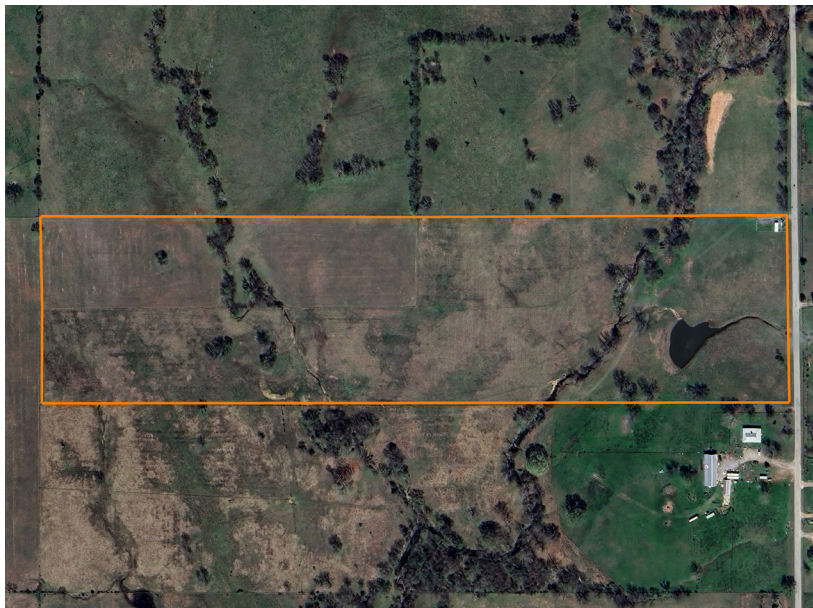


LAND FOR SALE

# PRIME 40 +/- ACRE PASTURE LAND WITH POND, CREEK, AND BUILD SITES

COUNTY: **ROGERS**  
STATE: **OKLAHOMA**  
ACRES: **40**



## PROPERTY FEATURES

- Lush Bluestem and Bermuda grasses
- Serene pond sitting up on the front end of the property
- Ideal build sites
- Wet-weather creek
- Mayes Rural Water #5 on the east side of 4300 Road
- Power at the road, REC
- Good perimeter fencing
- Sturdy-built water gaps
- Lean-to shed and set of catch pens
- Just under an hour to downtown Tulsa
- 35 minutes to Grand Lake
- Buyer or buyer's agent to verify all information

For more information, contact:

**PAUL SMITH**, Land Agent

**918.397.2737** | [PSmith@MidwestLandGroup.com](mailto:PSmith@MidwestLandGroup.com)

**MidwestLandGroup.com**

This property is being offered by Midwest Land Group, LLC, 7111 W. 151st Street, Ste. 27, Overland Park, KS 66223, 913.674.8010.  
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