

MIDWEST LAND GROUP PRESENTS



OSAGE COUNTY, OK

419.57 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

GREAT HUNTING WITH AMAZING VIEWS 35 MINUTES FROM TULSA

Midwest Land Group is proud to present 419 +/- acres in southern Osage County!

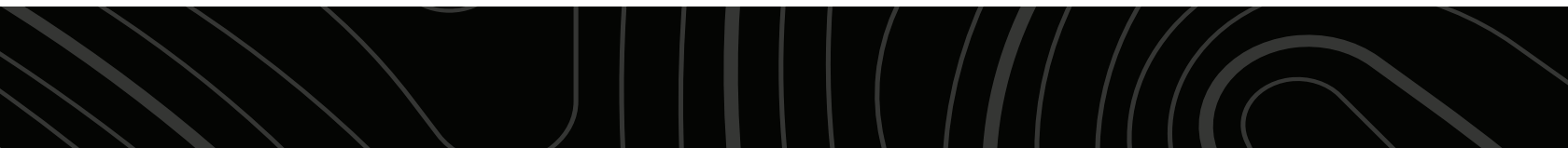
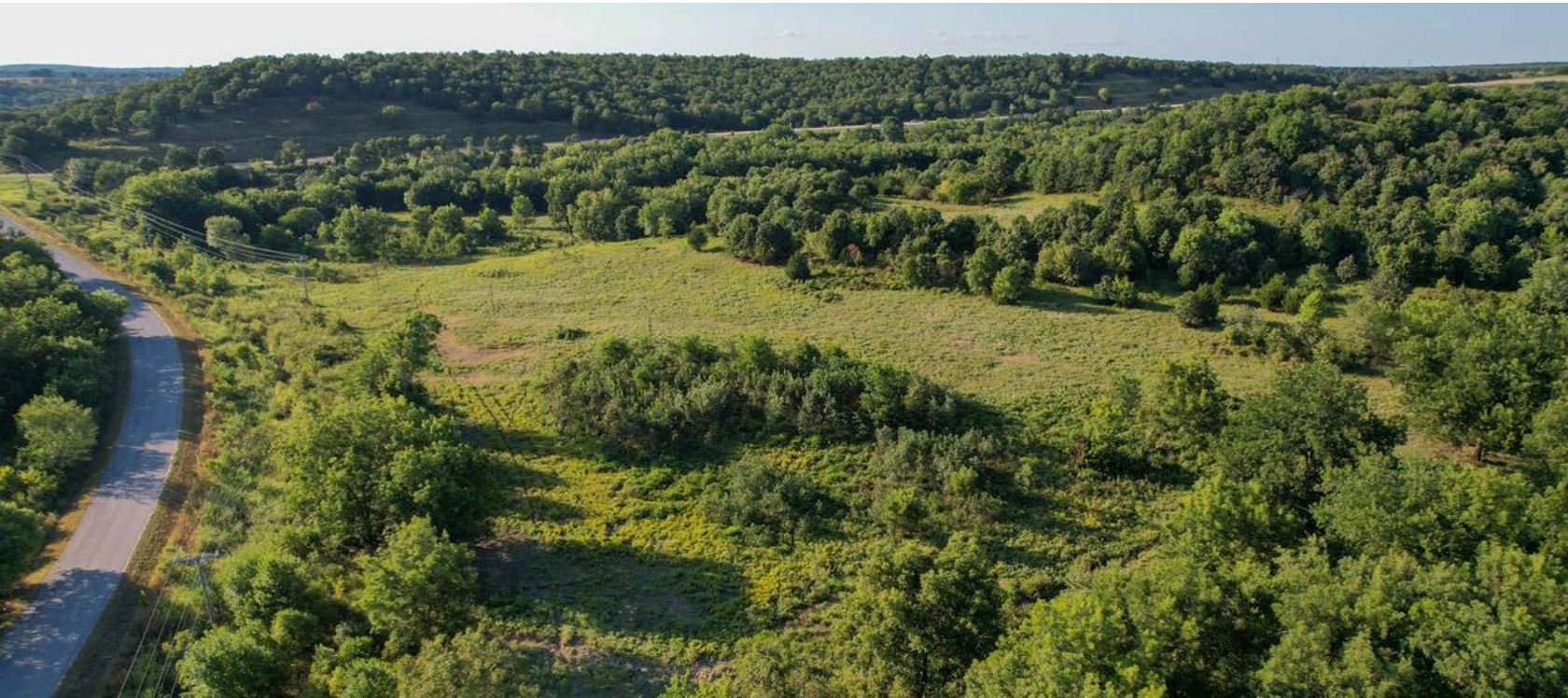
Located at the junction of SH-99 and New Prue Road, this incredible tract offers a rare combination of terrain, water, and opportunity. The land features substantial elevation changes with multiple drainages and wet-weather creeks that create natural funnels and prime whitetail habitat. Mature oaks blanket the property, while open areas in the bottoms provide excellent locations for food plots. A well-maintained road system runs throughout, allowing easy travel from one side to the other.

The property also includes four year-round stocked

ponds that provide both fishing opportunities for largemouth bass and reliable water sources for livestock.

On its southern boundary, the land adjoins the Keystone Wildlife Management Area along the Arkansas River, adding access to more than 12,000 additional acres of outdoor recreation. Despite its seclusion, the property is conveniently located less than five minutes from Cleveland and only 35 minutes from Tulsa, ensuring a quick drive to all necessary amenities.

Whether your goal is chasing trophy Osage County whitetails, expanding a grazing operation, or building a permanent home or weekend retreat, this is a property you'll want to see. For further information or to schedule a private tour, please call (918) 578-9353.



PROPERTY FEATURES

PRICE: **\$1,153,817** | COUNTY: **OSAGE** | STATE: **OKLAHOMA** | ACRES: **419.57**

- 419.57 acres
- Whitetails
- Mature oaks
- 4 year-round ponds
- Multiple wet-weather creeks
- Food plot locations
- Substantial elevation change
- Great access roads
- Grazing opportunities
- Blacktop road frontage
- Borders over 12,000 acres of public land
- Minutes from Keystone Lake
- Less than 5 minutes to Cleveland
- 35 minutes to Tulsa



419.57 ACRES

Located at the junction of SH-99 and New Prue Road, this incredible tract offers a rare combination of terrain, water, and opportunity.



WELL-MAINTAINED ROAD SYSTEM



YEAR-ROUND PONDS & WET-WEATHER CREEKS



BLACKTOP ROAD FRONTAGE



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 751.5

Max: 1,007.2

Range: 255.7

Average: 867.0

Standard Deviation: 71.75 ft

0ft 846ft 1692ft

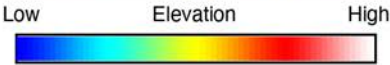
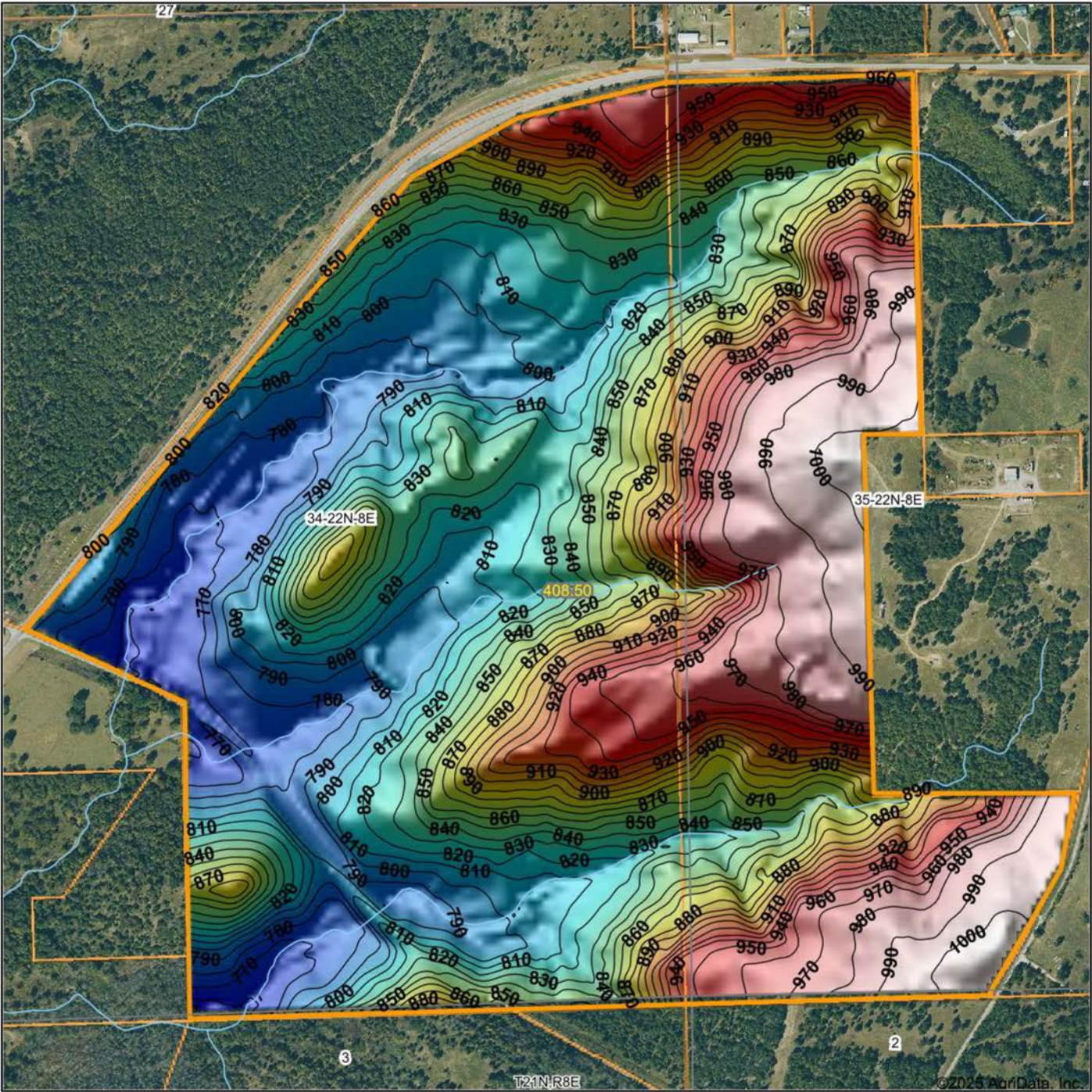


8/19/2025

34-22N-8E
Osage County
Oklahoma

Boundary Center: 36° 20' 21.91, -96° 25' 39.49

HILLSHADE MAP



Maps Provided By:



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Source: USGS 10 meter dem
Interval(ft): 10
Min: 751.5
Max: 1,007.2
Range: 255.7
Average: 867.0
Standard Deviation: 71.75 ft

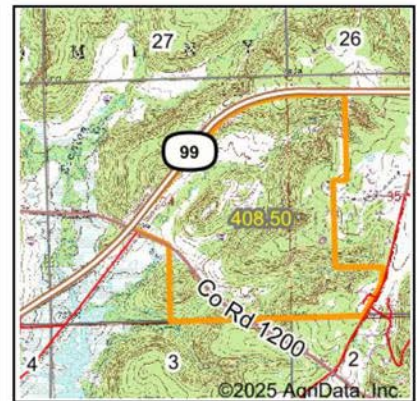
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34-22N-8E
Osage County
Oklahoma

Boundary Center: 36° 20' 21.91, -96° 25' 39.49

WETLANDS MAP



State: **Oklahoma**
 Location: **34-22N-8E**
 County: **Osage**
 Township: **Hominy**
 Date: **8/19/2025**



Maps Provided By:



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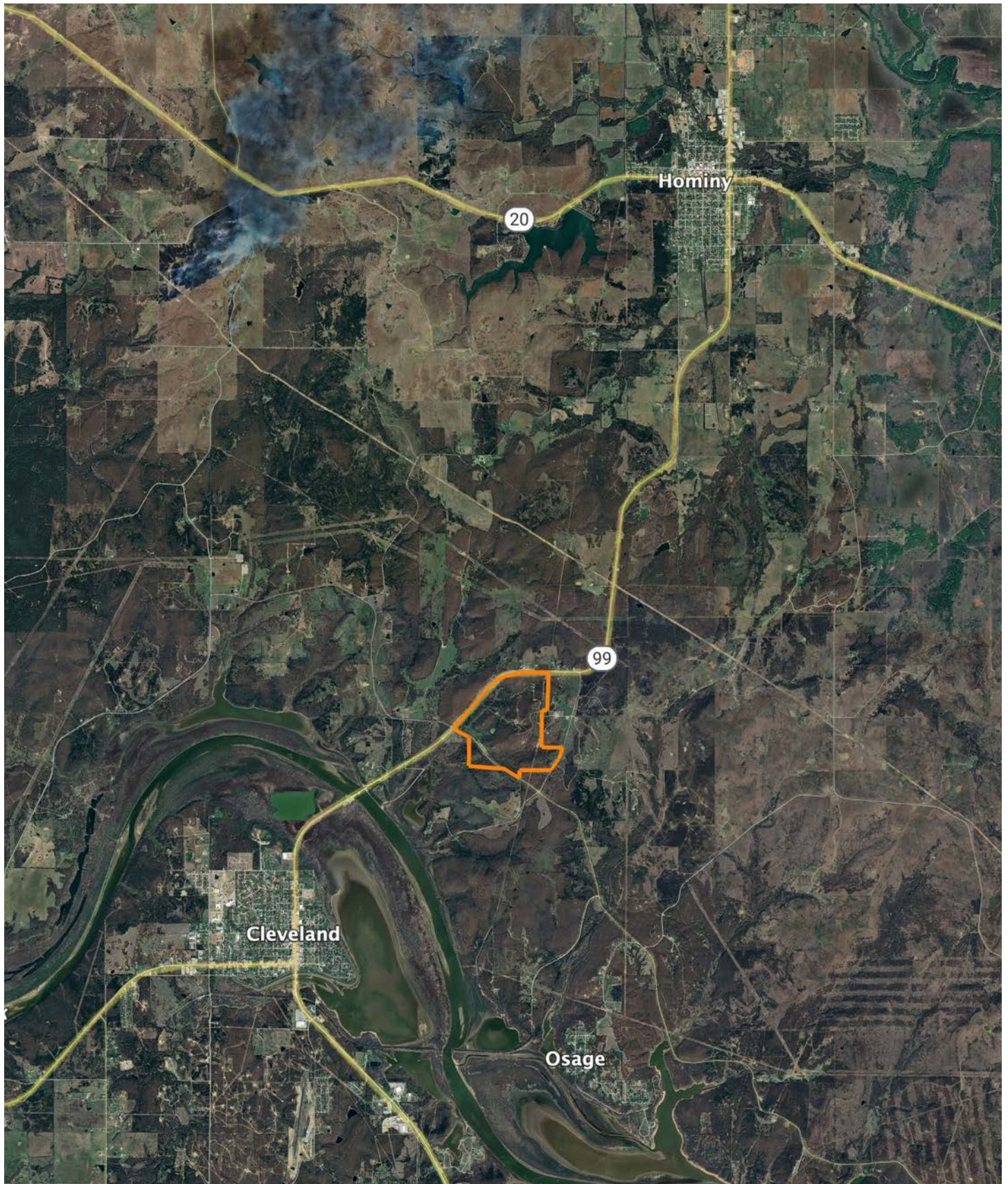


0ft 1230ft 2461ft

Classification Code	Type	Acres
R4SBC	Riverine	6.15
PUBFh	Freshwater Pond	0.38
PUBFx	Freshwater Pond	0.34
PUSCh	Freshwater Pond	0.12
PUSAh	Freshwater Pond	0.10
R5UBF	Riverine	0.09
Total Acres		7.18

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

OVERVIEW MAP



AGENT CONTACT

When it comes to discussing land or habitat improvement, Will Pester's enthusiasm and passion for the outdoors always shine through. Will was born and raised in Pawhuska, Oklahoma, a little over an hour's drive north of Tulsa. Here, he graduated from Pawhuska High School, went on to attend Rogers State University in Claremore, then obtained a Bachelor's Degree in fire protection and safety technology engineering from Oklahoma State in Stillwater.

For several years, Will worked in the Oil and Gas Industry, specializing in safety and pipeline inspection. At Midwest Land Group, he's able to use his experience in investigation and analysis to market the unique features your land has to offer to potential buyers.

When he's not working, you can often find him chasing mature whitetails with his bow, fishing with his kids, golfing, and traveling with his wife. He also serves as a coach for his son's basketball and football teams. Will lives in Pawhuska with his wife Jeri, sons Beck and Penn, and daughter Karter. If you're ready to buy or sell, give Will a call.



WILL PESTER, LAND AGENT
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MidwestLandGroup.com

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