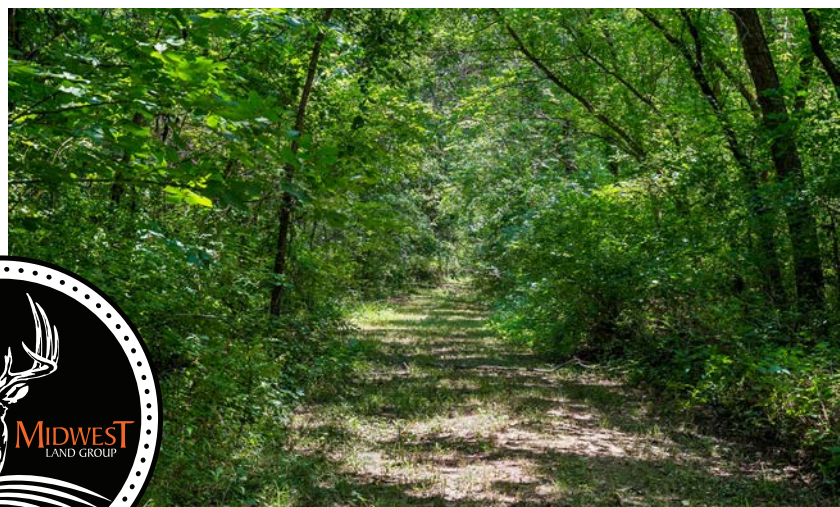
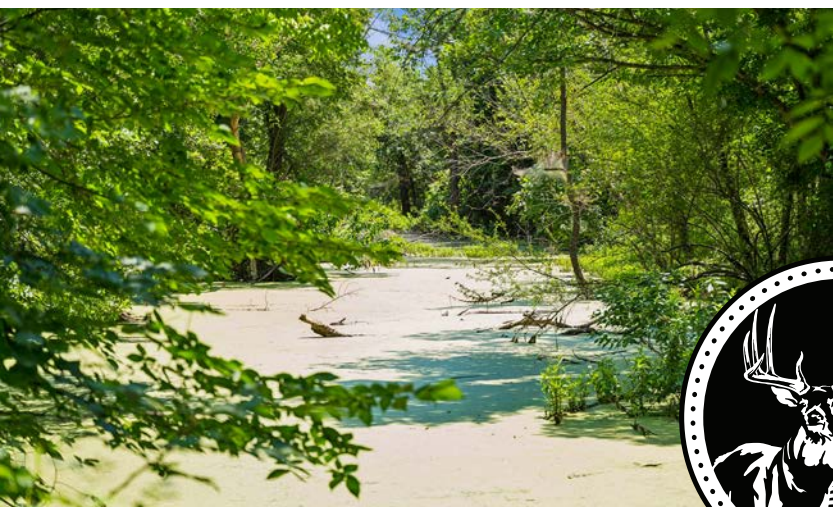


MIDWEST LAND GROUP PRESENTS

40 ACRES IN

TULSA COUNTY OKLAHOMA



EAST 84TH STREET, SPERRY, OKLAHOMA 74073

MIDWEST LAND GROUP IS HONORED TO PRESENT

ACREAGE WITH BARNDOMINIUM SHELL, SHOP & LIVE WATER CLOSE TO DOWNTOWN TULSA

Opportunities like this are becoming increasingly difficult to find in Tulsa County. Located just north of Tulsa, Oklahoma, this diverse 40 +/- acre property offers the rare combination of privacy, recreation, and future development potential—all within approximately 15 minutes of downtown Tulsa.

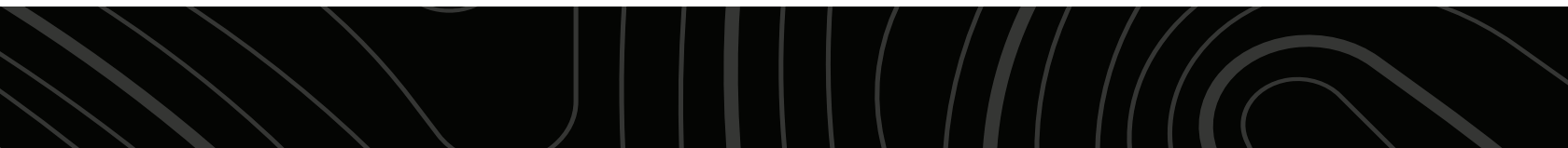
At the heart of the property sits an impressive 100'x40' barndominium shell, featuring approximately 70'x40' of planned living space with the subfloor already installed. The seller has existing architectural plans that could be provided to the buyer, offering a significant head start toward completing a custom dream home.

Adjacent to the barndominium is a 30'x40' insulated shop with partially completed living quarters, including a kitchen area, bedroom, bathroom, mini-split heating and cooling system, and city water. With drywall and finish work remaining, the shop could comfortably serve as temporary living quarters while the barndominium is completed or continue as a guest house, hunting camp, workshop, or income-producing space.

The land itself is equally impressive. Over 1/2 mile of Delaware Creek winds alongside the southern edge and features a 300+ yard slough on the northeastern portion of the property, creating outstanding wildlife habitat and year-round recreational opportunities. The property supports healthy populations of whitetail deer, wild turkey, waterfowl, and fishing opportunities within the creek. With its existing water features, the property also offers exciting upside for someone looking to enhance wildlife habitat by developing flooded timber or wetland areas for waterfowl.

More than 1 mile of established trails provides excellent access throughout the property for ATVs, hiking, hunting, or simply enjoying the outdoors.

Whether you're searching for a full-time residence, weekend getaway, hunting lodge, or recreational retreat close to Tulsa, this property offers exceptional versatility with room to make it your own. Contact Listing Agent Paul Smith at (918) 397-2737 for additional info. Shown by appointment only.



PROPERTY FEATURES

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

- Located between Sperry and Turley off East 84th Street
- Approximately 15 minutes to downtown Tulsa
- Private setting approximately 1/2 mile off Highway 11
- 100'x40' barndominium shell (constructed in 2014)
- Approximately 70'x40' planned living area with subfloor already installed
- Seller's architectural building plans available to the buyer
- 30'x40' insulated shop (constructed in 2013)
- Partially finished living quarters with kitchen area, bedroom, bathroom, and mini-split HVAC
- Kitchen cabinets for the shop are included and ready for installation
- Excellent option to live in the shop while completing the barndominium
- PSO electric
- City of Sperry water
- Septic system installed and servicing both the shop and barndominium
- Over 1/2 mile of Delaware Creek
- 300+ yard slough providing outstanding wildlife habitat
- More than 1 mile of established trails
- Excellent deer, turkey, waterfowl, and fishing opportunities
- Potential to further develop wetlands and flooded timber habitat
- Suitable as a permanent residence, hunting property, weekend retreat, or hunting lodge
- Approximate annual property taxes: \$735
- Subject to survey upon executed contract
- The property is located within the mapped 100-year floodplain; however, the installed subfloor of the planned barndominium living area is positioned outside of the floodplain



100'X40' BARNDOMINIUM SHELL

At the heart of the property sits an impressive 100'x40' barndominium shell, featuring approximately 70'x40' of planned living space with the subfloor already installed. The seller has existing architectural plans that could be provided to the buyer, offering a significant head start toward completing a custom dream home.



LOCATED BETWEEN SPERRY AND TURLEY

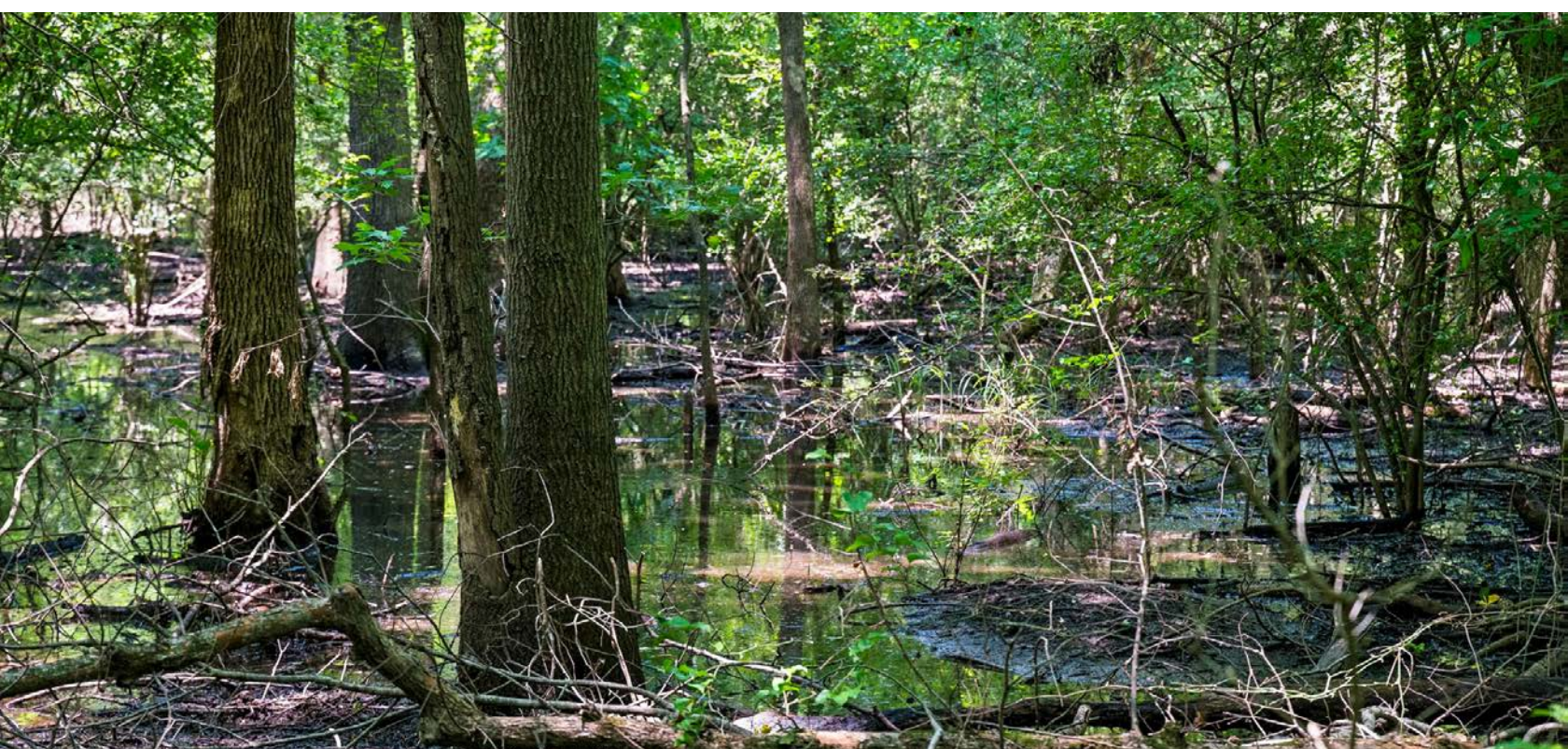


30'X40' INSULATED SHOP



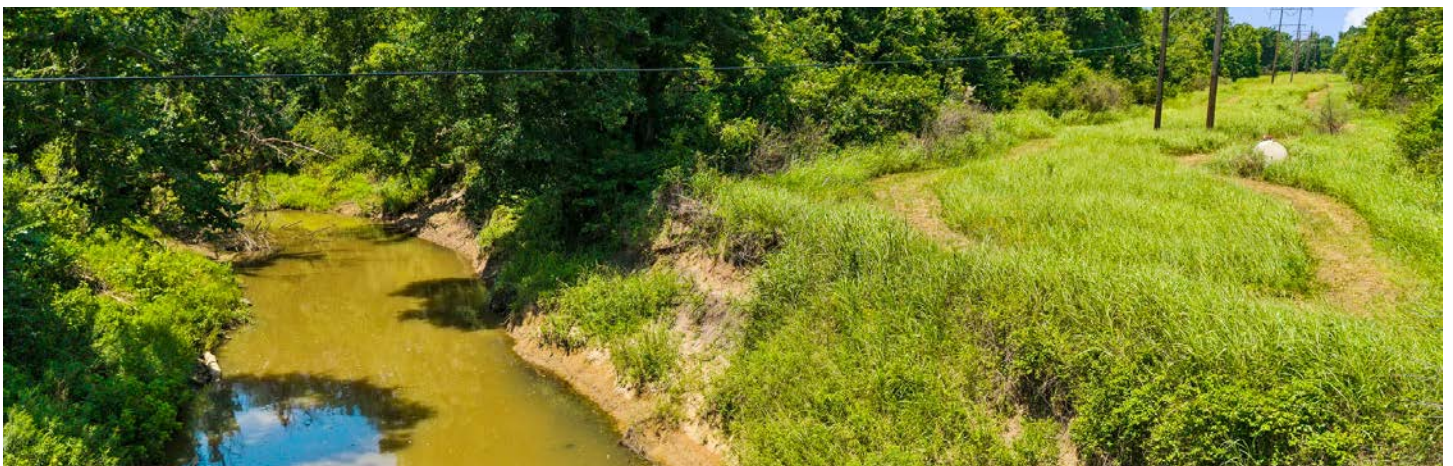
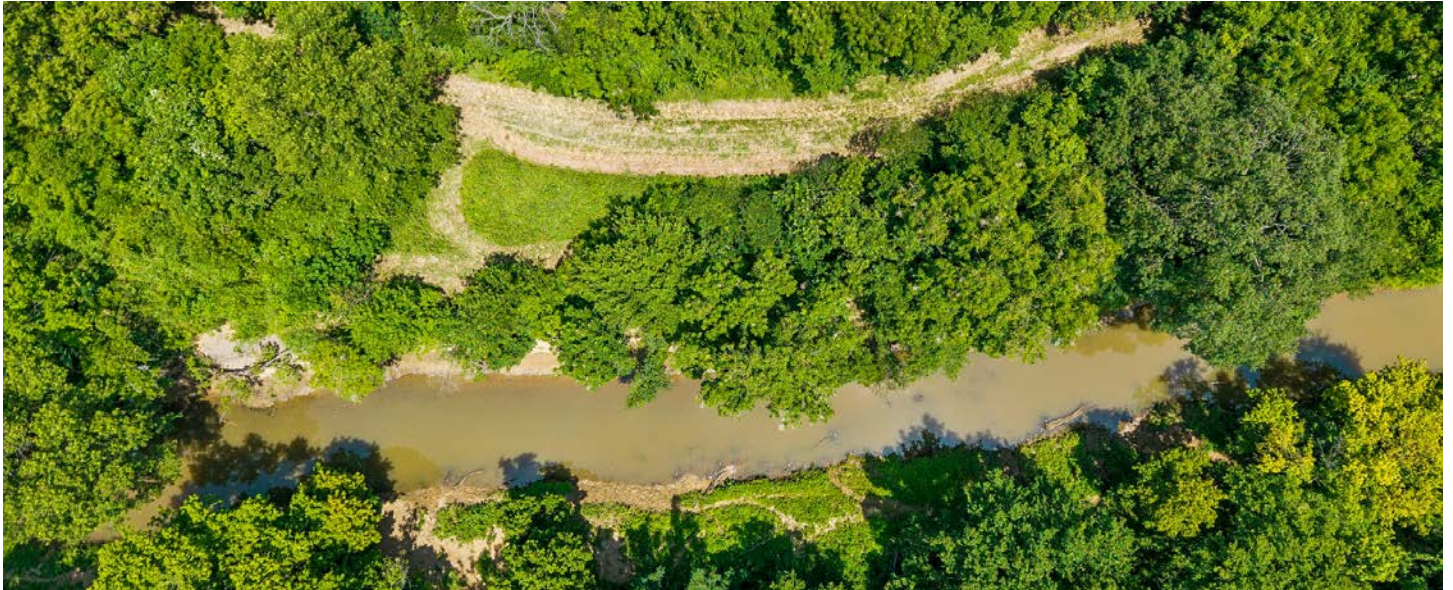
300+ YARD SLOUGH

A 300+ yard slough on the northeastern portion of the property, creating outstanding wildlife habitat and year-round recreational opportunities.



OVER 1/2 MILE OF DELAWARE CREEK

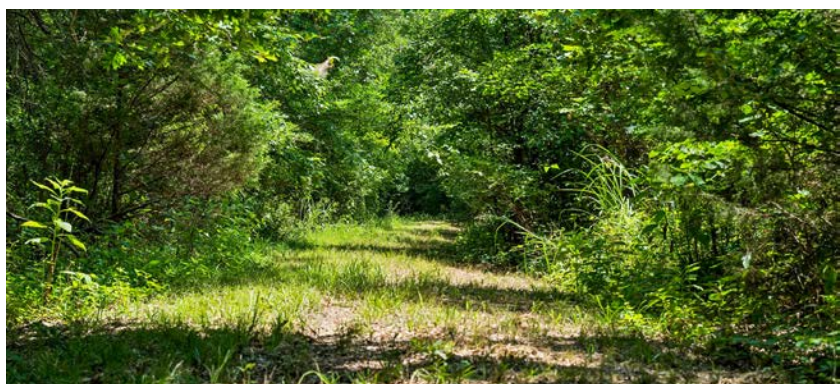
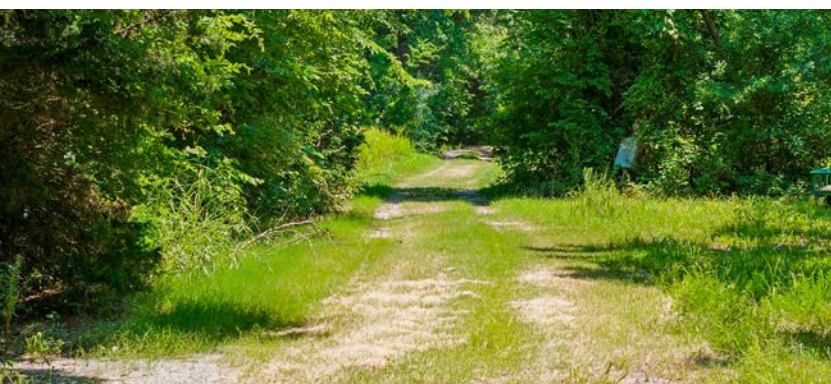
Over 1/2 mile of Delaware Creek winds alongside the southern edge supports healthy populations of whitetail deer, wild turkey, waterfowl, and fishing opportunities within the creek.



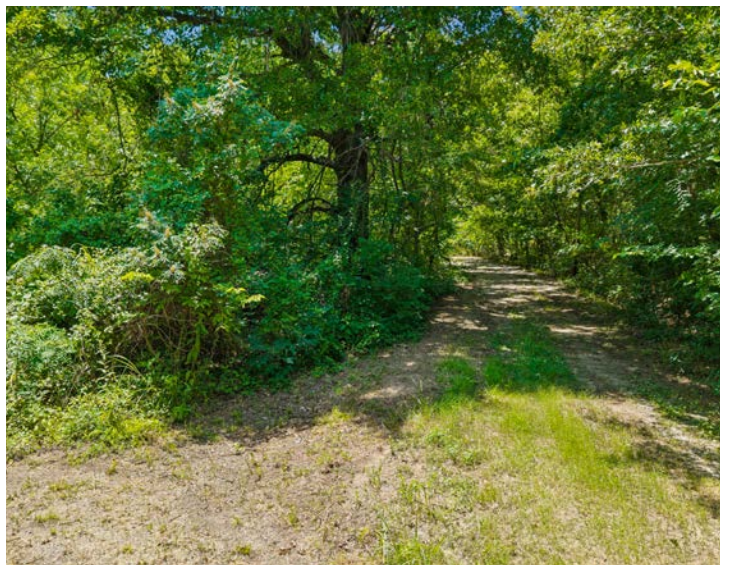
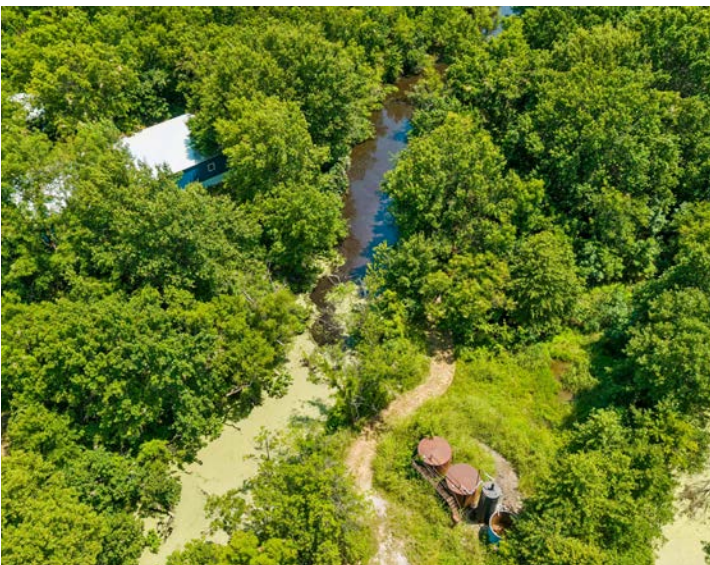
HUNTING OPPORTUNITIES



MORE THAN 1 MILE OF ESTABLISHED TRAILS



ADDITIONAL PHOTOS



AERIAL MAP



©2026 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

Boundary Center: 36° 16' 23.15, -95° 59' 11.12

0ft 653ft 1306ft

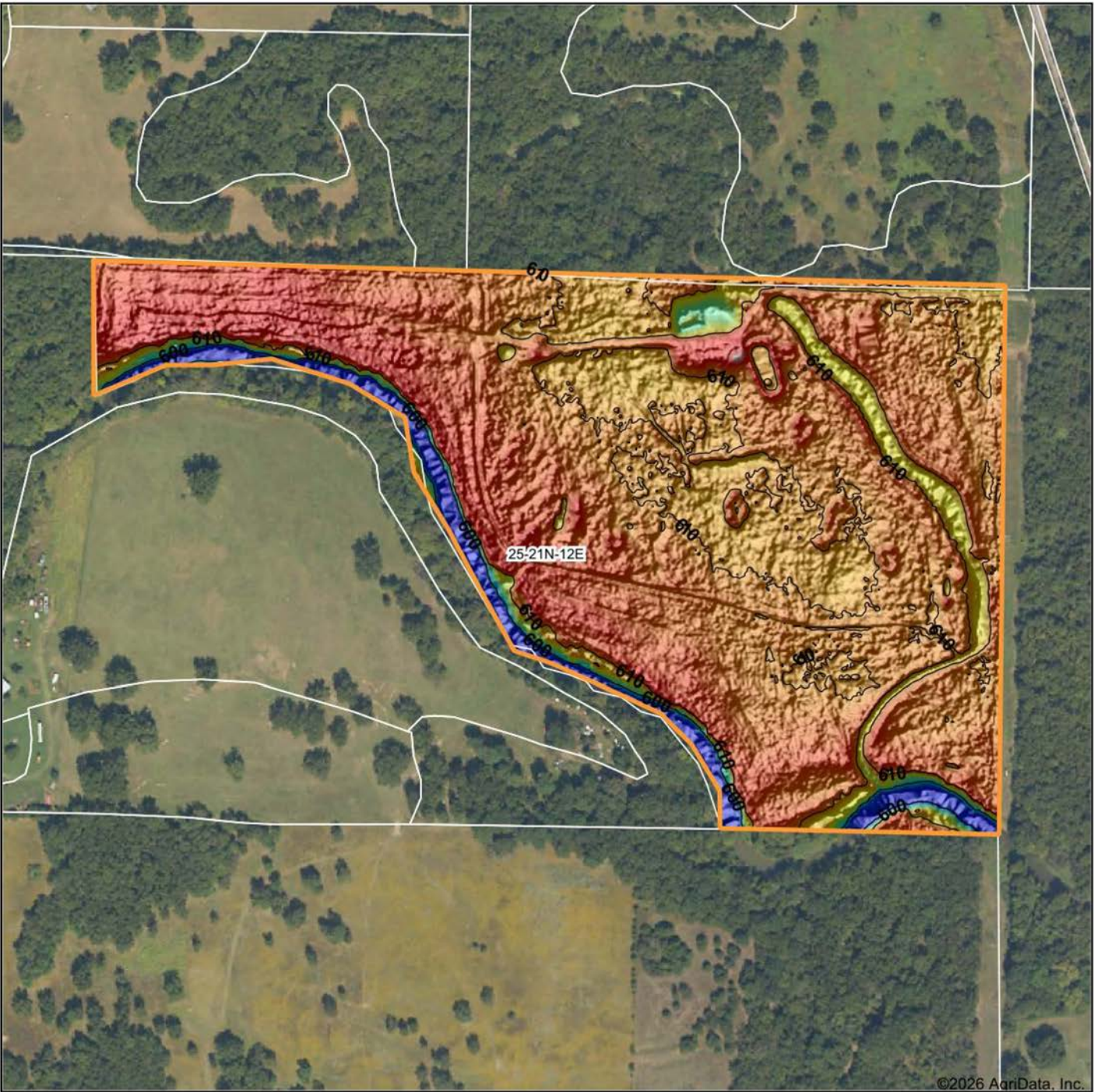
25-21N-12E
Tulsa County
Oklahoma



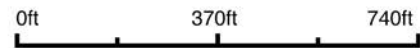
7/14/2026

Field borders provided by Farm Service Agency as of 5/21/2008.

HILLSHADE MAP



Source: USGS 1 meter dem
Interval(ft): 10
Min: 596.2
Max: 618.9
Range: 22.7
Average: 610.0
Standard Deviation: 3.35 ft



25-21N-12E
Tulsa County
Oklahoma

Boundary Center: 36° 16' 23.15, -95° 59' 11.12



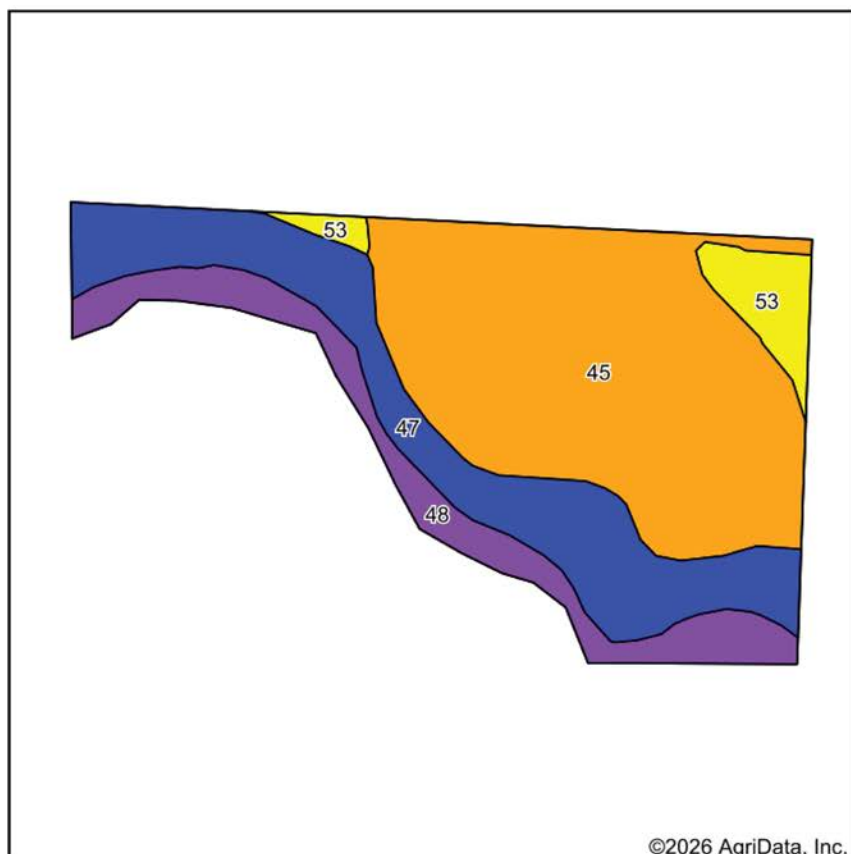
Maps Provided By:



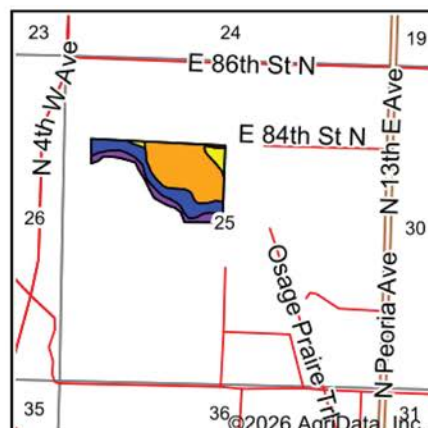
© AgriData, Inc. 2025 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Tulsa**
 Location: **25-21N-12E**
 Township: **Tulsa**
 Acres: **40**
 Date: **7/14/2026**



Maps Provided By:



© AgriData, Inc. 2025

www.AgriDataInc.com



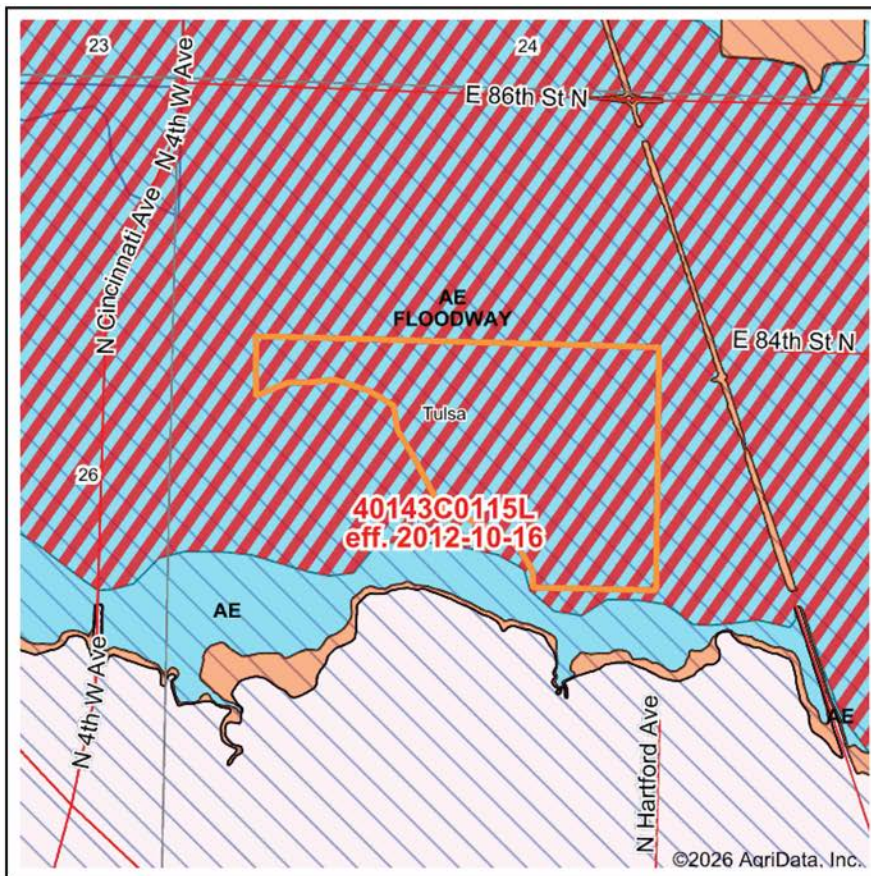
Area Symbol: OK143, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
45	Osage silty clay, 0 to 1 percent slopes, occasionally flooded	20.97	52.4%		> 6.5ft.	IIIw	7199	45	42	44
47	Radley silt loam, 0 to 1 percent slopes, occasionally flooded	11.02	27.6%		> 6.5ft.	IIw	7895	73	67	73
48	Radley silt loam, 0 to 1 percent slopes, frequently flooded	5.69	14.2%		> 6.5ft.	Vw	8000	61	57	59
53	Wynona silty clay loam, 0 to 1 percent slopes, occasionally flooded	2.32	5.8%		> 6.5ft.	IVw	8000	53	33	44
Weighted Average						3.07	7551.1	*n 55.5	*n 50.5	*n 54.1

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

FEMA MAP



Map Center: 36° 16' 24.18, -95° 59' 11.93
State: OK Acres: 40
County: Tulsa Date: 7/14/2026
Location: 25-21N-12E
Township: Tulsa



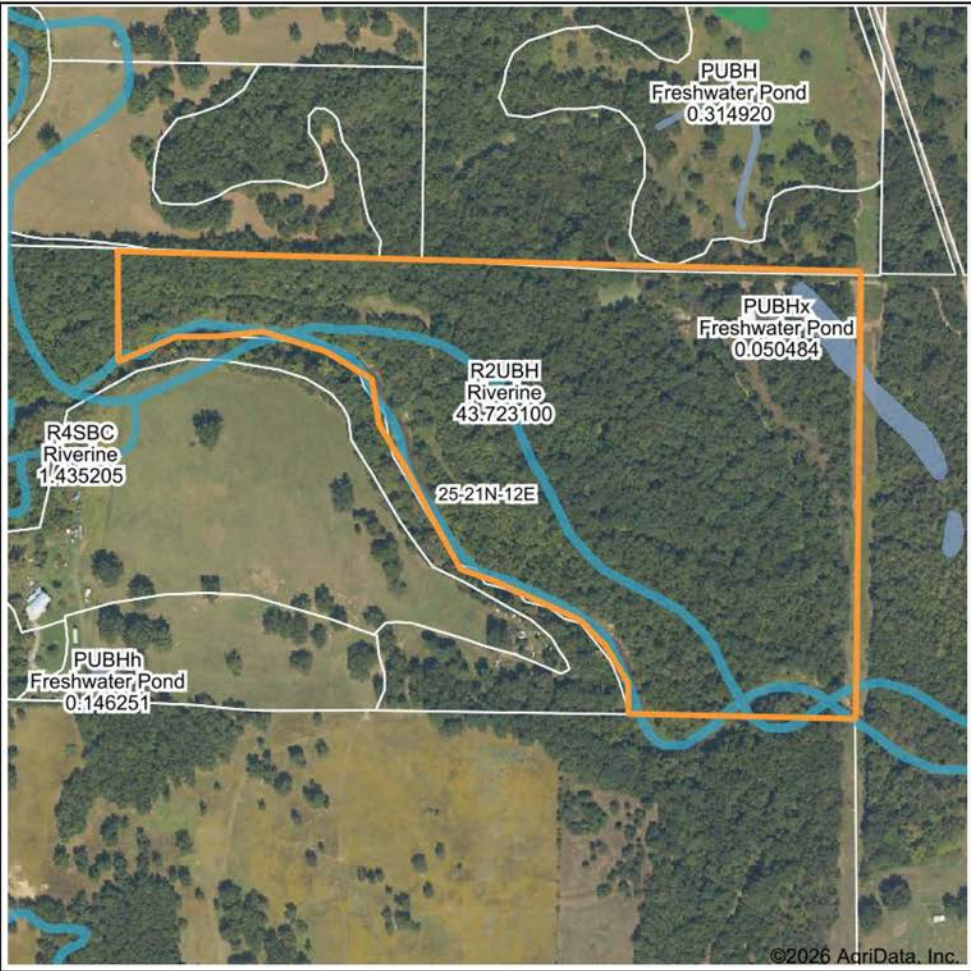
Maps Provided By:

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



Name		Number	County	NFIP Participation	Acres	Percent
TULSA COUNTY		400462	Tulsa	Regular	40	100%
Total					40	100%
Map Change			Date	Case No.	Acres	Percent
No					0	0%
Zone	SubType		Description		Acres	Percent
AE	FLOODWAY		100-year Floodplain		40	100%
Total					40	100%
Panel			Effective Date		Acres	Percent
40143C0115L			10/16/2012		40	100%
Total					40	100%

WETLANDS MAP



State: **Oklahoma**
Location: **25-21N-12E**
County: **Tulsa**
Township: **Tulsa**
Date: **7/14/2026**



Maps Provided By:

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

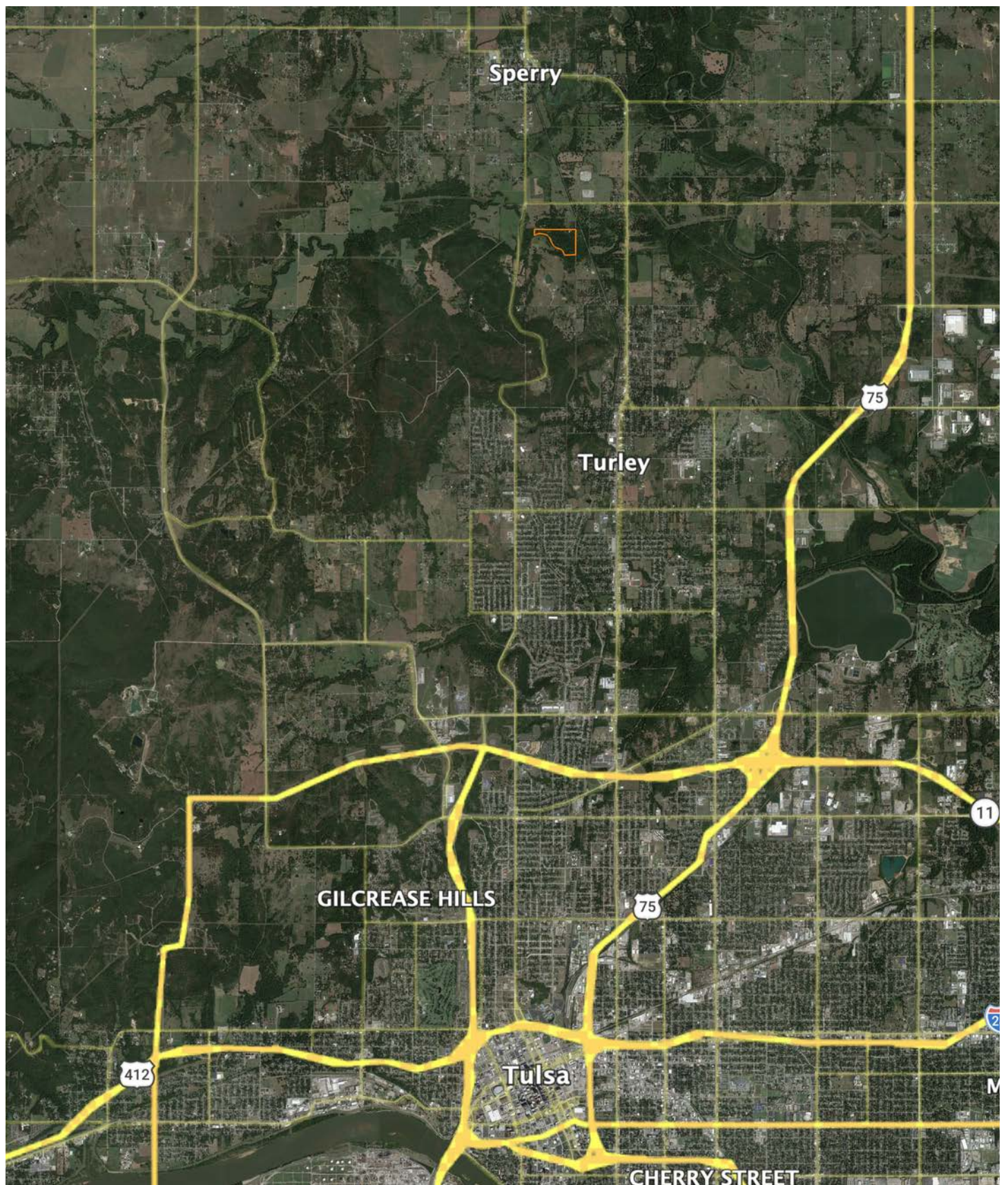


0ft 582ft 1164ft

Classification Code	Type	Acres
R2UBH	Riverine	2.59
PUBH	Freshwater Pond	0.54
PUBHx	Freshwater Pond	0.05
Total Acres		3.18

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

OVERVIEW MAP



AGENT CONTACT

Buying or selling real estate can be stressful and overwhelming and Paul is the kind of agent that loves to help people with their real estate needs. One of the reasons Paul came into this market is because he loves meeting new people and building lifelong relationships. Paul was born and raised in Oklahoma and a graduate of Oklahoma State University. He and his wife moved their family to live in Kansas for several yrs giving him an opportunity to know both markets and areas well.

With a lifelong obsession for the outdoors, hunting, and improving the land, Paul found his calling at Midwest Land Group, where he's able to fulfill his dream of working outdoors. He enjoys sharing a passion and talking with people about all facets of land – whether hunting, habitat improvement or investing – all while being able to create value for both his buyer and seller clients. When you work with Paul, rest assured he'll do everything he can to provide great customer service to reach the end goal of his clients.

Paul and his family reside in Oklahoma now and when he's not working, you can find Paul enjoying life and the outdoors year-round with his family. Paul is very active in his community helping coach youth sports and serving at his local Church. Paul lives with his wife Whitney and, together, they have three children, Ryker, Tymber, and PC. Give Paul a call today and let him help serve you in your real estate needs!



PAUL SMITH, LAND AGENT
918.397.2737
PSmith@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, North Dakota, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.