

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

CREEK COUNTY OKLAHOMA

39865 WEST 221ST STREET SOUTH, BRISTOW, OK 74010



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CUSTOM 5 BED, 5 BATH HOME, SHOP WITH LIVING QUARTERS AND 40 ACRES CLOSE TO TOWN

Custom-built luxury meets country living on this stunning 40 +/- acre estate located less than 5 minutes from Bristow and within 30 minutes of Tulsa. Situated on a paved road behind a gated entrance, this impressive 3,913 square foot brick home offers 5 bedrooms, 5 bathrooms, and the perfect blend of comfort, craftsmanship, and functionality.

Inside, you'll find beautiful custom crown molding, new carpet, oversized bedrooms, and a spacious living area featuring a gas fireplace. The chef's kitchen is designed to impress with premium appliances, double ovens, granite countertops, abundant cabinetry, and an expansive island with a prep sink, while the formal dining room provides the perfect setting for entertaining family and guests.

The primary suite is generous in size with an ensuite bath featuring a jetted tub, separate tiled shower, double vanities, and an oversized walk-in closet. The second bedroom also features its own private ensuite bath, while two additional bedrooms are connected by a convenient Jack-and-Jill bathroom. Upstairs offers a private 5th bedroom with a full bath that could easily serve as a bonus room, game room, or guest suite, along with exceptional attic storage that is easily accessible from the upstairs area.

The land itself is truly special, offering the ideal combination of open pasture and mature timber for both beauty and functionality. Fully fenced and cross-fenced, the acreage is perfectly suited for livestock, horses, recreational use, or creating your own private retreat.



Three ponds provide water sources for animals, attract wildlife, and create picturesque views throughout the property. The property offers endless opportunities for hunting, ATV riding, gardening, or simply enjoying the peaceful country setting. The mixture of wooded areas and open ground creates excellent privacy while still providing plenty of usable land.

The 3,000 square foot heated and cooled shop is a rare find with finished living quarters, washer/dryer hookups, two full bathrooms, overhead garage doors, and a separate drive-through tunnel perfect for boats,

equipment, or trailers. Woodworkers will especially appreciate the underground dust collection tunnel system designed for convenience and efficiency.

Additional features include an in-ground storm shelter in the attached 2-car garage, laundry room with utility sink, incredible storage throughout, and quality finishes throughout the home. This one-of-a-kind property offers luxury living, functional acreage, and endless possibilities in an unbeatable location. Contact Summer Witty at (918) 798-1561 to schedule a showing.



PROPERTY FEATURES

COUNTY: **CREEK** | STATE: **OKLAHOMA** | ACRES: **40**

- Custom-built 5 bedroom, 5 bathroom brick home on 40 +/- acres
- Located less than 5 minutes from Bristow and 30 minutes from Tulsa
- Beautiful mix of pasture and timber with 3 ponds
- Fully fenced and cross-fenced acreage ideal for livestock or recreation
- Spacious kitchen with granite countertops, double ovens, premium appliances, and oversized island
- Primary suite with jetted tub, tiled shower, double sinks, and walk-in closet
- 3,000 square foot heated and cooled shop with living quarters, 2 bathrooms, and washer/dryer hookups
- Gated entrance, paved road access, storm shelter, and plenty of room for hunting, ATV riding, and outdoor living

CUSTOM BUILT HOME

Situated on a paved road behind a gated entrance, this impressive 3,913 square foot brick home offers 5 bedrooms, 5 bathrooms, and the perfect blend of comfort, craftsmanship, and functionality.



SPACIOUS KITCHEN

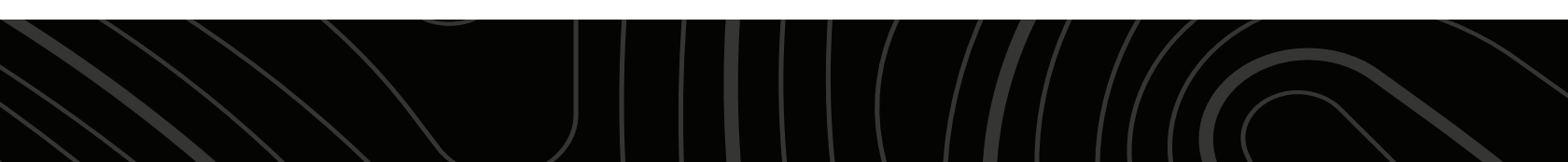


PRIMARY SUITE



HEATED AND COOLED SHOP

The 3,000 square foot heated and cooled shop is a rare find with finished living quarters, washer/dryer hookups, two full bathrooms, overhead garage doors, and a separate drive-through tunnel perfect for boats, equipment, or trailers.



MIX OF PASTURE AND TIMBER WITH 3 PONDS

Fully fenced and cross-fenced, the acreage is perfectly suited for livestock, horses, recreational use, or creating your own private retreat. Three ponds provide water sources for animals, attract wildlife, and create picturesque views throughout the property.



LESS THAN 5 MINUTES TO BRISTOW



GATED ENTRANCE



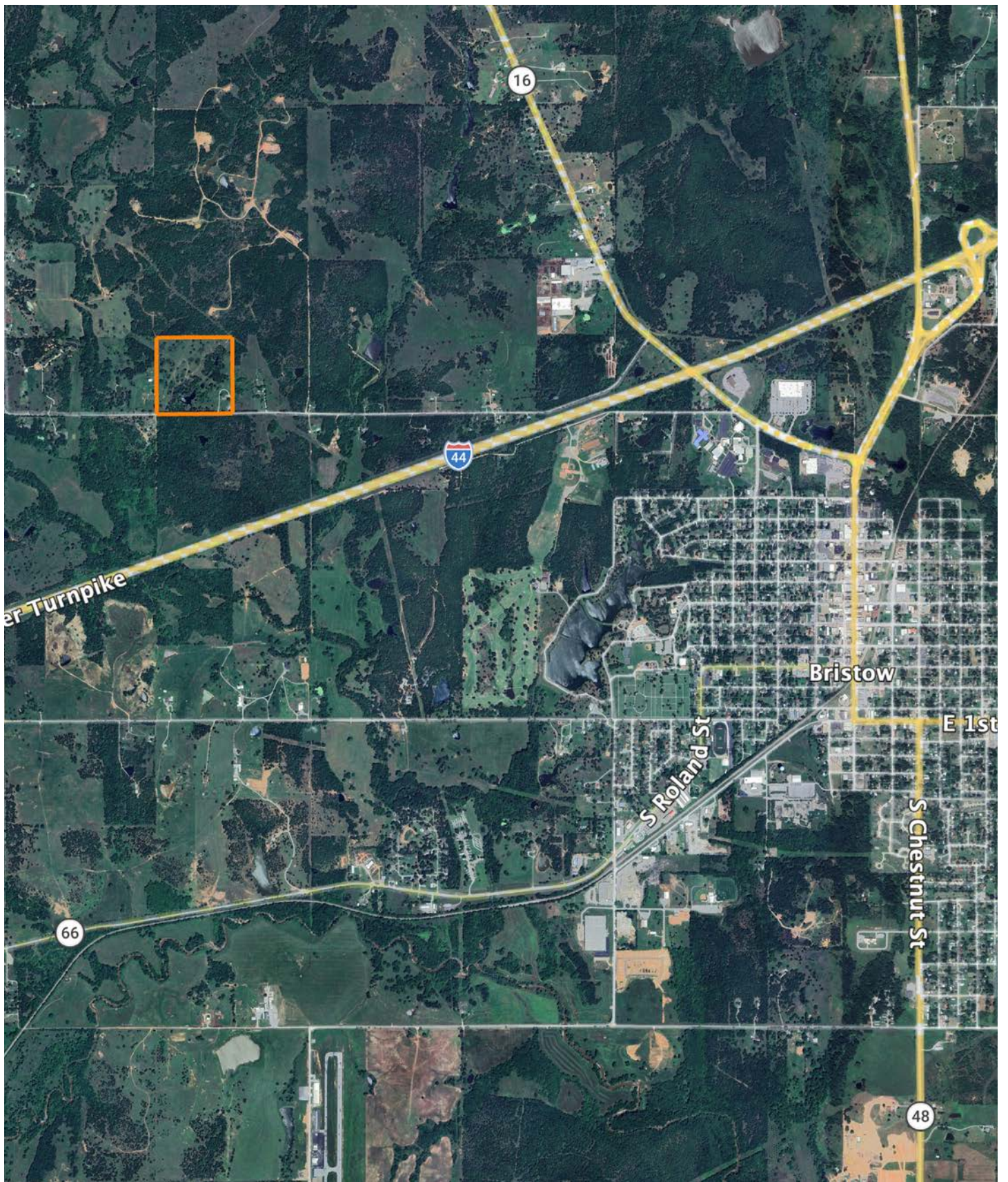
ADDITIONAL PHOTOS



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

Born and raised in Bristow, Summer Witty is an agent who specializes in residential and rural living real estate and has a background in healthcare human resource management, where she learned the value of relationships and problem-solving. She brings these skills to the table in each and every real estate transaction she deals with. Summer is active in her local church as a kindergarten through fifth grade Sunday School teacher. Her outgoing personality lends itself to helping her gain the best understanding of what her buyers and sellers want and need from an agent. She works hard to get to know each individual client personally in order to help them find the perfect home or to sell their home for the best price in the quickest time frame possible.

Summer's background has given her the drive and dedication to succeed, which she uses as a full-time agent, giving her clients the time and effort they deserve. Together, with her husband Curtis and sons Carson and Caden, she enjoys camping, traveling, fishing and hunting. Being a mother and wife helps her understand what families want, which is a major factor in every real estate transaction. It's her integrity and values that help her make the best decisions for her clients while putting their needs first and foremost. Summer serves northeast Oklahoma.



SUMMER WITTY,
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