

MIDWEST LAND GROUP PRESENTS

167 ACRES

OSAGE COUNTY, OK

54087 US HIGHWAY 60, BURBANK, OKLAHOMA 74633



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

EXCEPTIONAL OSAGE COUNTY RANCH WITH MULTIPLE HOMES & INCOME OPPORTUNITIES

Welcome to a truly unique Osage County property offering the perfect combination of ranch functionality, comfortable living, recreational opportunities, and multiple sources of income. Located on approximately 167 fully improved acres, this property is set up to accommodate everything from livestock and hunting to family living and investment.

The primary residence features a 4 bedroom, 3 bath brick home with a new roof and an impressive list of amenities, including an electronic gated entry, 3-car garage, in-ground storm shelter, Generac generator, security system, central intercom, and central vacuum. An enclosed, air-conditioned gazebo provides an ideal space to relax and enjoy the surrounding acreage.

The improvements continue with a 30'x40' insulated shop and a massive 60'x100' Morton building complete with living quarters and a covered lean-to designed for livestock. A working chute, multiple traps, and additional fenced areas around the homes and shops make this property exceptionally well suited for an active livestock operation.

A separate 3 bedroom, 2 bath guest house provides additional living space and the opportunity for rental income, guest accommodations, or a private residence for family members.

Outdoor amenities are just as impressive. The property features three ponds, native grasses, mature oak and pecan trees, and excellent whitetail habitat. With approximately 167 acres to explore and multiple established improvements, this is a property that can be enjoyed year-round.

For the recreational enthusiast, Kaw Lake is approximately 4 miles away, with the Burbank Landing boat ramp providing convenient access to the lake and public hunting areas.

Adding even more investment appeal, the property generates additional rental income from a cell tower, creating another potential revenue stream for the next owner.

Conveniently located just 10 minutes from Ponca City, 20 minutes from Fairfax, and 30 minutes from Pawhuska, this property offers the privacy and freedom of country living without sacrificing accessibility.

Whether you're looking for a working ranch, hunting property, family retreat, income-producing investment, or a combination of all four, this Osage County property deserves a serious look. Call or text (918) 578-9353 for more information. Shown by appointment only.

PROPERTY FEATURES

COUNTY: **OSAGE** | STATE: **OKLAHOMA** | ACRES: **167**

- 4 bedroom, 2 bath home
- 3 bedroom, 2 bath guest home
- Electronic gated entry
- Generac generator
- Large equipment shed
- 30'x40' insulated shop
- 60'x100' Red Iron Mortar building with living quarters and covered livestock lean-to
- 3 ponds
- Native grasses
- Mature oaks and pecans
- Whitetails
- Cell tower rental income
- 4 miles from a Kaw Lake boat ramp
- 10 minutes to Ponca
- 20 minutes to Fairfax
- 30 minutes to Pawhuska



CUSTOM BRICK HOME

The primary residence features a 4 bedroom, 3 bath brick home with a new roof and an impressive list of amenities, including an electronic gated entry, 3-car garage, in-ground storm shelter, Generac generator, security system, central intercom, and central vacuum.



4 BEDROOMS, 2 BATHROOMS



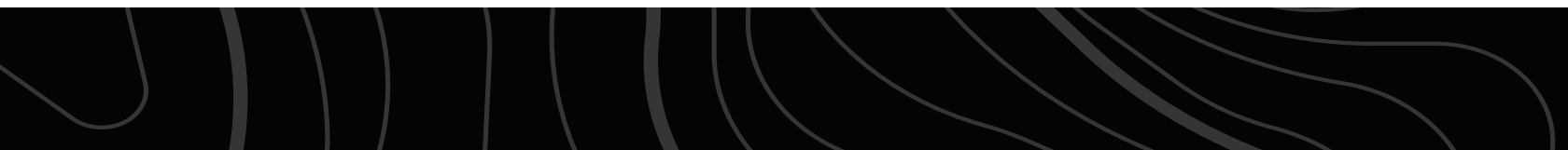
3-CAR GARAGE WITH STORM SHELTER



3 PONDS



NATIVE GRASSES



RED IRON MORTAN BUILDING & SHOP

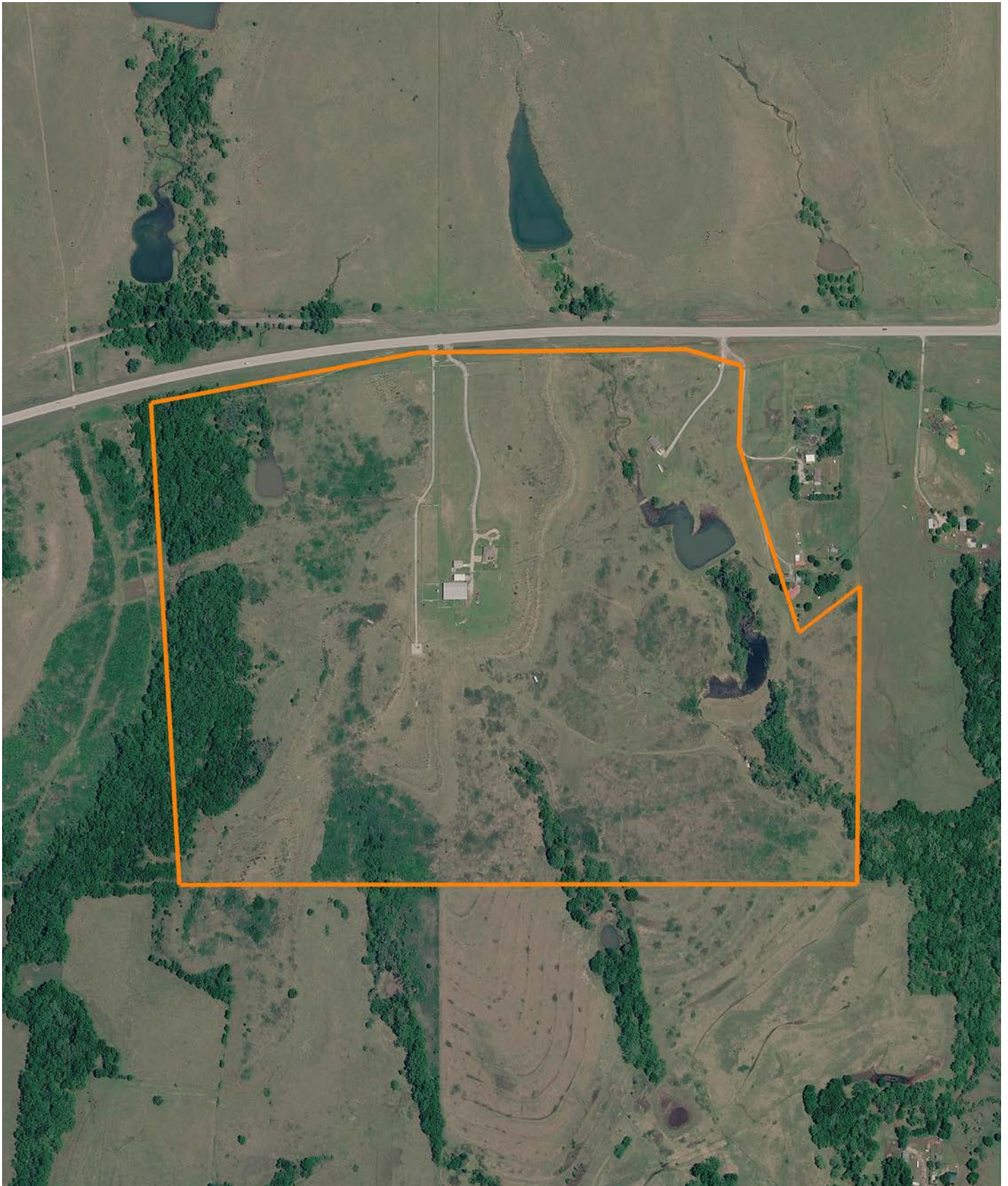
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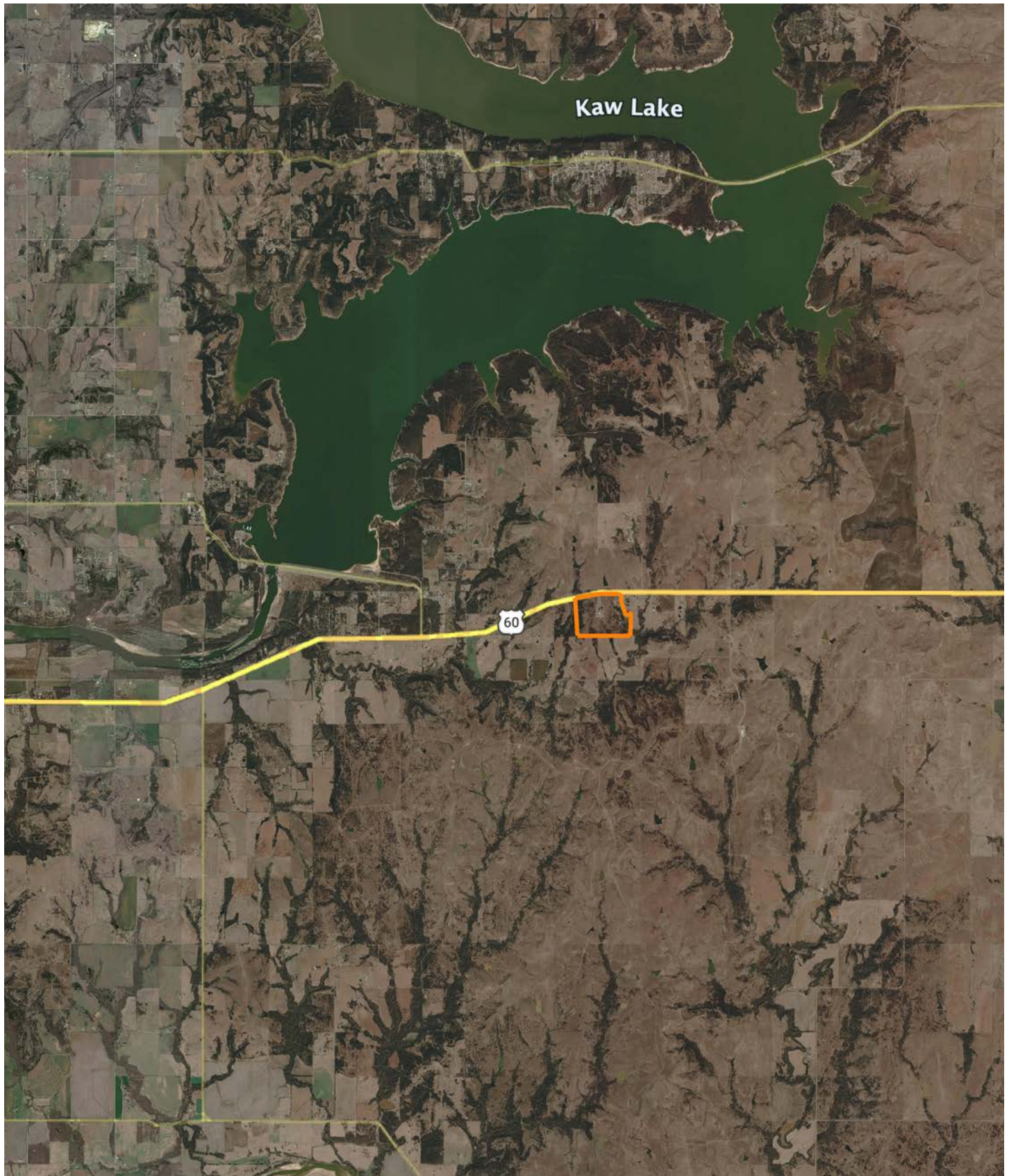
3 BEDROOM, 2 BATH GUEST HOME



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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MidwestLandGroup.com

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