

MIDWEST LAND GROUP PRESENTS



# PAWNEE COUNTY, OK

64 ACRES



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# LARGE WELL-KEPT HOME ON 64 ACRES WITH MUCH TO OFFER

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Welcome to your private country estate on 64 +/- breathtaking acres, where an extremely well-kept 7-bedroom, 5-bath home meets unmatched privacy, recreation, and convenience. This meticulously maintained residence features large front and back porches with wrap-around concrete, ideal for relaxing and taking in the scenic views.

An electric entry gate welcomes you onto the property, which is outfitted for both work and play with a 30x42 insulated shop and 15x30 lean-to, an attached 2-car garage, plus a detached 2-car garage offering ample storage for vehicles, equipment, and toys.

Outdoors, the land truly shines. Enjoy a large 2-acre

pond stocked with crappie and largemouth bass, mature oak trees, and excellent elevation changes throughout. A well-established trail system makes exploring easy and highlights the property's abundant wildlife, including whitetail deer and turkey—a dream setup for hunters and outdoor enthusiasts alike.

All of this just minutes from Cleveland and only 35 minutes to Tulsa, offering peaceful seclusion without sacrificing convenience. This is a rare opportunity to own a turnkey acreage that delivers on space, quality, and lifestyle.

If interested in learning more, call (918) 578-9353. Shown by appointment only.





# PROPERTY FEATURES

COUNTY: **PAWNEE** | STATE: **OKLAHOMA** | ACRES: **64**

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- 7-bed 5-bath
- Large front and back porches
- Wrap around concrete
- Electric entry gate
- 30x42 insulated shop with 15x30 lean-to
- Attached 2-car garage
- Detached 2-car garage
- Large 2 acre pond w/crappie and largemouth bass
- Mature oaks
- Great elevation change
- Trail system
- Whitetails
- Turkey
- Minutes to Cleveland
- 35 minutes to Tulsa





# 4,200 SQUARE FOOT HOME

Welcome to your private country estate on 64 +/- breathtaking acres, where an extremely well-kept 7-bedroom, 5-bath home meets unmatched privacy, recreation, and convenience.





# 7-BED 5-BATH





## DETACHED 2-CAR GARAGE

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## 30'X42' INSULATED SHOP WITH LEAN-TO

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## 2 ACRE POND

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Enjoy a large 2 acre pond stocked with crappie and largemouth bass, mature oak trees, and excellent elevation changes throughout.





# TRAIL SYSTEM

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A well-established trail system makes exploring easy and highlights the property's abundant wildlife, including whitetail deer and turkey—a dream setup for hunters and outdoor enthusiasts alike.





# TRAIL CAM PICTURES

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# ADDITIONAL PHOTOS

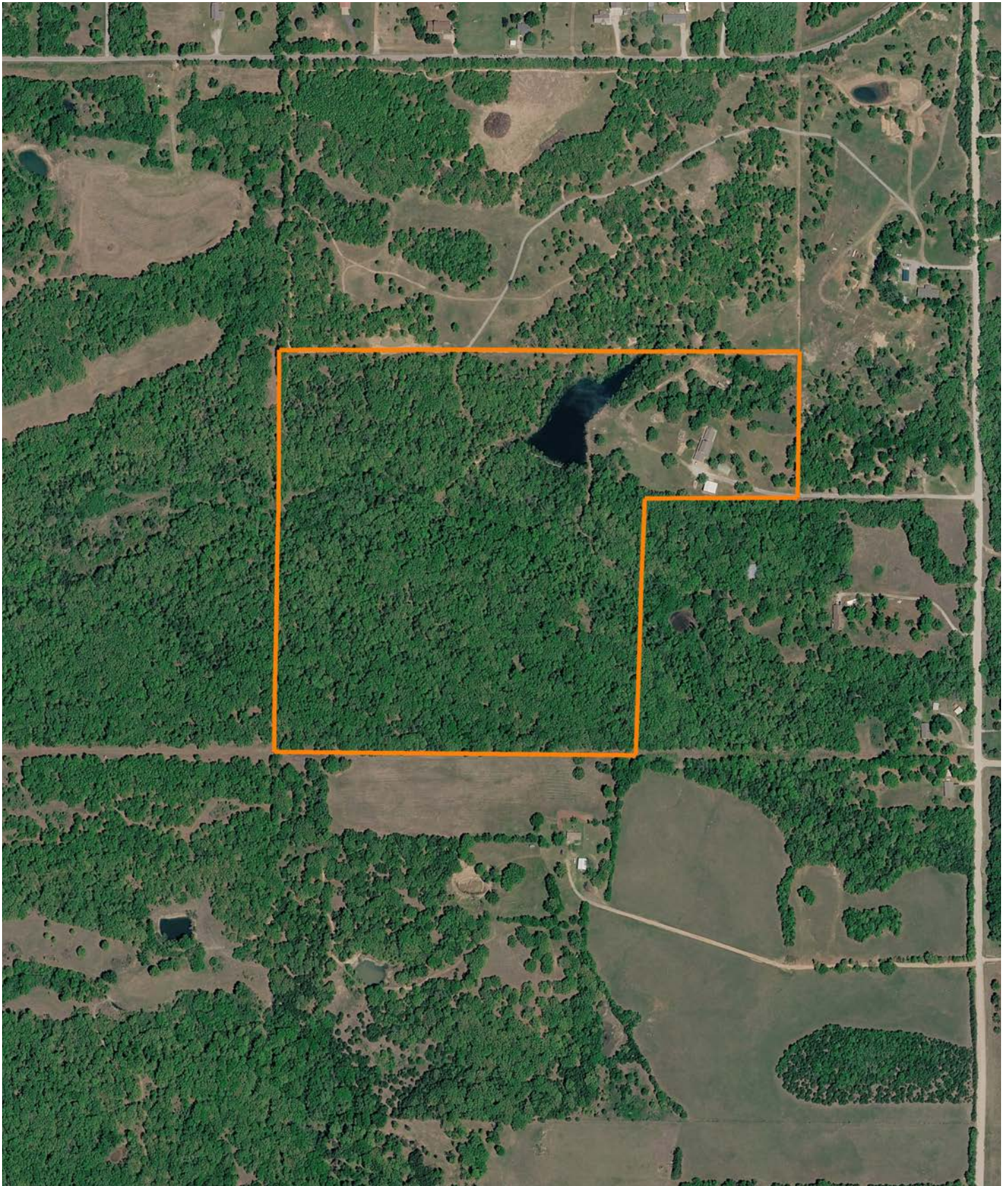
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# AERIAL MAP

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## AGENT CONTACT

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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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