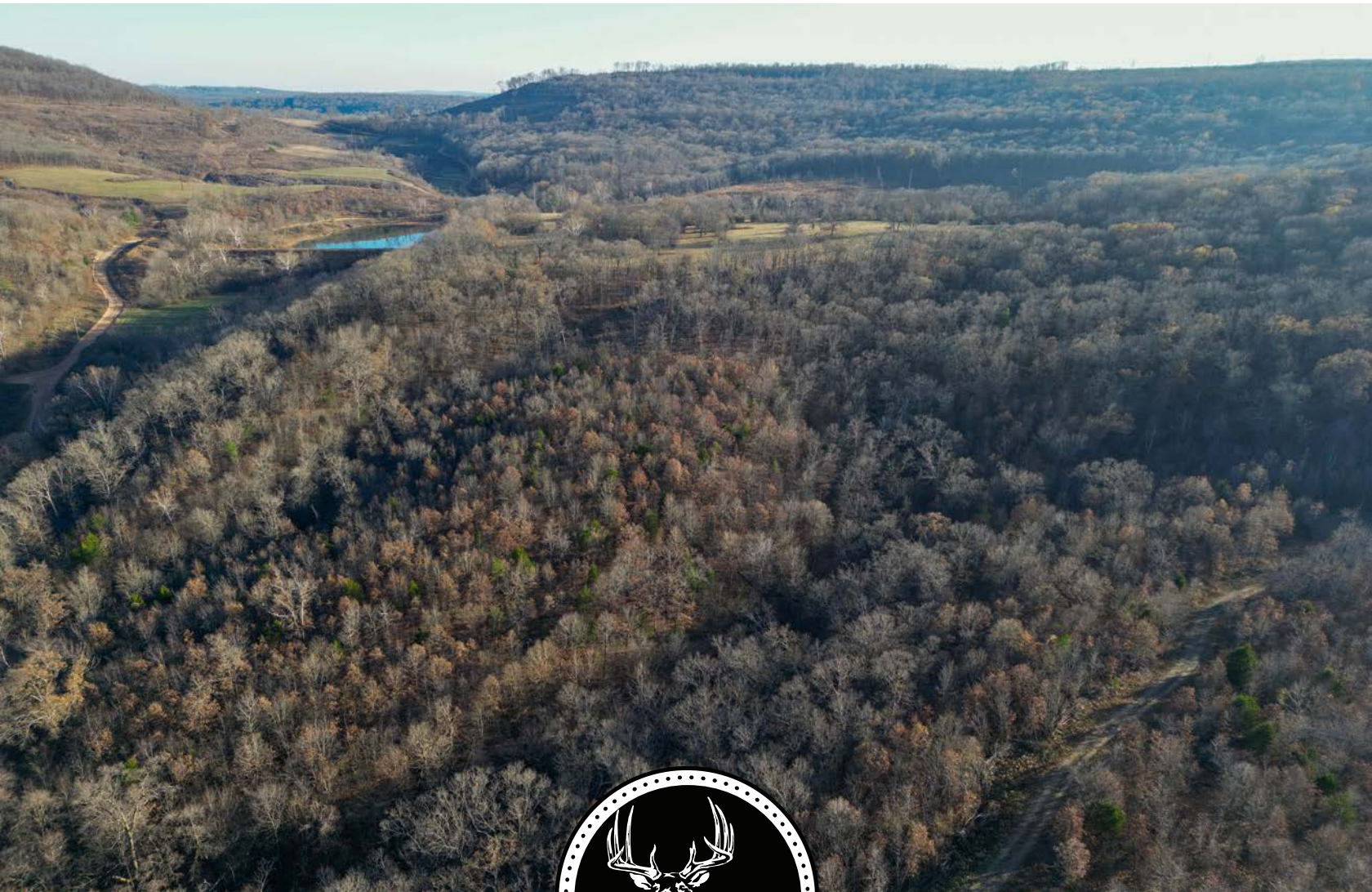


MIDWEST LAND GROUP PRESENTS

131 ACRES IN

ADAIR COUNTY OKLAHOMA

SOUTH 4659 ROAD, BUNCH, OK 74931



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

131 +/- ACRES OF ADAIR COUNTY TIMBER AND BOTTOMS

This great 131 +/- acre recreational property in Adair County, Oklahoma, offers a rare combination of big hilltop views, productive creek bottom land, and proven wildlife habitat. With rolling topography transitioning into planted turnip plots in the bottoms, the layout of this tract is ideal for both hunting and long-term land investment.

The property features four established food plots and two brand-new Muddy Bull ST blinds, already in place to support successful deer and turkey hunting. A creek winds through the property, providing a natural water source for wildlife, while the mature oak timber creates excellent cover, promotes acorn production, and serves as a travel corridor.

This tract sets up exceptionally well for the serious outdoorsman, with multiple elevation changes creating natural funnels and stand locations. The combination of timber, bottoms, water, and food makes this an outstanding whitetail and turkey recreational property in a sought-after part of eastern Oklahoma.

Whether you're looking for a turn-key hunting property, a recreational getaway, or a strong land investment, this Adair County tract checks all the boxes. Call Tony Prideaux today at (918) 960-1226 to schedule a private tour.

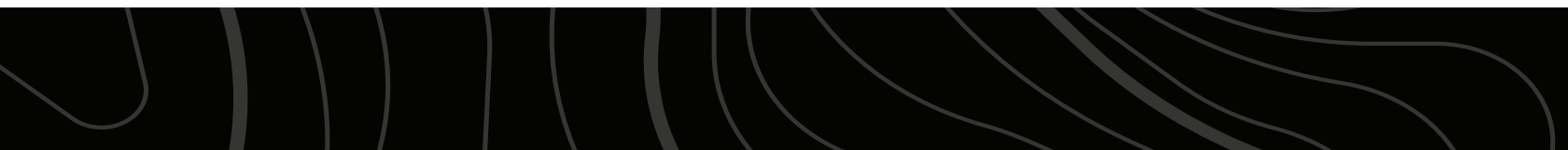


PROPERTY FEATURES

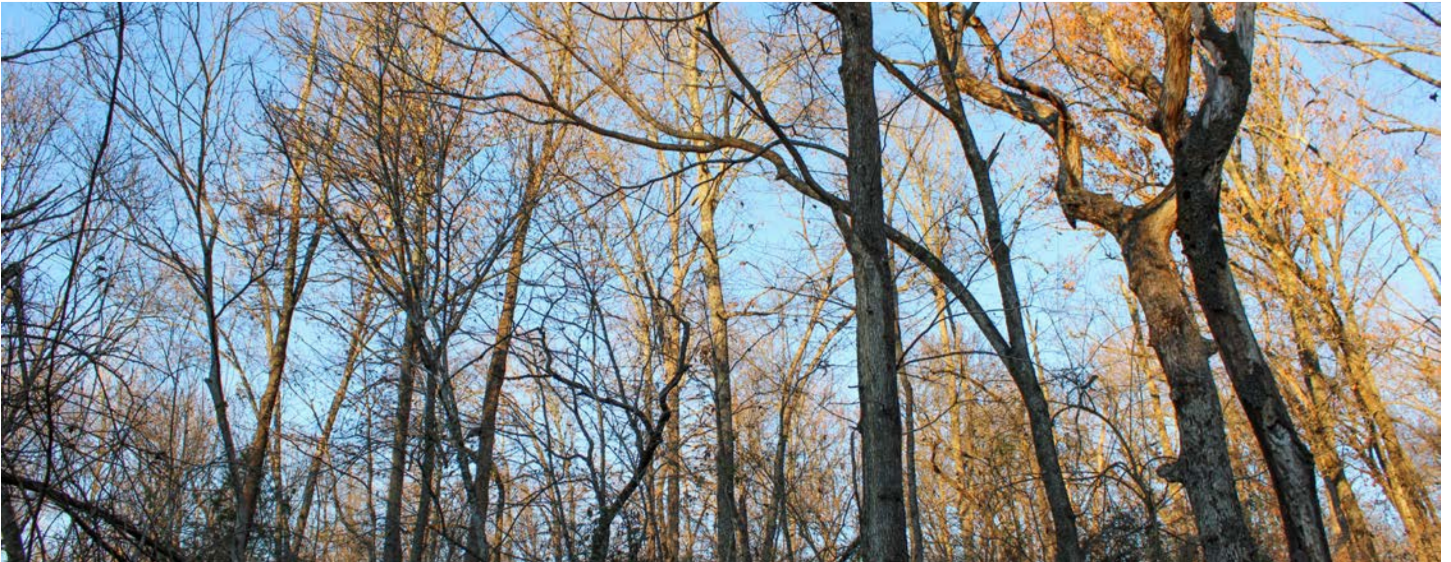
COUNTY: **ADAIR** | STATE: **OKLAHOMA** | ACRES: **131**

- Big hilltop and valley views
- Rolling topography and planted bottoms
- Mature oak timber
- Creek runs through the property
- Four established food plots
- Two new Muddy Bull ST blinds
- Excellent deer and turkey hunting
- Natural funnels and travel corridors
- Ideal recreational or investment tract

BIG HILLTOP AND VALLEY VIEWS



MATURE OAK TIMBER



CREEK RUNS THROUGH THE PROPERTY



TWO NEW MUDDY BULL ST BLINDS



EXCELLENT DEER AND TURKEY HUNTING



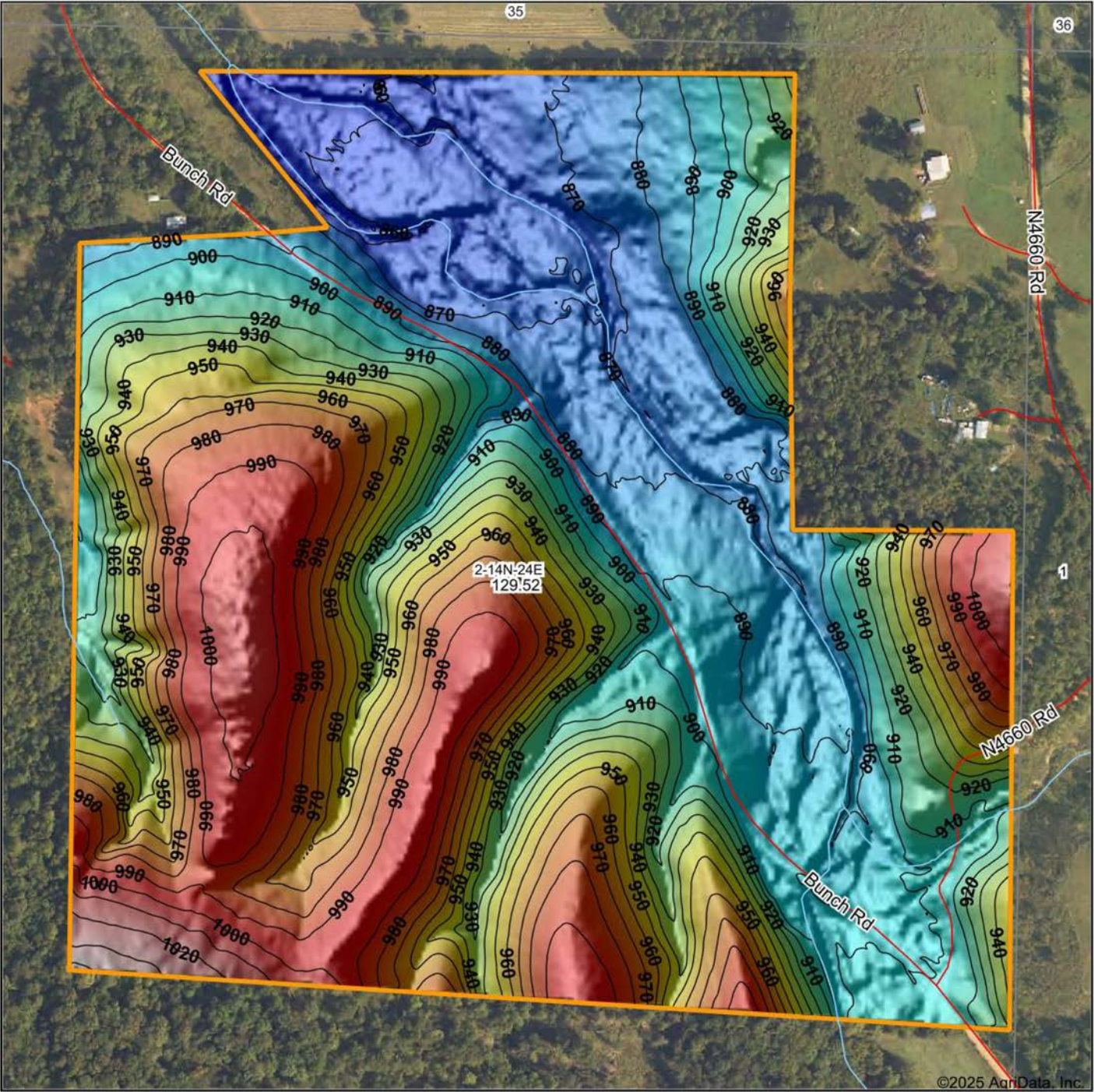
ADDITIONAL TRAIL CAM PICTURES



AERIAL MAP

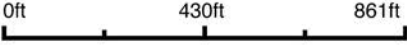


TOPOGRAPHY MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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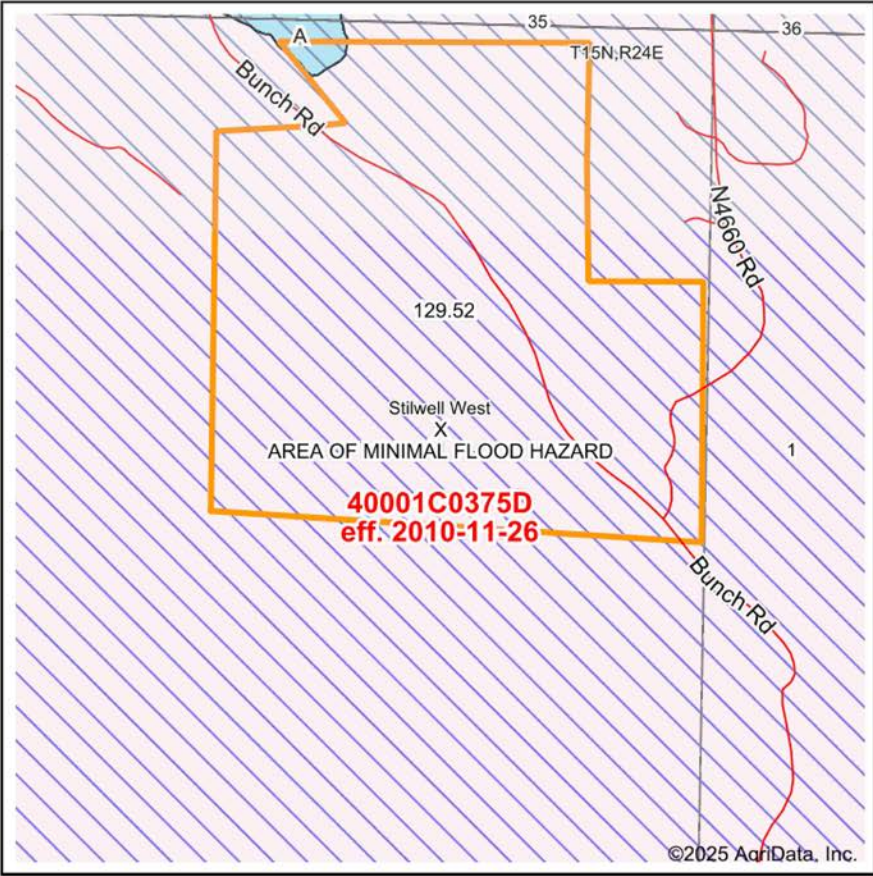
Source: USGS 3 meter dem
Interval(ft): 10
Min: 851.2
Max: 1,043.2
Range: 192.0
Average: 929.5
Standard Deviation: 45.11 ft



2-14N-24E
Adair County
Oklahoma

Boundary Center: 35° 43' 17.95, -94° 43' 23.73

FEMA MAP



Map Center: 35° 43' 10.17, -94° 43' 24.85
State: OK Acres: 129.52
County: Adair Date: 12/12/2025
Location: 2-14N-24E
Township: Stilwell West

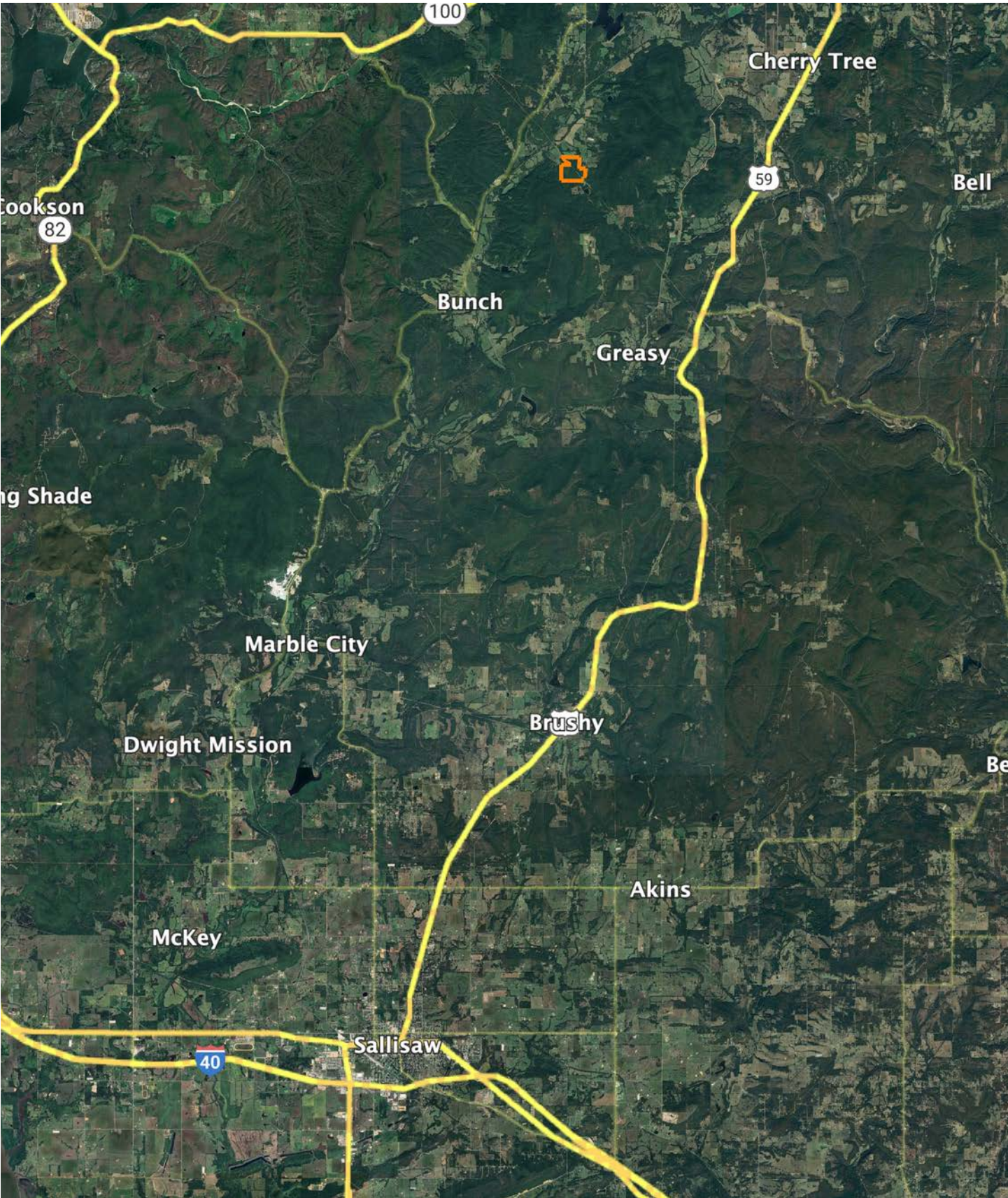


Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Name		Number	County	NFIP Participation	Acres	Percent
ADAIR COUNTY UNINCORPORATED AREAS		400501	Adair	Regular	129.52	100%
Total					129.52	100%
Map Change		Date	Case No.		Acres	Percent
No					0	0%
Zone	SubType		Description		Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD		Outside 500-year Floodplain		128.58	99.3%
A			100-year Floodplain		0.94	0.7%
Total					129.52	100%
Panel		Effective Date			Acres	Percent
40001C0375D		11/26/2010			129.52	100%
Total					129.52	100%

OVERVIEW MAP



AGENT CONTACT

Tony Prideaux is a licensed land agent serving Oklahoma, Kansas, and Arkansas, specializing in farm, ranch, recreational, and investment properties. A land steward himself, Tony lives on a 64-acre property in Claremore, Oklahoma, where he's gained firsthand experience in the value and potential of land ownership—something he continually enhances through thoughtful improvements.

Tony is committed to providing honest, boots-on-the-ground service backed by market expertise, elite marketing, and clear, consistent communication. Whether assisting a client in buying or selling a ranch, hunting tract, homestead, or row crop production ground, he approaches each transaction with integrity and a personal dedication to doing the job right.

He shares life with his wife, Talia, a successful residential real estate agent, and together they've raised two daughters, Jorden and Ryaegan. Tony and Talia are also proud Godparents to their Godsons, Noah and Levi. Outside of land sales, Tony invests his time mentoring men in the Hope Is Alive recovery program and volunteering in ministry within correctional facilities throughout Oklahoma—work that keeps him grounded in purpose and aligned with his faith. If you're looking to buy or sell land in Oklahoma, Kansas, or Arkansas, Tony would be honored to serve you.



TONY PRIDEAUX, LAND AGENT
918.960.1226
TPrideaux@MidwestLandGroup.com



MidwestLandGroup.com

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