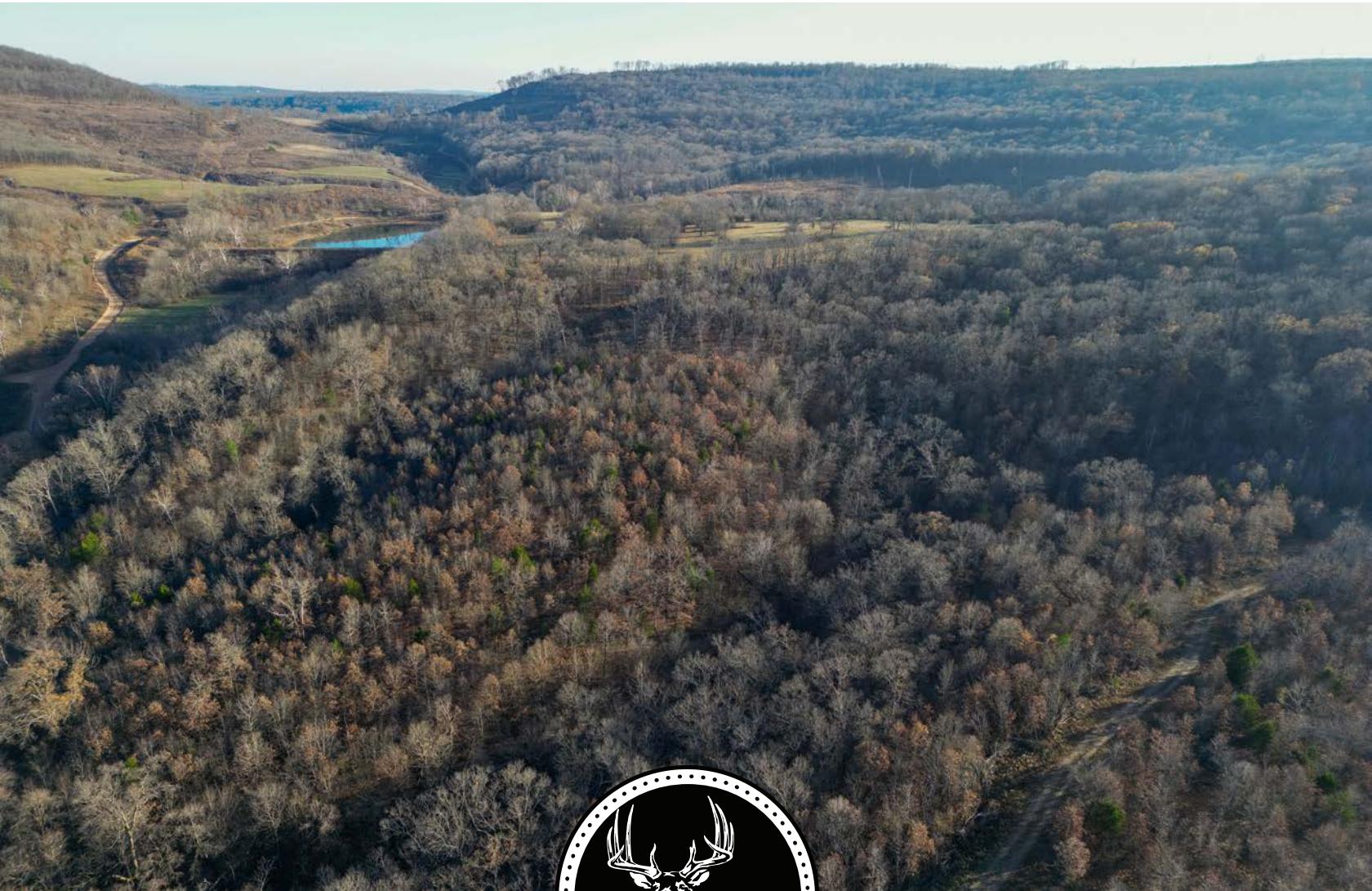


MIDWEST LAND GROUP PRESENTS

131 ACRES IN

# ADAIR COUNTY OKLAHOMA

SOUTH 4659 ROAD, BUNCH, OK 74931



[MidwestLandGroup.com](http://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

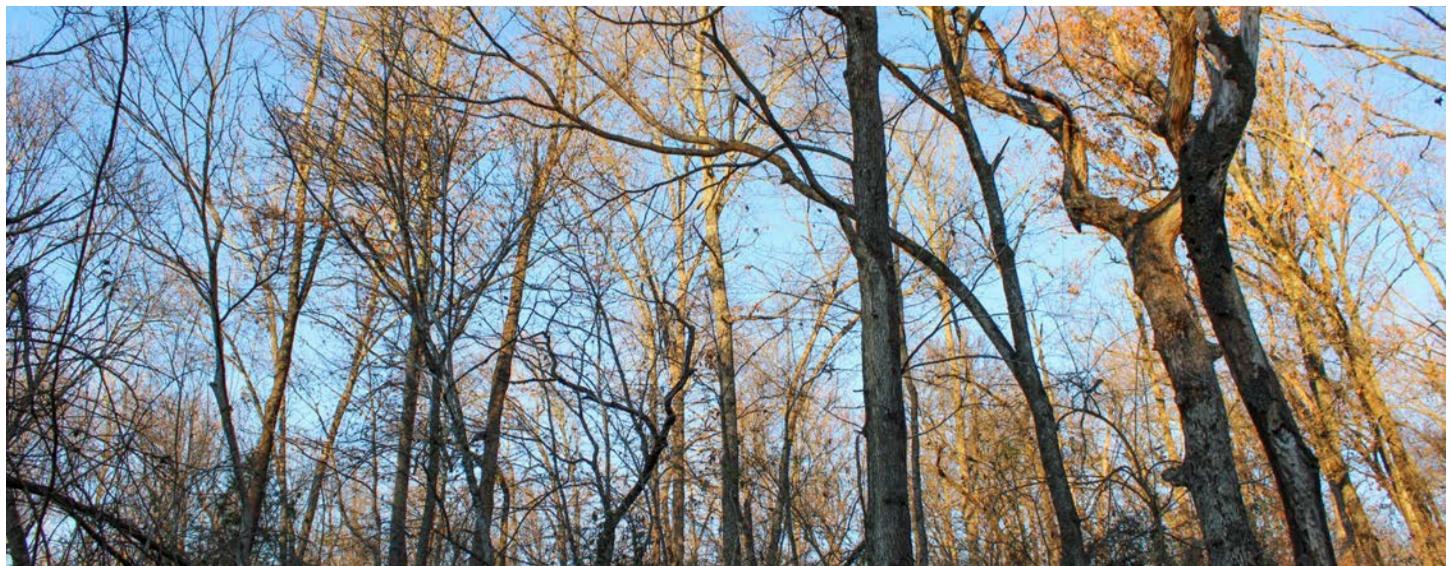
# BIG HILLTOP AND VALLEY VIEWS

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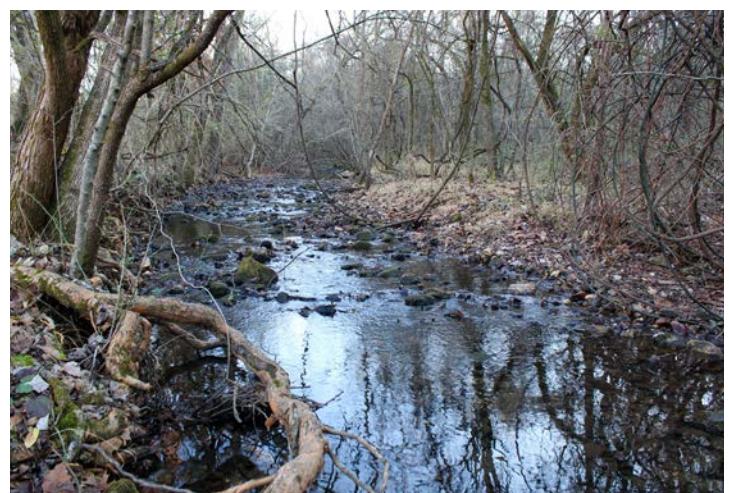
## MATURE OAK TIMBER

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## CREEK RUNS THROUGH THE PROPERTY

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## TWO NEW MUDDY BULL ST BLINDS

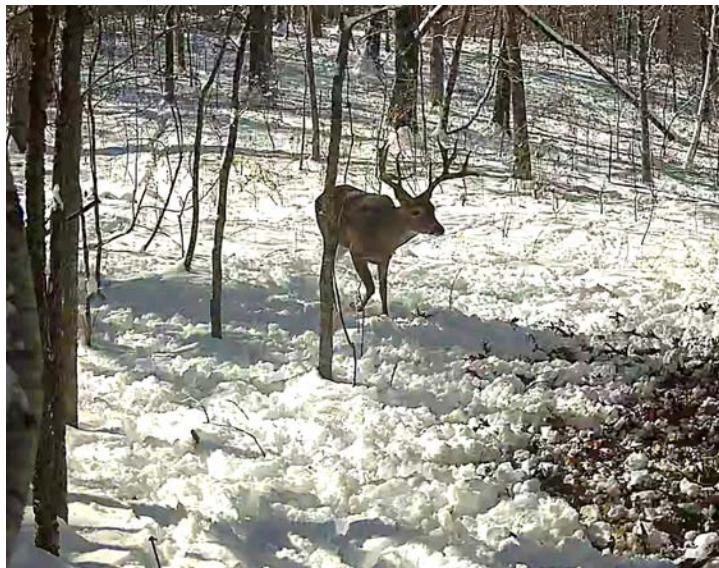
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# EXCELLENT DEER AND TURKEY HUNTING



## ADDITIONAL TRAIL CAM PICTURES

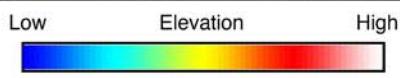
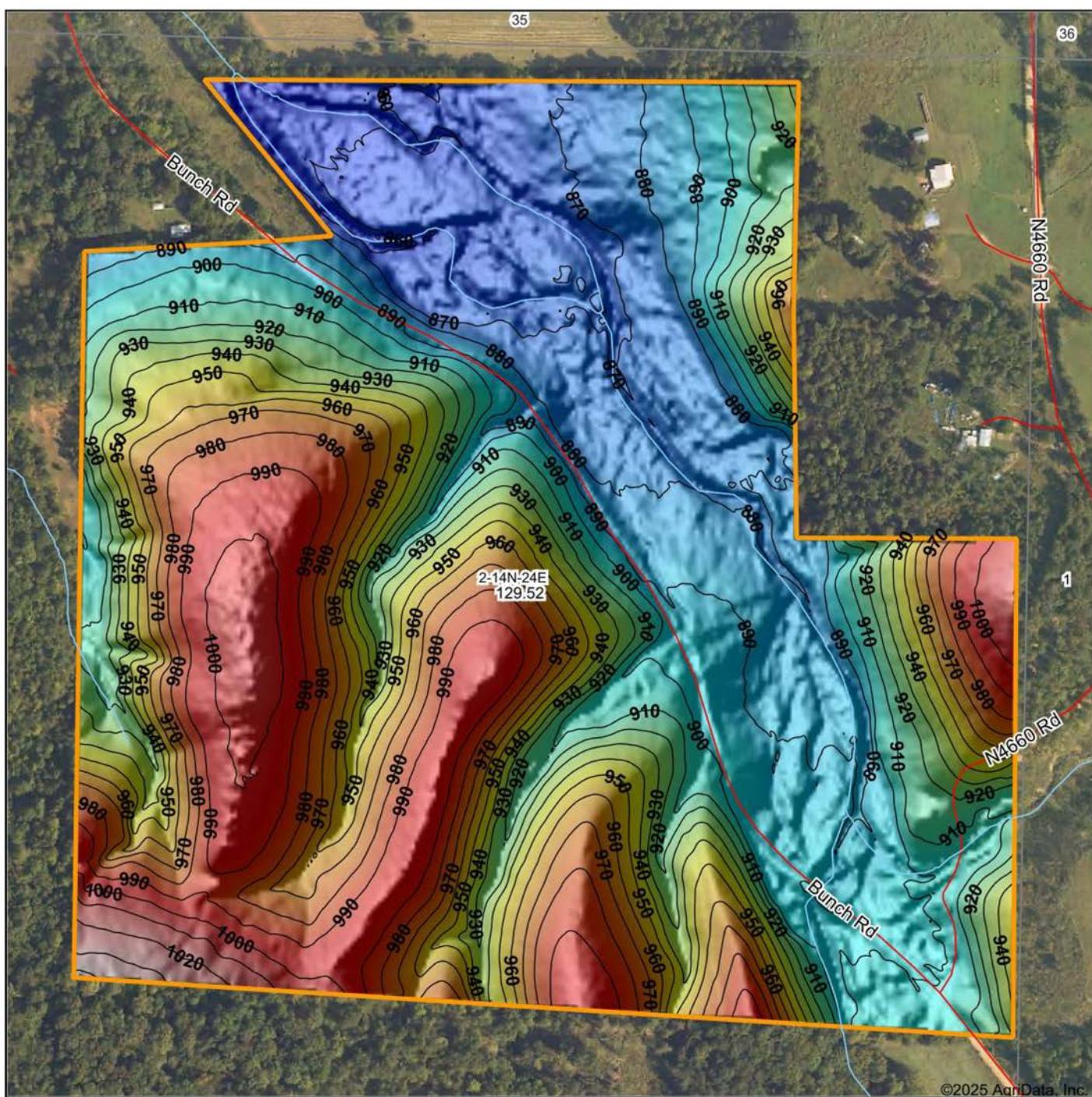


# AERIAL MAP

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# TOPOGRAPHY MAP



Source: USGS 3 meter dem

Interval(ft): 10

0ft 430ft 861ft



2-14N-24E  
Adair County  
Oklahoma

12/12/2025

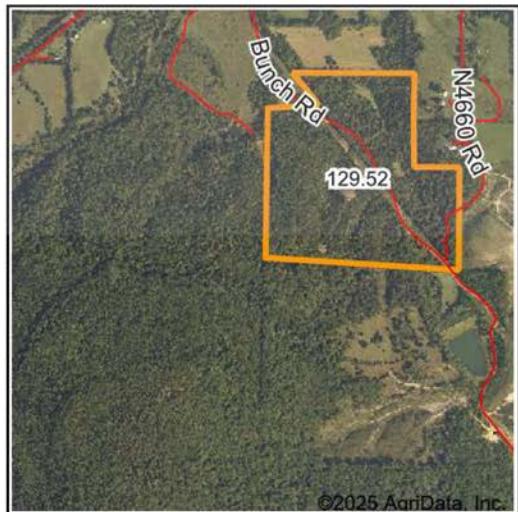
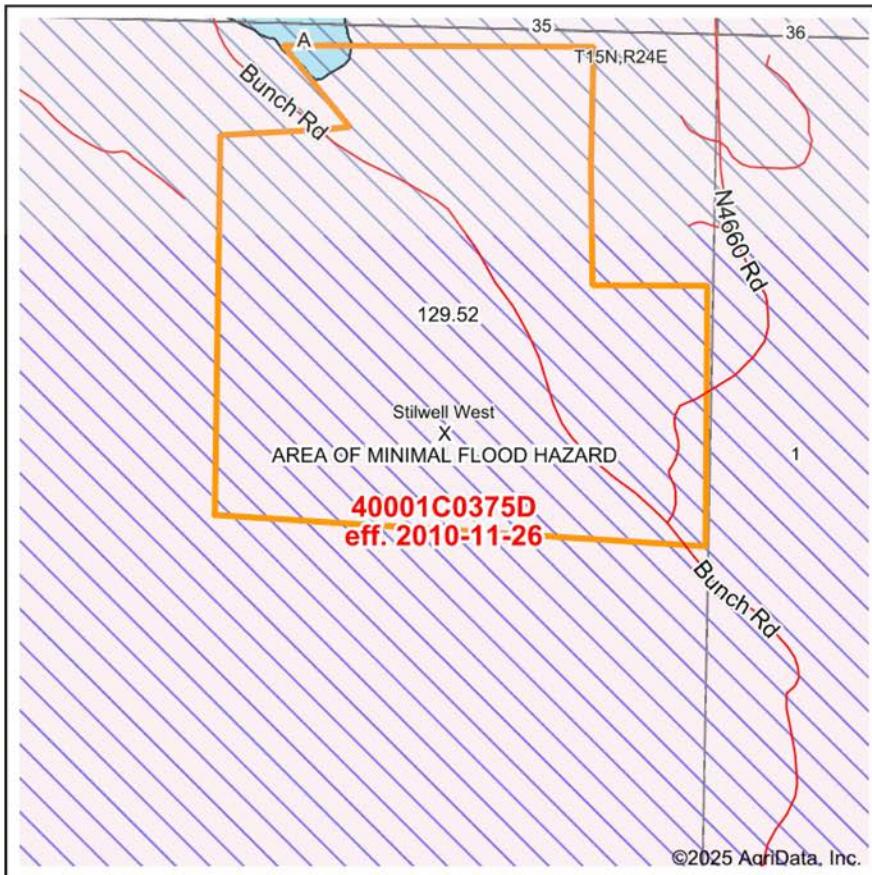
Boundary Center: 35° 43' 17.95", -94° 43' 23.73"



Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING  
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# 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:

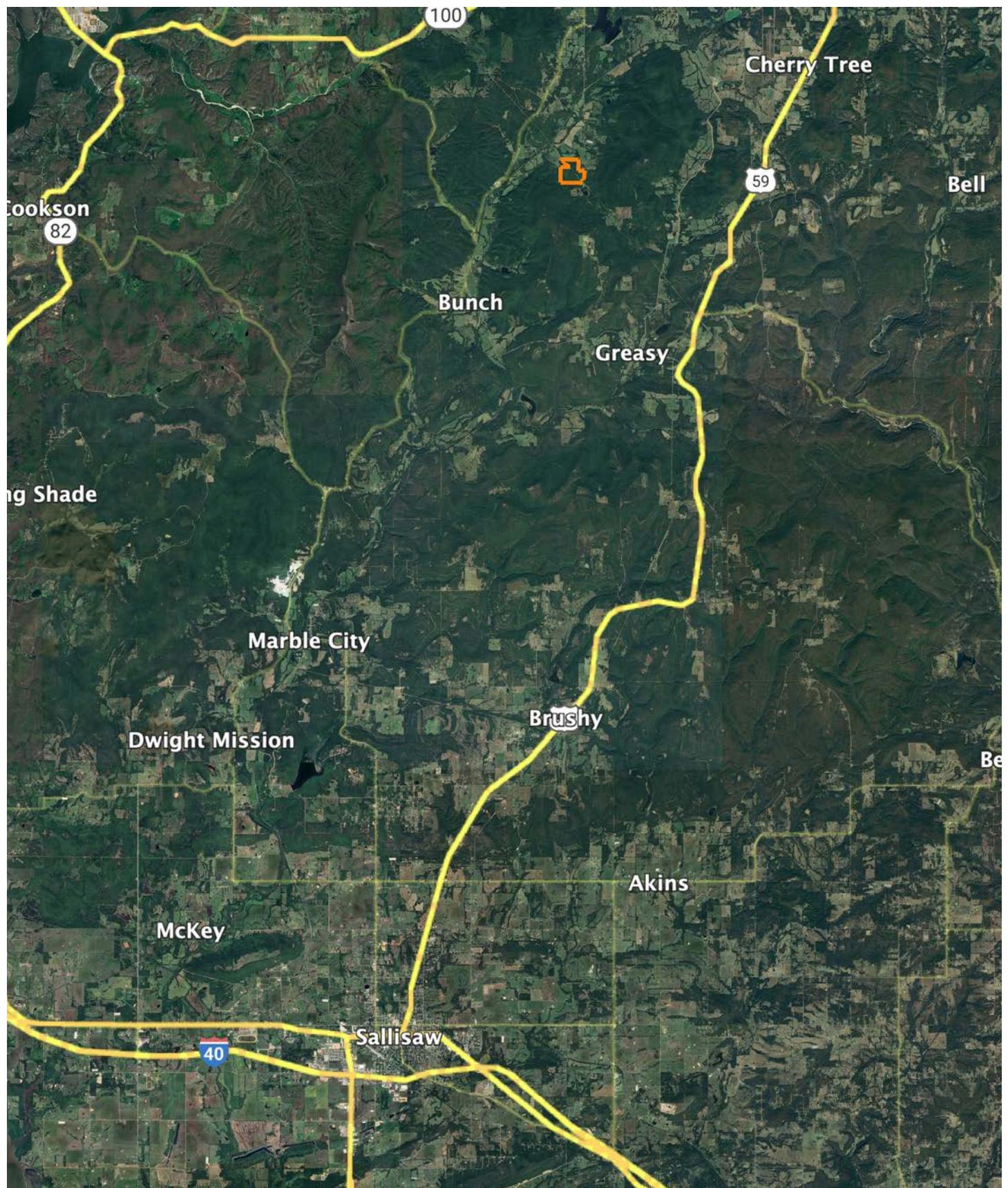
**surety**<sup>®</sup>  
CUSTOMIZED ONLINE MAPPING

www.AgniDataInc.com



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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