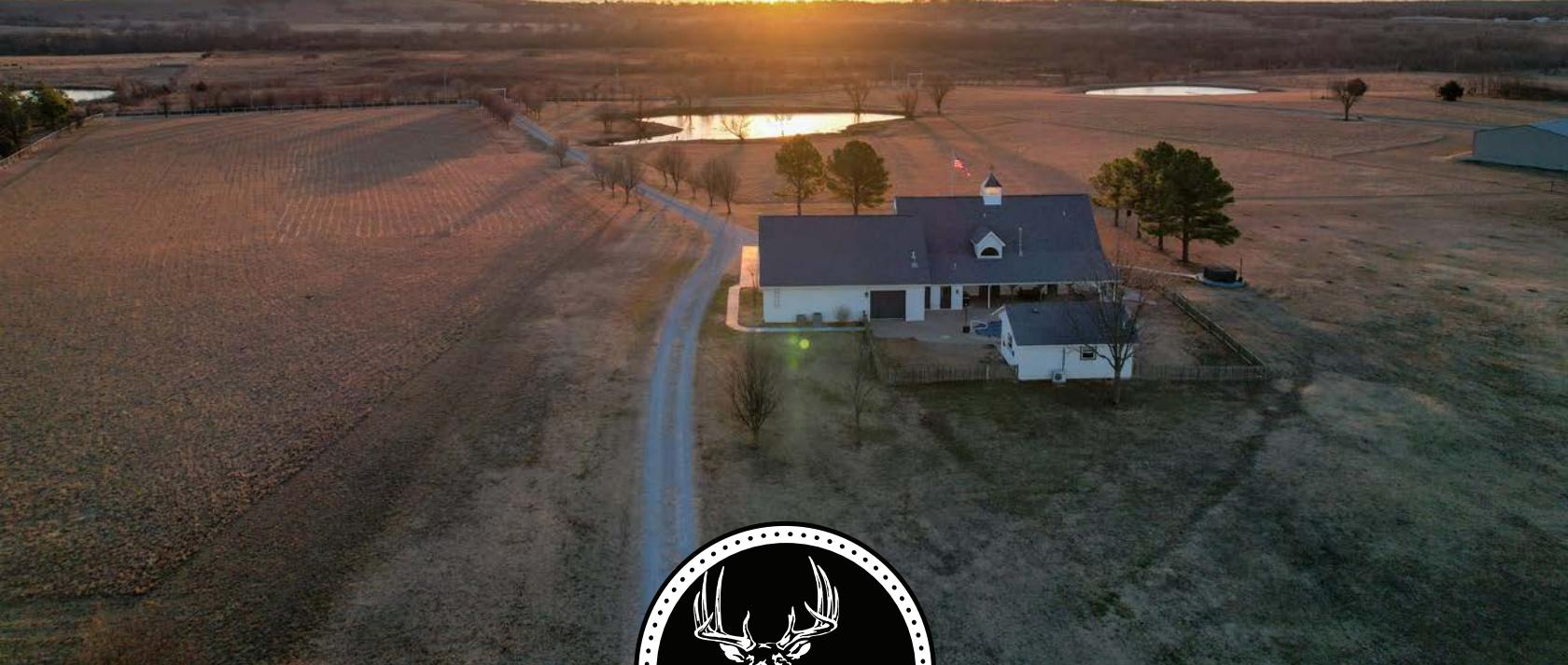


MIDWEST LAND GROUP PRESENTS

20 ACRES IN

OSAGE COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

4 BED 3 BATH CUSTOM HOME ON 20 ACRES WITH MUCH TO OFFER JUST OUTSIDE OF BARTLESVILLE

Nestled on 20 +/- scenic acres in Osage County, this custom 4 bed, 3 bath home is a rare offering with sweeping views and an exceptional list of amenities.

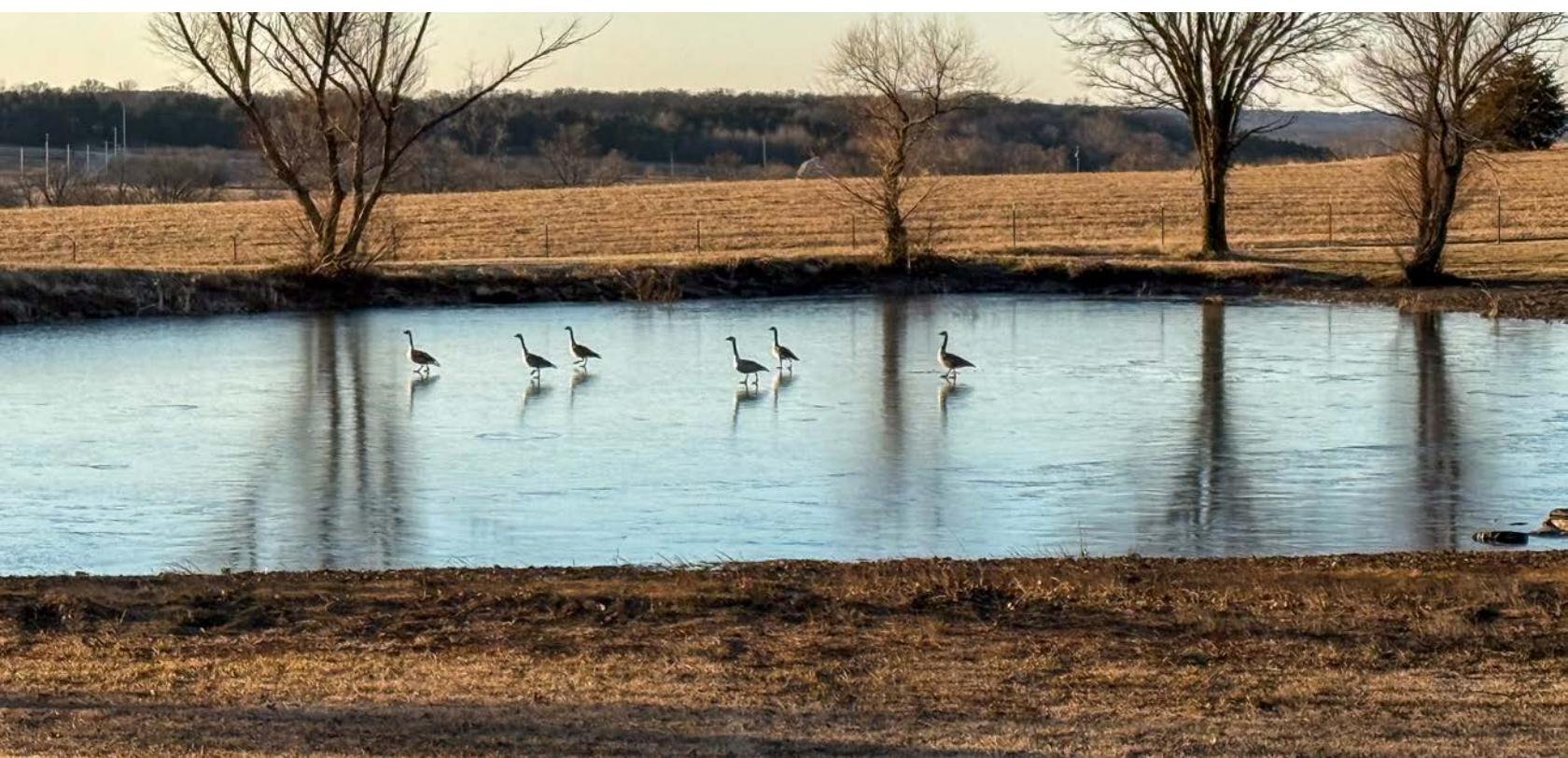
The main residence features spacious living areas and a layout designed for comfort and entertaining. Outdoors, enjoy an in-ground pool, pool house with a living area and shower, and a hot tub overlooking the beautiful Osage County landscape.

A 3-car garage and shop with full living quarters (including living room, kitchen, bathroom/laundry, and screened lounge) add significant versatility for guests, hobbies, or multi-generational living. Additional outbuildings

include an equipment shed, livestock quarters, and a brand-new chicken house.

The gated entry opens to a picturesque, tree-lined private drive leading to the home. The property also includes two year-round stocked ponds and two dozen newly planted fruit trees.

Properties with this level of utility, privacy, and recreational appeal are rare in the area. Contact the Listing Agent Will Pester at (918) 578-9353 for more information. Showings are by appointment only.



PROPERTY FEATURES

COUNTY: **OSAGE** | STATE: **OKLAHOMA**

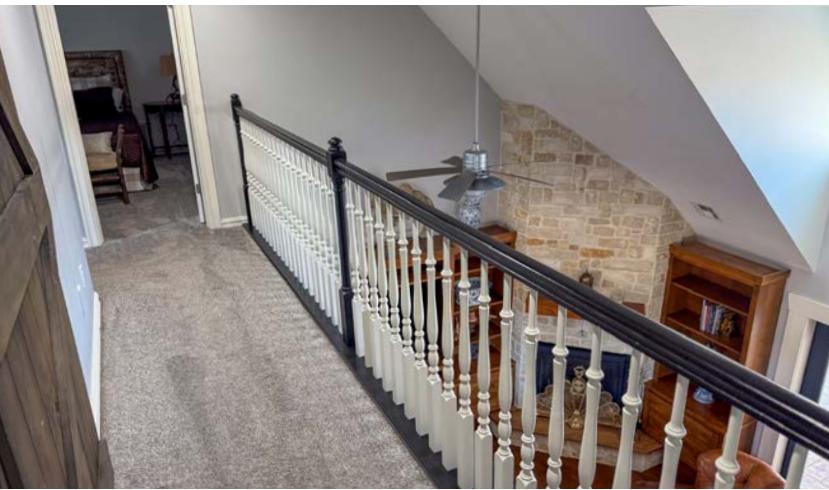
ACRES: **20**

- 20 +/- fully fenced acres
- 4 bed, 3 bath custom home
- 3-car garage with 2nd-story storage above
- Gated entry
- In-ground pool with pool house
- Hot tub with stunning views
- Shop with living quarters
- Equipment shed
- Livestock quarters
- New chicken house
- Garden
- 2 year-round ponds
- Minutes to Bartlesville
- 45 minutes to Tulsa



4 BED 3 BATH CUSTOM HOME

The main residence features spacious living areas and a layout designed for comfort and entertaining.



ADDITIONAL INTERIOR PHOTOS



NEW CHICKEN HOUSE



LIVESTOCK QUARTERS



IN-GROUND POOL AND POOL HOUSE

Outdoors, enjoy an in-ground pool, pool house with a living area and shower, and a hot tub overlooking the beautiful Osage County landscape.



SHOP WITH LIVING QUARTERS

A 3-car garage and shop with full living quarters (including living room, kitchen, bathroom/laundry, and screened lounge) add significant versatility for guests, hobbies, or multi-generational living.



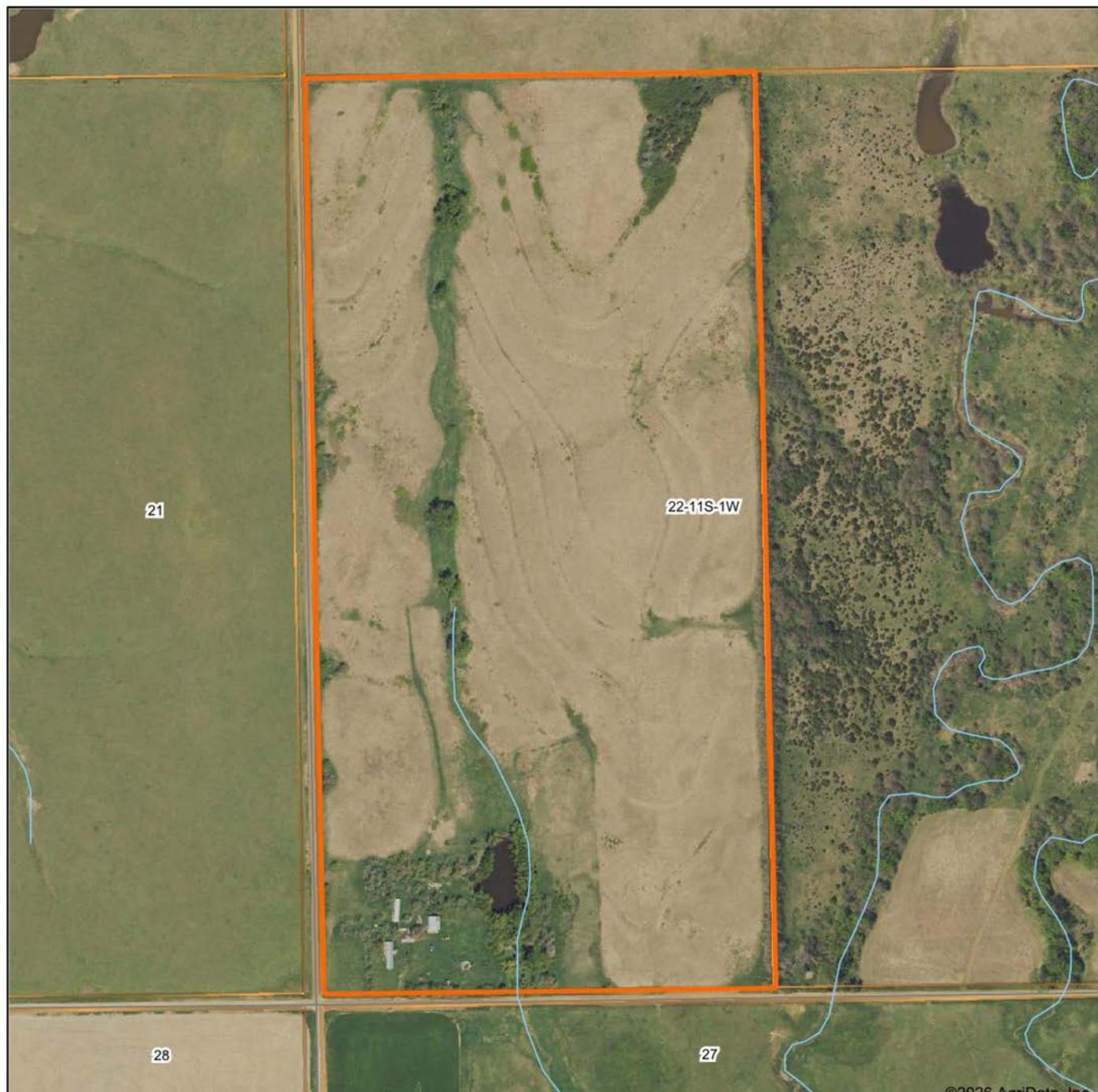
EQUIPMENT SHED



GARDEN AREA



AERIAL MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025
www.AgroDataInc.com

Boundary Center: 39° 4' 40.25", -97° 25' 28.44"

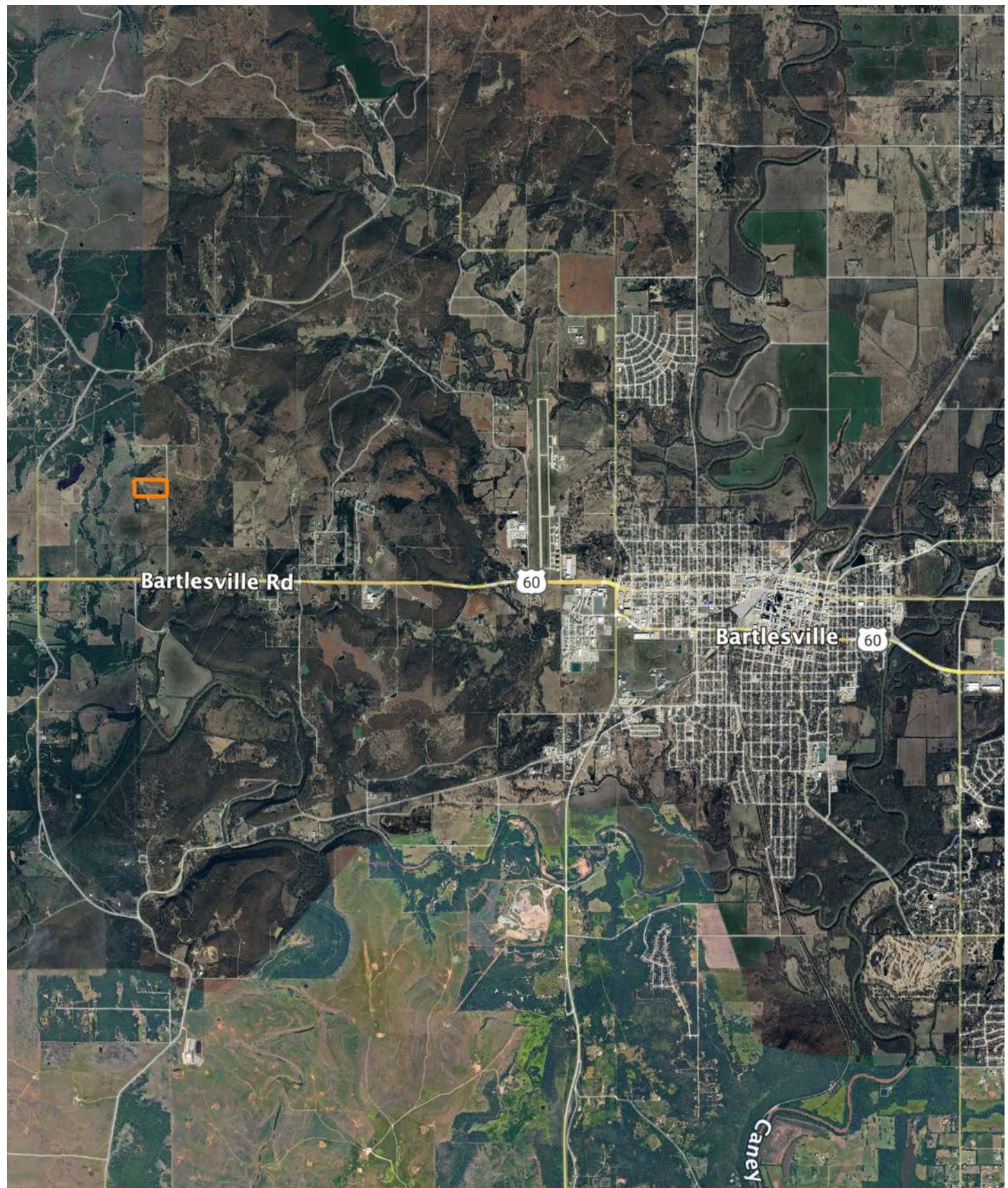
0ft 448ft 896ft

22-11S-1W
Ottawa County
Kansas



1/6/2026

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
WPester@MidwestLandGroup.com



MidwestLandGroup.com

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