber, including black walnut, oak, and sycamore. Deer, turkey, and hogs are known to roam the area, making it a solid spot for hunting, hiking, or relaxing outdoors.

The property fronts a county road and has electric on-site - ready for your weekend cabin, rural home, or long-

term retreat. Located just 5-7 miles from Lake Eucha and 15 miles from Grand Lake's Honey Creek access, you're perfectly positioned for fishing, boating, and lake fun. Enjoy scenic day trips to Natural Falls State Park (8-10 miles) or Bernice State Park (25-30 miles). Medical care is close by in Jay (12-14 miles) or Grove (15 miles), offering peace of mind without sacrificing privacy.

Whether you're looking for a recreational getaway or a versatile homestead site, this one checks the boxes. Call Tony Prideaux at (918) 960-1226 for a private tour of the property.

## PROPERTY FEATURES

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PRICE: **\$228,000** | COUNTY: **DELAWARE** | STATE: **OKLAHOMA** | ACRES: **60**

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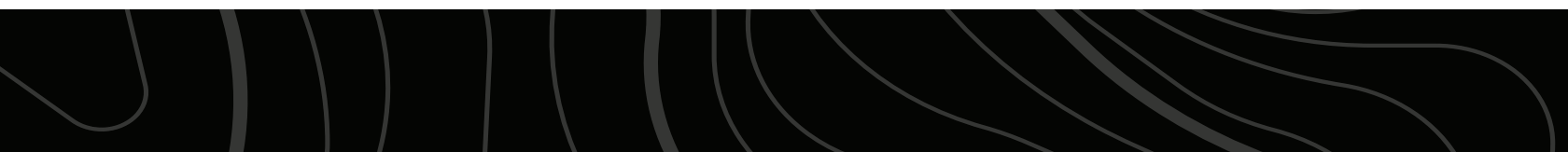
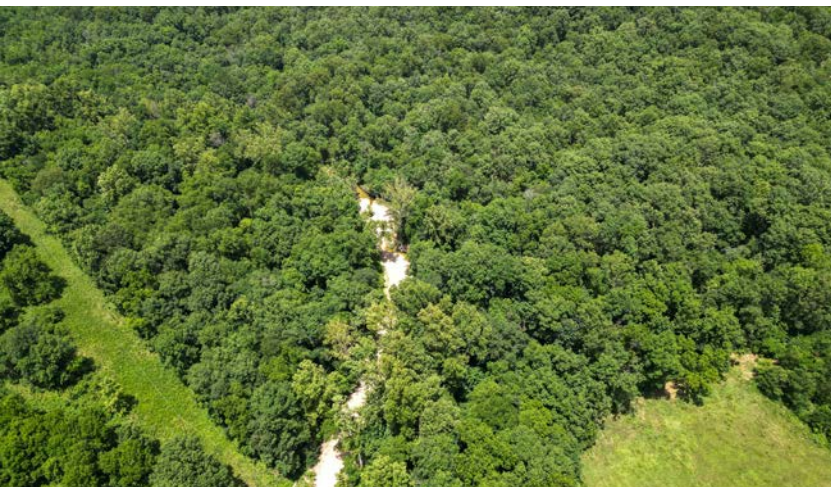
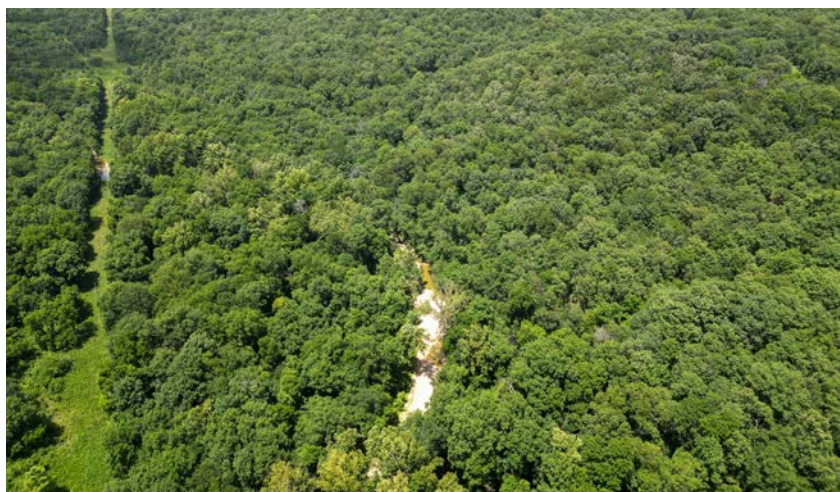
- County road frontage
- Electric on property
- Mostly fenced
- Pasture and timber
- Mature black walnuts
- Mature oaks and sycamores
- Saline Creek and pond
- Deer, turkey, and hogs
- Near Eucha and Grand Lake





# PASTURE AND TIMBER

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# COUNTY ROAD FRONTAGE

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# ELECTRIC ON PROPERTY

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## ADDITIONAL PHOTOS

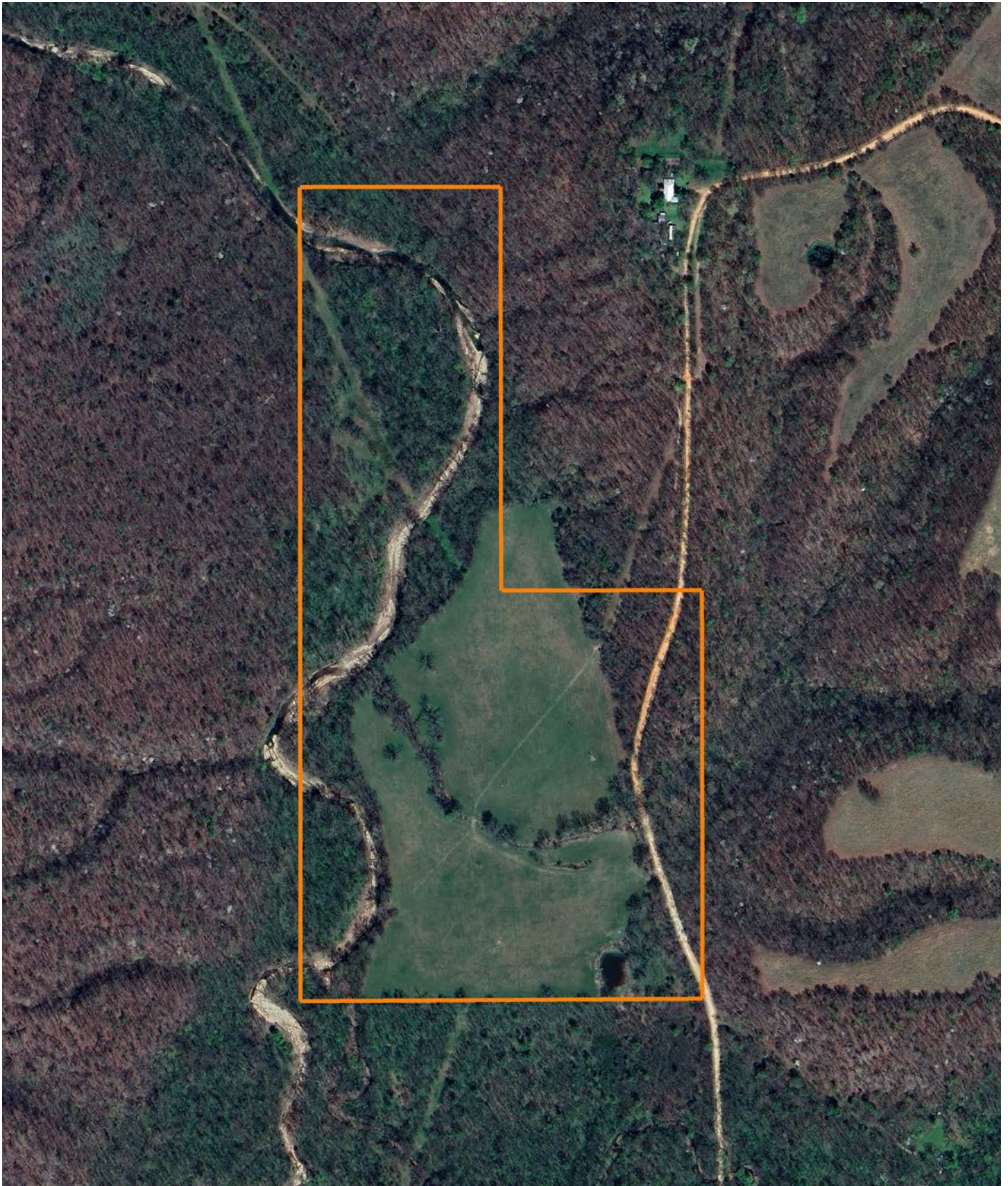
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# AERIAL MAP

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# OVERVIEW MAP





# AGENT CONTACT

Being a landowner can be very rewarding. Agent Tony Prideaux knows that firsthand, having experience with his own land in Rogers County, Oklahoma. He's planted food plots, cleared land, created good habitat for wildlife, made improvements, built upon it, and more. Tony can operate just about any piece of equipment, and enjoys doing so around his property, always improving it.

Born in Tulsa, Tony graduated from Claremore High School before entering the workforce. He ran his own business, Glass by Tony, for 10 years as Tulsa's largest independent and top-rated auto glass company before selling the business. At Midwest Land Group, he's able to take that experience serving the public and combine it with something he truly enjoys, all while helping land buyers and sellers pursue their dreams. This hard-working agent loves people and is known for his customer service. Tony values every opportunity he gets to serve his clients and doesn't rest until the deal is done, ensuring an excellent experience along the way.

When he's not working, Tony volunteers with the Oklahoma Department of Corrections, as well as Hope is Alive Ministries. He enjoys hunting whitetail deer and wild hogs, striper and hybrid bass fishing, and working on his land making improvements. He lives in Claremore with his wife, Talia, and has two adult daughters, Jorden and Ryaegen. If you're in the market to buy or sell land in Northeast Oklahoma, be sure to give Tony a call!



**TONY PRIDEAUX,** LAND AGENT  
**918.960.1226**  
TPrideaux@MidwestLandGroup.com



## MidwestLandGroup.com

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