

MIDWEST LAND GROUP PRESENTS

26 ACRES IN

PAWNEE COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

COMPLETELY REMODELED 4 BED 2.5 BATH ON 26 +/- IMMACULATE ACRES

Experience the perfect blend of comfort, functionality, and scenic beauty with this beautifully remodeled 4 bedroom, 2.5 bath home set behind a private gated entry. From the moment you arrive, you'll appreciate the pride of ownership and meticulous care evident throughout the property's exceptionally clean pasture and grounds.

The home features a welcoming wrap-around porch, ideal for enjoying peaceful mornings and stunning sunsets, while the outdoor fire pit creates the perfect space for entertaining family and friends year-round.

Designed with both lifestyle and productivity in mind, the property includes large red iron shops with dedicated office spaces, offering endless possibilities for business, hobbies, or equipment storage. A separate storage building/livestock quarters adds even more versatility for agricultural or recreational use.

Water features abound with two stocked ponds and approximately 1,200 feet of Cedar Creek frontage complete with a custom dam, creating a picturesque setting and excellent opportunities for fishing, wildlife watching, or simply enjoying the outdoors.

Conveniently located just minutes from Cleveland and an easy drive to Tulsa, this property offers peaceful country living without sacrificing accessibility.

Whether you're searching for a working property, recreational retreat, or forever home with room to roam, this exceptional property checks every box. For more information call (918) 578-9353, shown by appointment only.



PROPERTY FEATURES

COUNTY: **PAWNEE** | STATE: **OKLAHOMA** | ACRES: **26**

- Completely remodeled 4 bed 2.5 bath home
- 26 +/- acres
- Large red iron shops/office spaces
- Equipment shed
- Storage building/livestock quarters
- Attached garage
- Detached garage
- 2 stocked ponds
- 1,200 feet of Cedar Creek frontage
- Custom dam
- 5 minutes to Cleveland
- 35 minutes to Tulsa



COMPLETELY REMODELED HOME



ADDITIONAL INTERIOR PHOTOS



DETACHED GARAGE



2 STOCKED PONDS



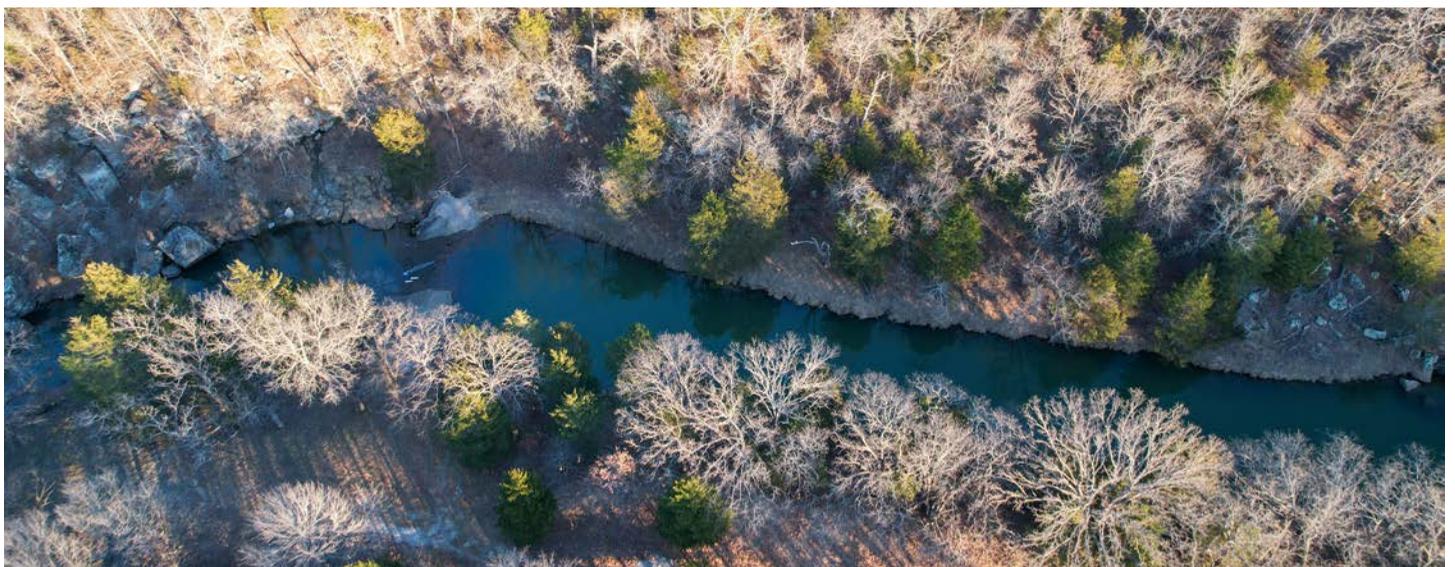
STORAGE BUILDING/LIVESTOCK QUARTERS



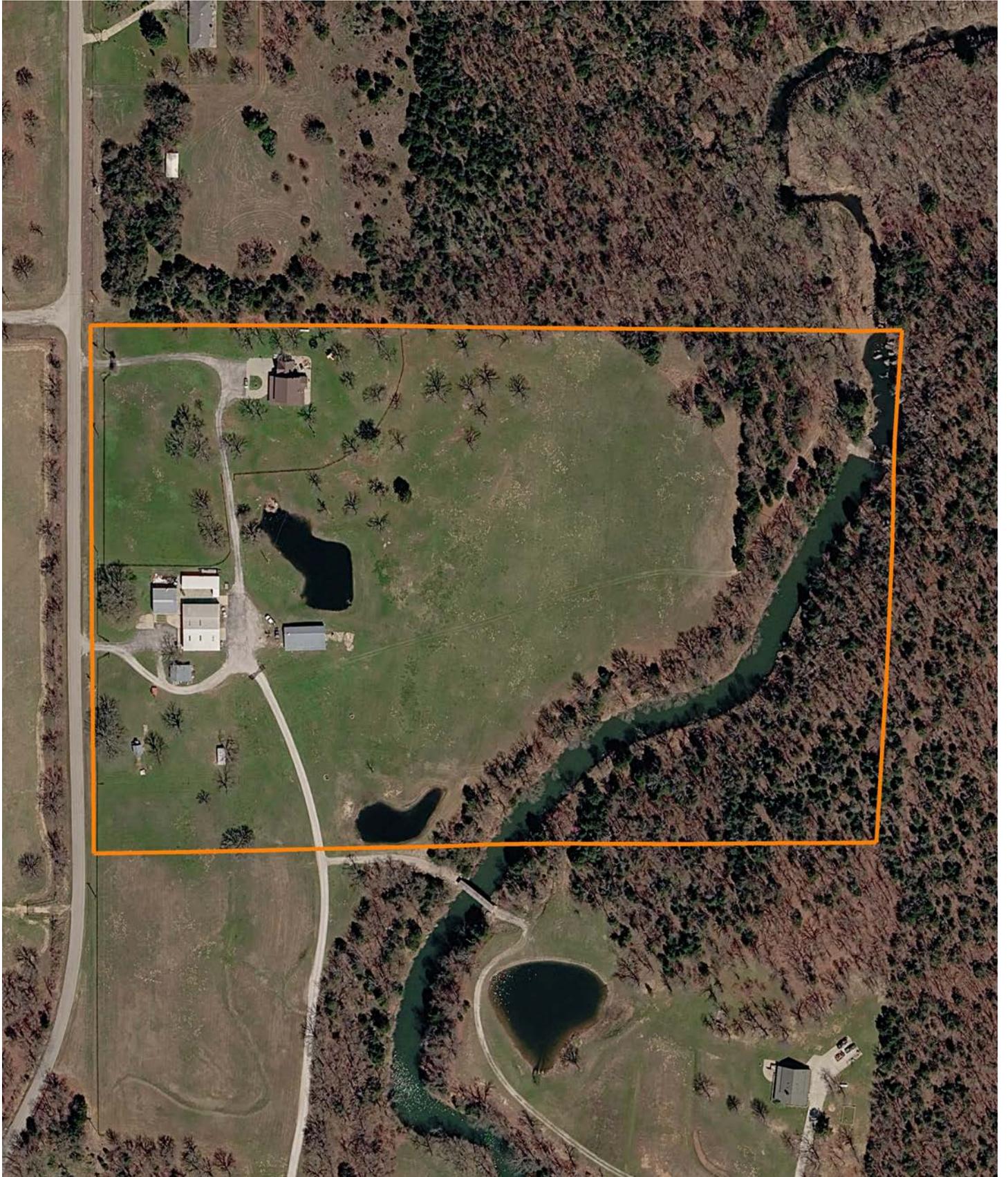
LARGE RED IRON SHOP/OFFICE SPACES



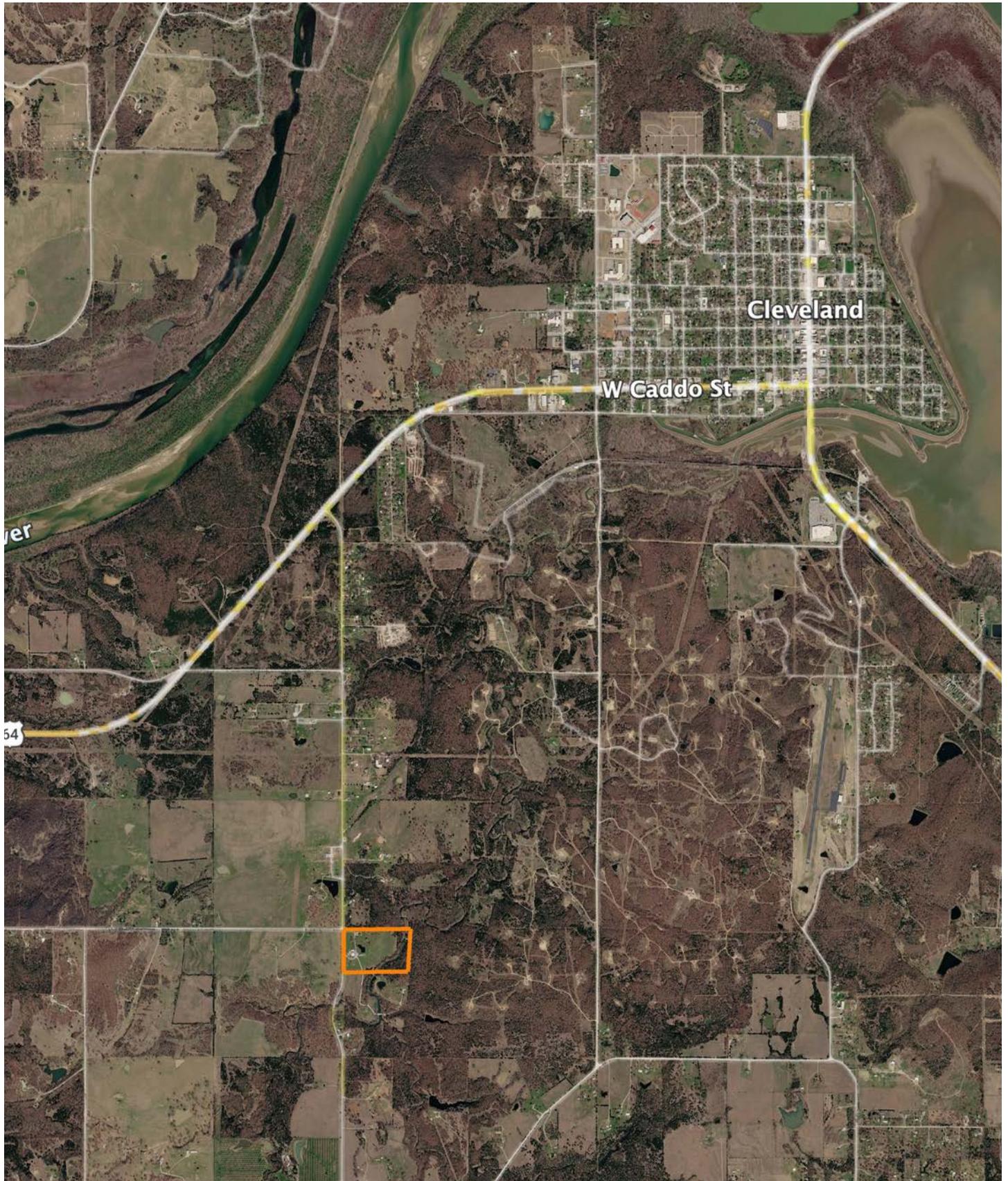
CEDAR CREEK



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
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