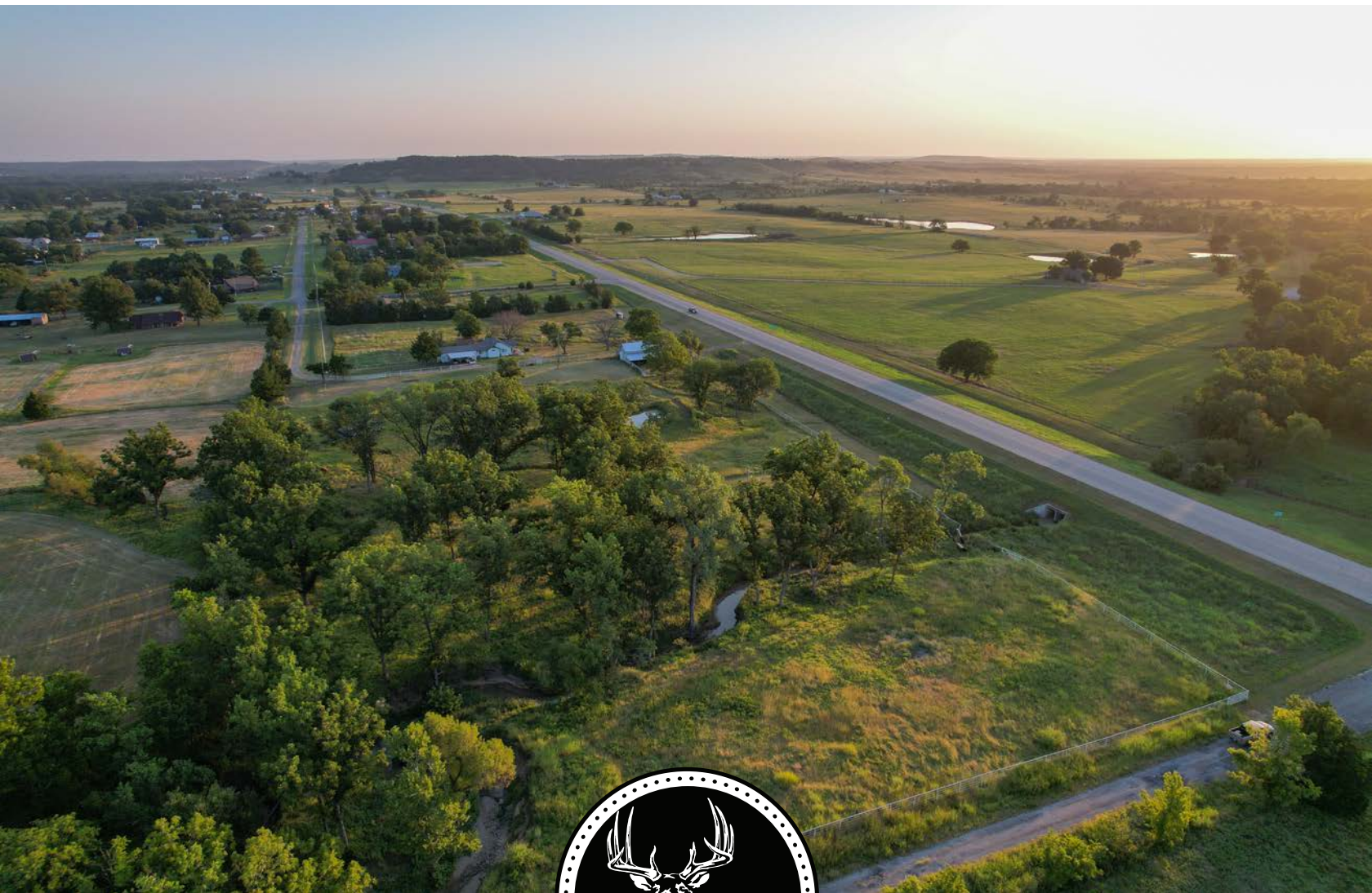


MIDWEST LAND GROUP PRESENTS

10 ACRES IN

OSAGE COUNTY OKLAHOMA

135 WASHINGTON BLVD, PAWHUSKA, OK 74056



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TURNKEY 10 +/- ACRE HOMESTEAD JUST MINUTES FROM PAWHUSKA

If you've been looking for a manageable acreage property that offers privacy, quality improvements, and plenty of room to enjoy the outdoors, this 10 +/- acre tract deserves a look. Located just minutes from Pawhuska with convenient Highway 99 frontage, this property offers the perfect blend of rural living and accessibility.

The property features a well-maintained 2 bedroom, 1 bath metal home situated along a private drive, along with a 2-car heated and cooled garage providing excellent space for vehicles, hobbies, or a workshop. A Generac generator adds peace of mind, while both an indoor safe room and underground outdoor storm shelter provide additional security.

Outside, the property is set up for a variety of rural uses. The acreage is fully fenced and cross-fenced into two

separate traps, with quality grass, mature pecan trees, a year-round pond, and a wet-weather creek. A barn with a lean-to and stalls provides additional storage and livestock potential.

With city water, usable acreage, substantial improvements, and a location just minutes from Pawhuska, this property offers an excellent opportunity for someone looking to enjoy the Oklahoma countryside without sacrificing convenience.

Properties offering this combination of improvements, usable acreage, water, and location don't come along every day. Schedule your showing today and come see everything this Pawhuska area property has to offer. Call Will Pester at (918) 578-9353 to schedule a private showing. Shown by appointment only.



PROPERTY FEATURES

COUNTY: **OSAGE** | STATE: **OKLAHOMA** | ACRES: **10**

- Fully fenced
- 2 bed, 1 bath metal home
- Private drive
- 2-car heated and cooled garage
- Generac generator
- Underground outdoor storm shelter
- Indoor safe room
- Barn with lean-to and stalls
- 1 year-round pond
- Wet-weather creek
- City water
- Mature pecan trees
- Quality grass
- Highway 99 frontage
- Two fenced traps
- Minutes to Pawhuska
- Taxes: \$1,109



2 BED, 1 BATH METAL HOME



PRIVATE DRIVE



FULLY FENCED

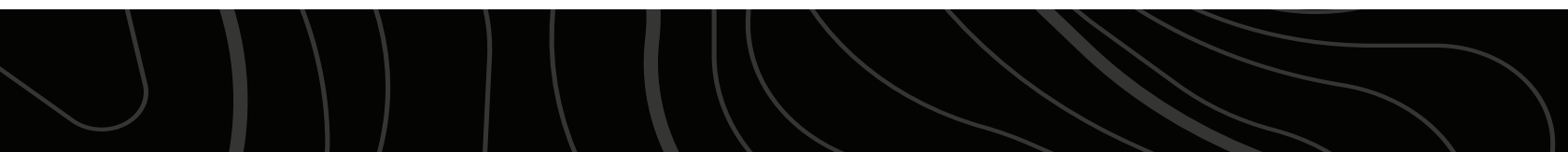


BARN WITH LEAN-TO AND STALLS



YEAR-ROUND POND & WET-WEATHER CREEK

The acreage is fully fenced and cross-fenced into two separate traps, with quality grass, mature pecan trees, a year-round pond, and a wet-weather creek.



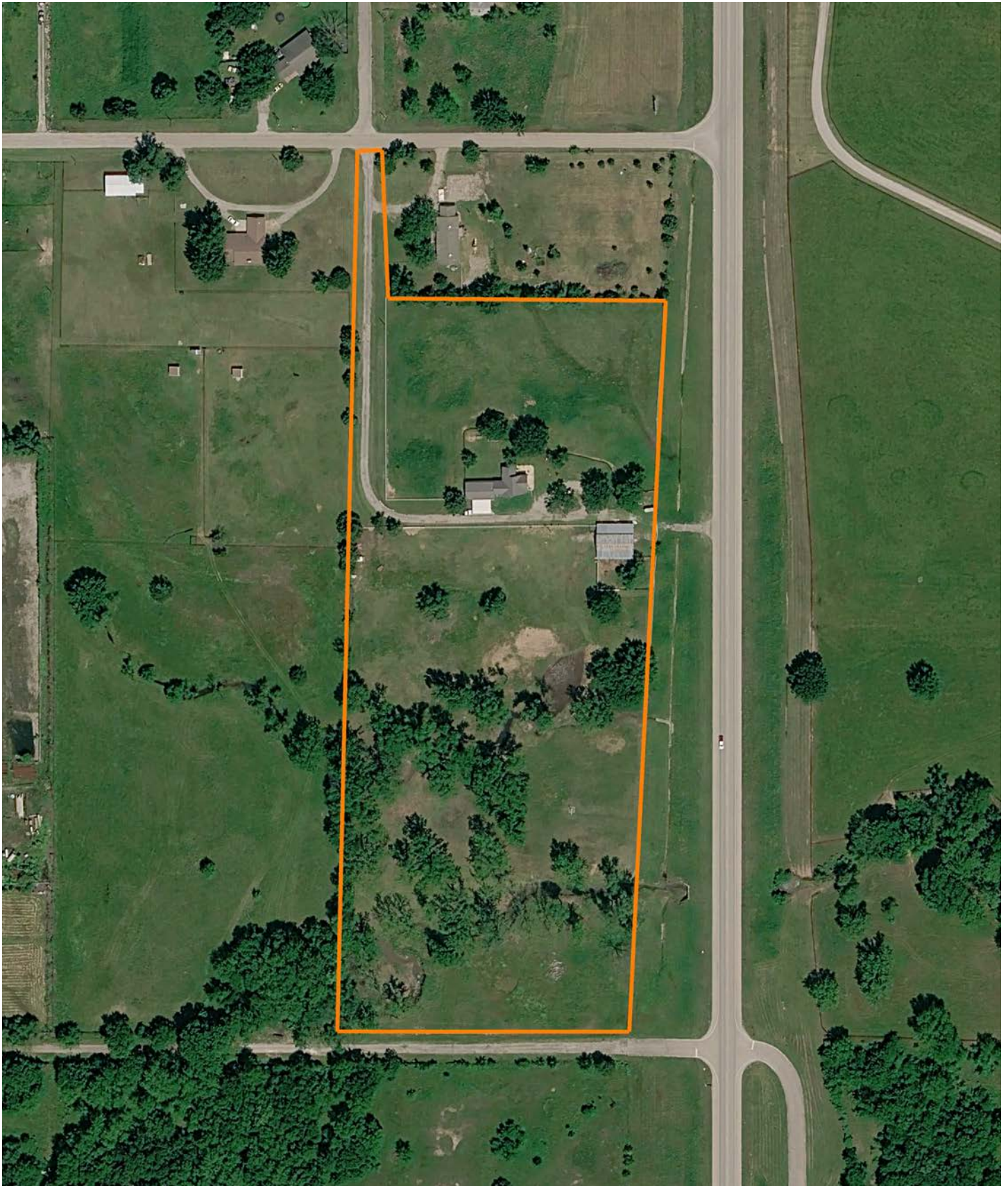
QUALITY GRASS & MATURE PECAN TREES



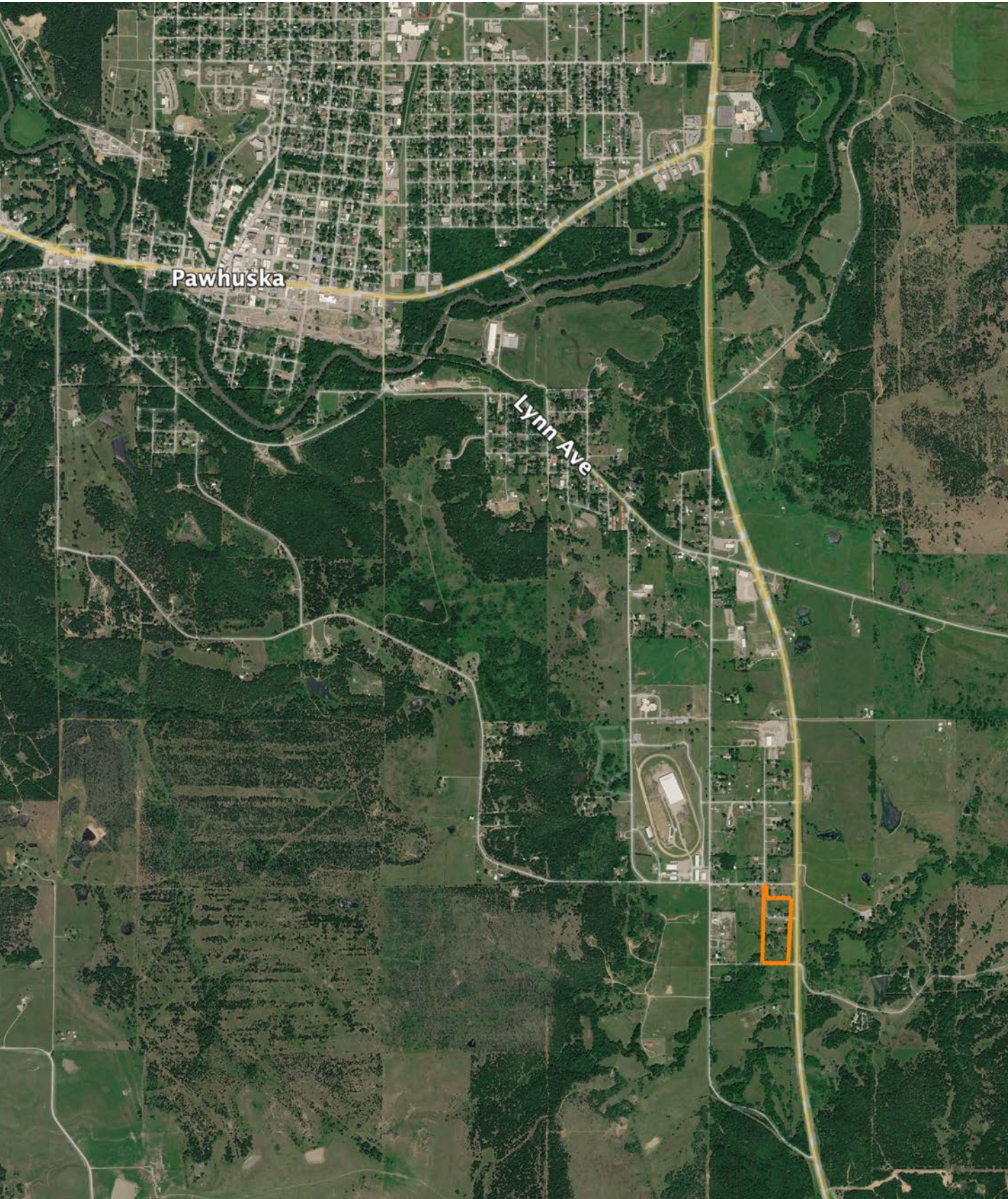
ADDITIONAL PHOTOS



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
918.578.9353
WPester@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.