

MIDWEST LAND GROUP PRESENTS

34 ACRES IN

PAWNEE COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CUSTOM 2 BED 2 BATH ON 34 PRISTINE ACRES

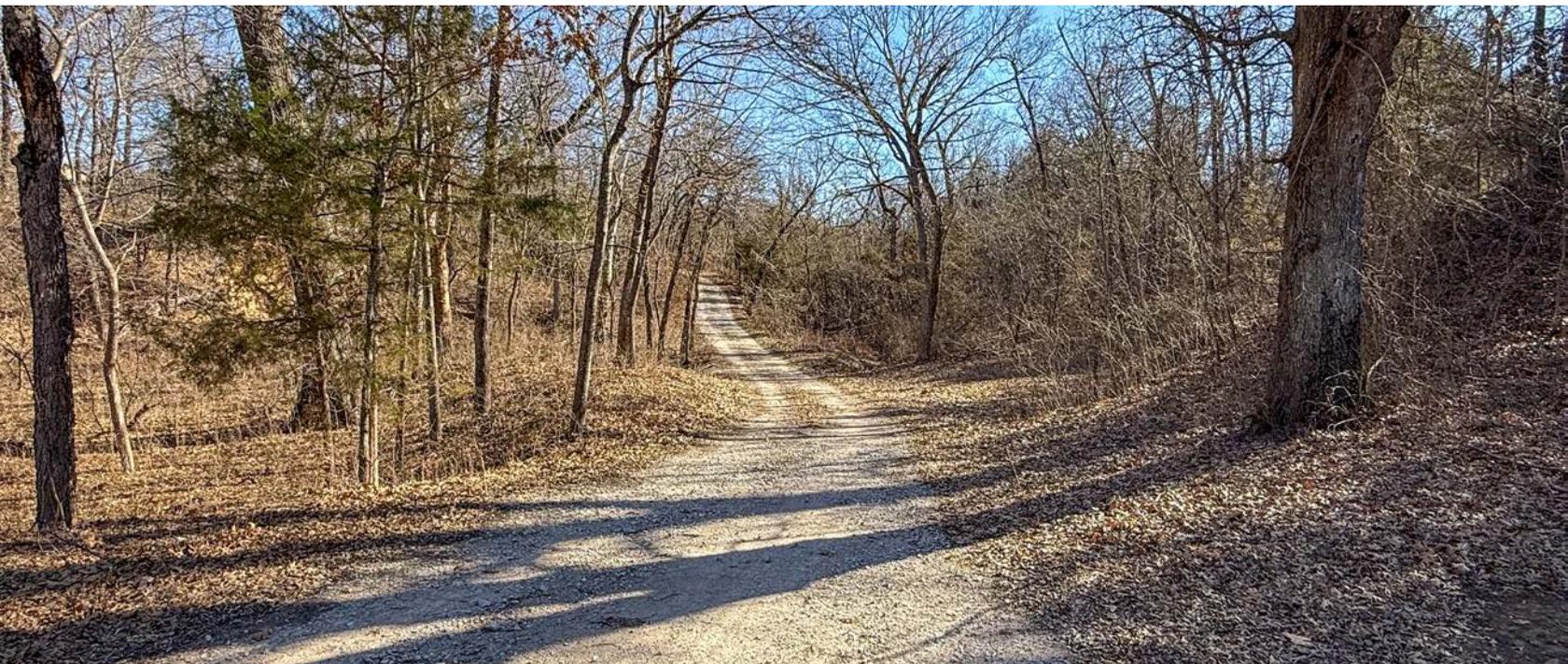
Tucked away in a private, park-like setting, this custom 2 bedroom, 2 bath home built in 2012 offers a rare blend of comfort, natural beauty, and outdoor adventure. A winding driveway guides you through mature oak trees and a custom creek crossing, opening to pristine, manicured grounds that immediately set the tone for this exceptional property.

With an impressive 2,205 feet of Cedar Creek frontage, you'll enjoy breathtaking views and the peaceful sounds of flowing water right in your backyard. The property features custom creek crossings, a stocked pond, abundant wildlife, including whitetail deer, and a custom ATV/UTV bridge — making it a dream for outdoor enthusiasts and nature lovers alike.

Relax and take in the scenery from the spacious wrap-around porch, complete with a hot tub, perfect for unwinding after a long day or entertaining guests year-round.

Conveniently located just minutes from Cleveland and an easy drive to Tulsa, this property offers the perfect balance of seclusion and accessibility.

Whether you're looking for a full-time residence, weekend retreat, or recreational getaway, this one-of-a-kind property delivers unmatched serenity and endless possibilities. For more information, call (918) 578-9353. Shown by appointment only.



PROPERTY FEATURES

COUNTY: **PAWNEE** | STATE: **OKLAHOMA** | ACRES: **34**

- 34 +/- acres
- 2 bed 2 bath custom home
- 2,200 square feet
- 2,205 ft of Cedar Creek
- Custom creek crossings
- Stocked pond
- Amazing views
- Mature oaks
- Whitetails
- 5 Minutes to Cleveland
- 35 Minutes to Tulsa



2,200 SQ FT CUSTOM HOME

Tucked away in a private, park-like setting, this custom 2 bedroom, 2 bath home built in 2012 offers a rare blend of comfort, natural beauty, and outdoor adventure.



2 BED 2 BATH



STOCKED POND

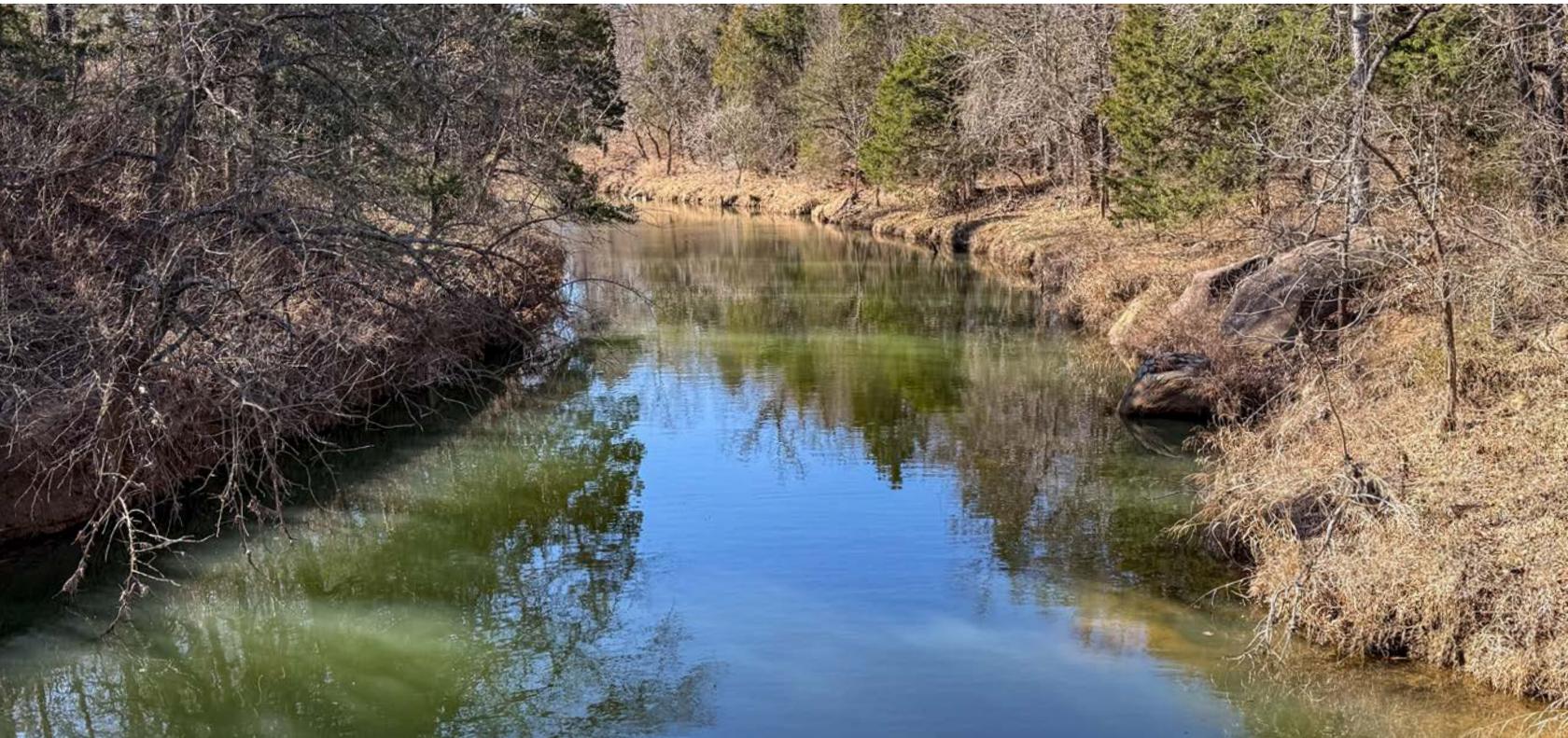


CUSTOM CREEK CROSSINGS



CEDAR CREEK

With an impressive 2,205 feet of Cedar Creek frontage, you'll enjoy breathtaking views and the peaceful sounds of flowing water right in your backyard.



AMAZING VIEWS



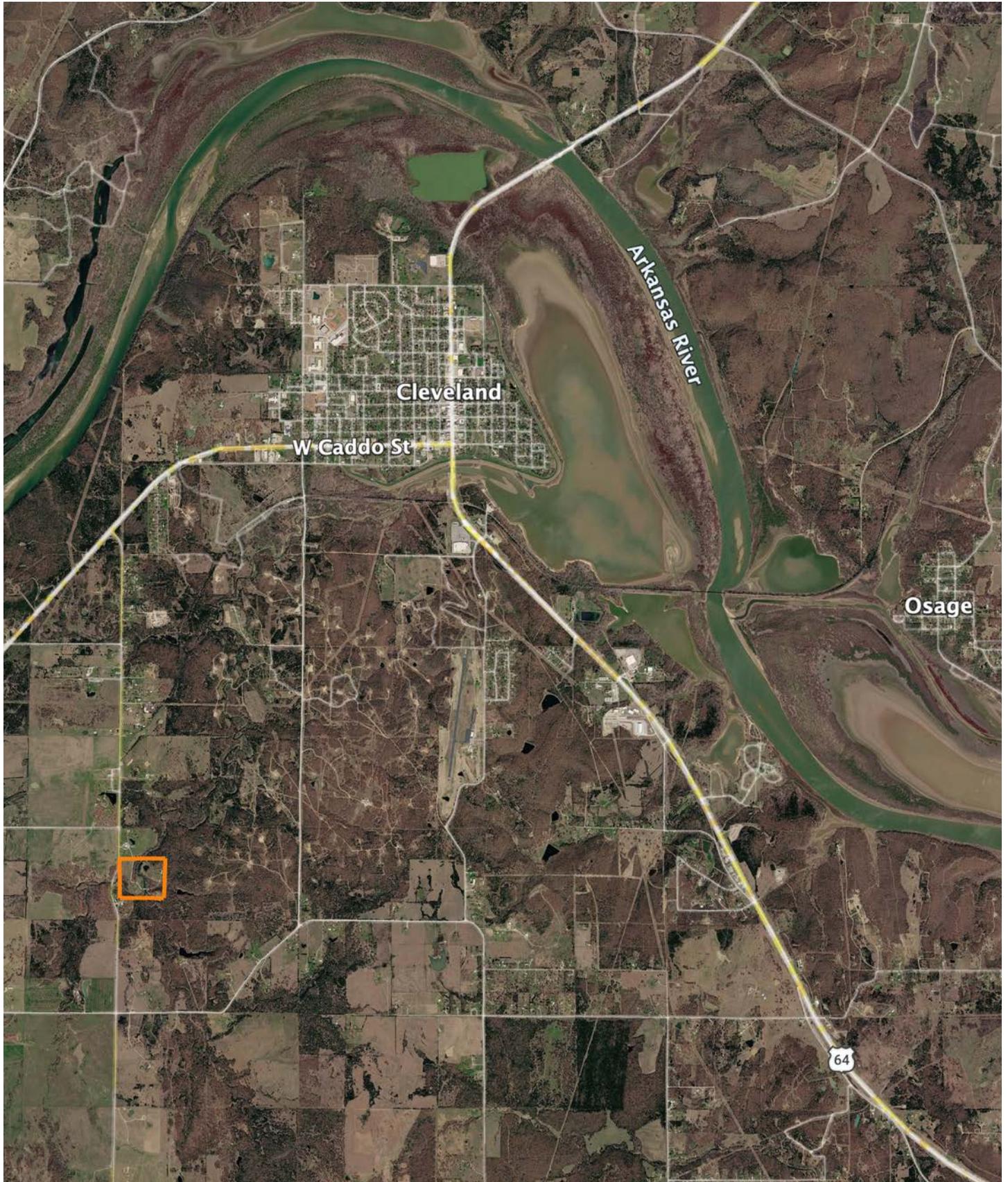
ADDITIONAL PHOTOS



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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