

MIDWEST LAND GROUP PRESENTS

74 ACRES IN

PAWNEE COUNTY OKLAHOMA

366860 EAST 5600 ROAD, TERLTON, OK 74081



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

35 MINUTES WEST OF TULSA - RECREATIONAL RETREAT WITH HOME, TIMBER, AND WATER

Just 35 minutes west of Tulsa lies a beautiful recreational tract with virtually no hunting pressure. As you enter the property, you'll be welcomed by a wall of timber leading to a fully remodeled 1-bedroom, 1-bath home.

To the south, mature oaks frame open fields perfect for whitetail food plots or hay production. Two live creeks run north to south along the east and west boundaries, merging in the south-central portion of the property. Just

beyond their convergence, a year-round pond provides excellent fishing for largemouth bass and panfish, and serves as a dependable water source for livestock.

Whether you're looking for a hunting and fishing getaway, a place to put down roots, or a convenient weekend deer camp, this property offers it all. Call Listing Agent Will Pester at (918) 578-9353 to schedule your private tour.

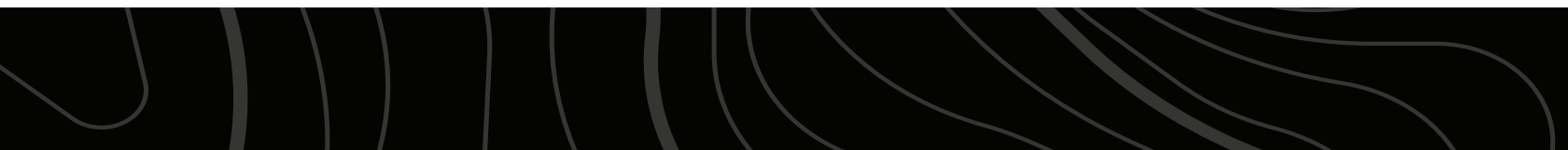


PROPERTY FEATURES

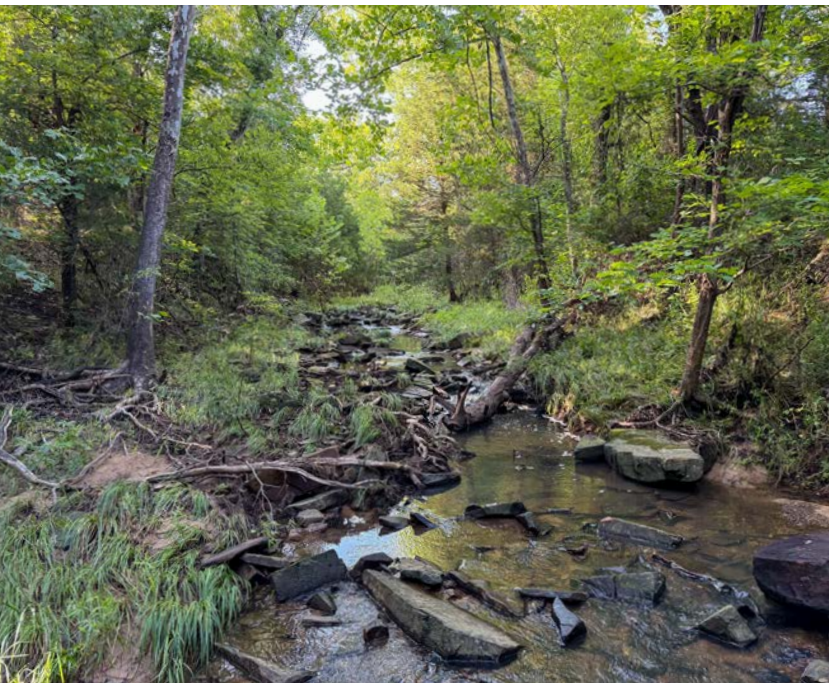
PRICE: **\$294,347** | COUNTY: **PAWNEE** | STATE: **OKLAHOMA** | ACRES: **74**

- Fully fenced
- 1 year-round pond
- 2 live creeks
- Food plot locations/hay production
- Mature oaks
- Whitetails
- Zero hunting pressure
- Angling opportunities
- 1-bed, 1-bath remodeled cabin
- Rural water
- Taxes \$343
- 25 minutes to Tulsa
- 15 minutes to Cleveland

FOOD PLOT LOCATIONS/HAY PRODUCTION



2 LIVE CREEKS



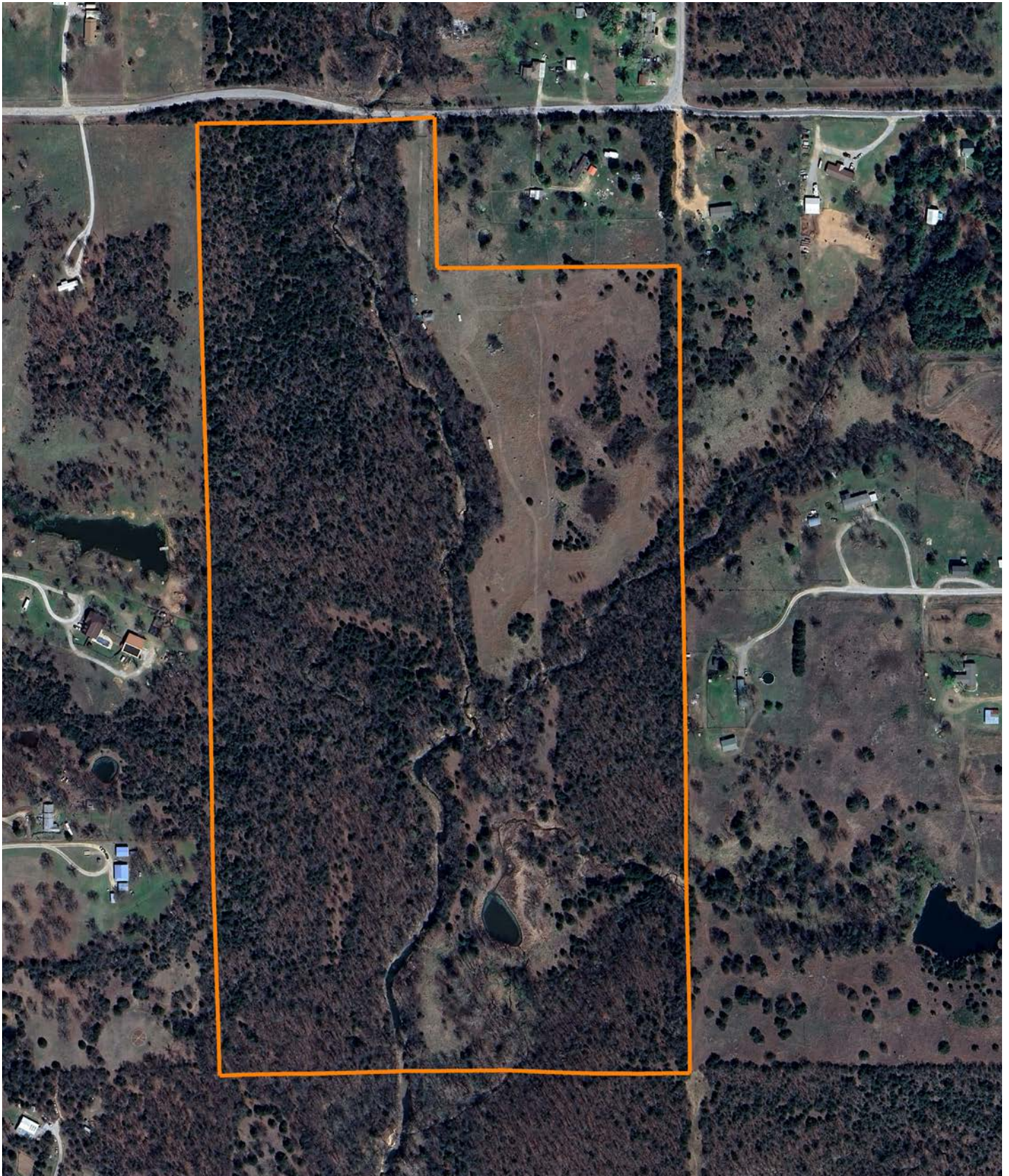
HUNTING OPPORTUNITIES



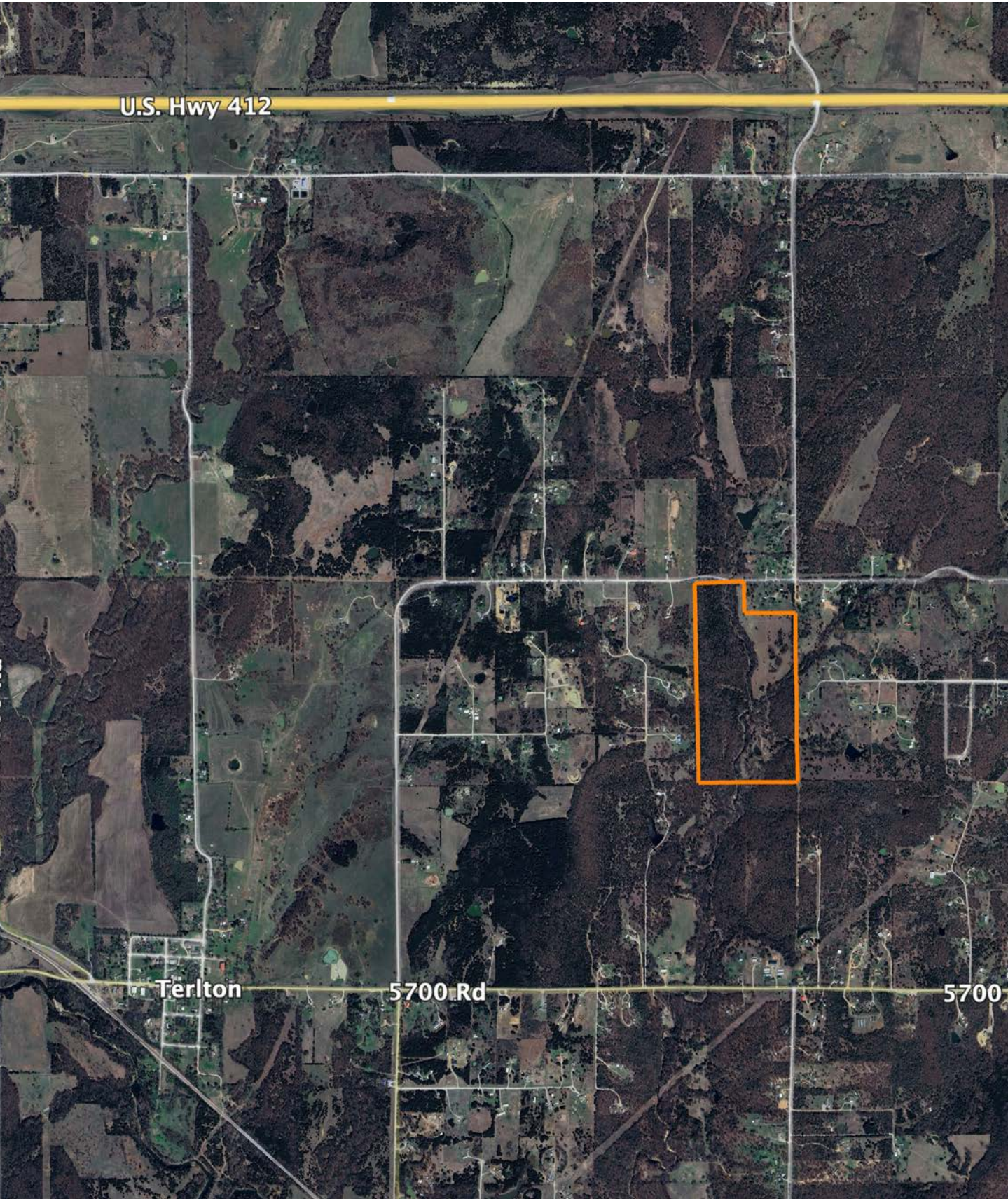
MATURE OAKS



AERIAL MAP



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
918.578.9353
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MidwestLandGroup.com

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