

MIDWEST LAND GROUP PRESENTS

6.4 ACRES IN

OSAGE COUNTY OKLAHOMA



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MIDWEST LAND GROUP IS HONORED TO PRESENT

MOVE-IN READY COUNTRY HOME ON 6.4 +/- ACRES NEAR PAWHUSKA

Welcome to 925 County Road 5990 in Pawhuska, Oklahoma, where country living, privacy, and convenience come together on approximately 6.4 +/- acres just outside the city limits. Tucked off the highway on a blacktop road, the property offers a peaceful rural setting where the highway is out of sight, yet you're only about 5 minutes from Pawhuska.

The 3-bedroom, 2-bath home was built in 1950 but has undergone extensive recent updates, making it truly move-in ready. Improvements include a new roof within 2 years, new siding within 1 year, new windows, updated flooring, fresh paint and lighting, remodeled bathrooms and showers, an updated kitchen, and a 2-year-old mini-split system. The kitchen features updated cabinetry, granite countertops, tile backsplash, and stainless appliances. A wood-burning fireplace anchors the living room and adds to the home's country character.

The home also features a master suite and an attached carport.

Outside is where this property really separates itself. The approximately 6.4 +/- acres provide room to spread out, with a mix of mature timber and open ground. A wet-weather creek winds through the property, while a maintained open area offers potential for a small pasture, livestock, garden, or other hobby-farm uses. The wooded acreage also provides additional room to explore and hunt right outside your back door.

Whether you're looking for a small homestead, hobby farm, or simply a move-in-ready home with acreage, this property offers a hard-to-find combination of rural privacy and easy access to town. Contact Listing agent Paul Smith for more info at (918) 397-2737. Shown by appointment only.

PROPERTY FEATURES

COUNTY: **OSAGE** | STATE: **OKLAHOMA** | ACRES: **6.4**

- 6.4 +/- acres just outside Pawhuska city limits
- 3 bedrooms & 2 bathrooms
- Extensively remodeled & move-in ready
- 2-year-old roof & 1-year-old siding
- Newer windows, flooring, paint, & lighting
- Updated kitchen with granite countertops
- Remodeled bathrooms & showers
- Wood-burning fireplace
- Wet-weather creek, timber, & open ground
- Blacktop access & approximately 5 minutes to Pawhuska

6.4 +/- ACRES OUTSIDE OF PAWHUSKA



REMODELED & MOVE-IN READY



3 BEDROOMS & 2 BATHROOMS



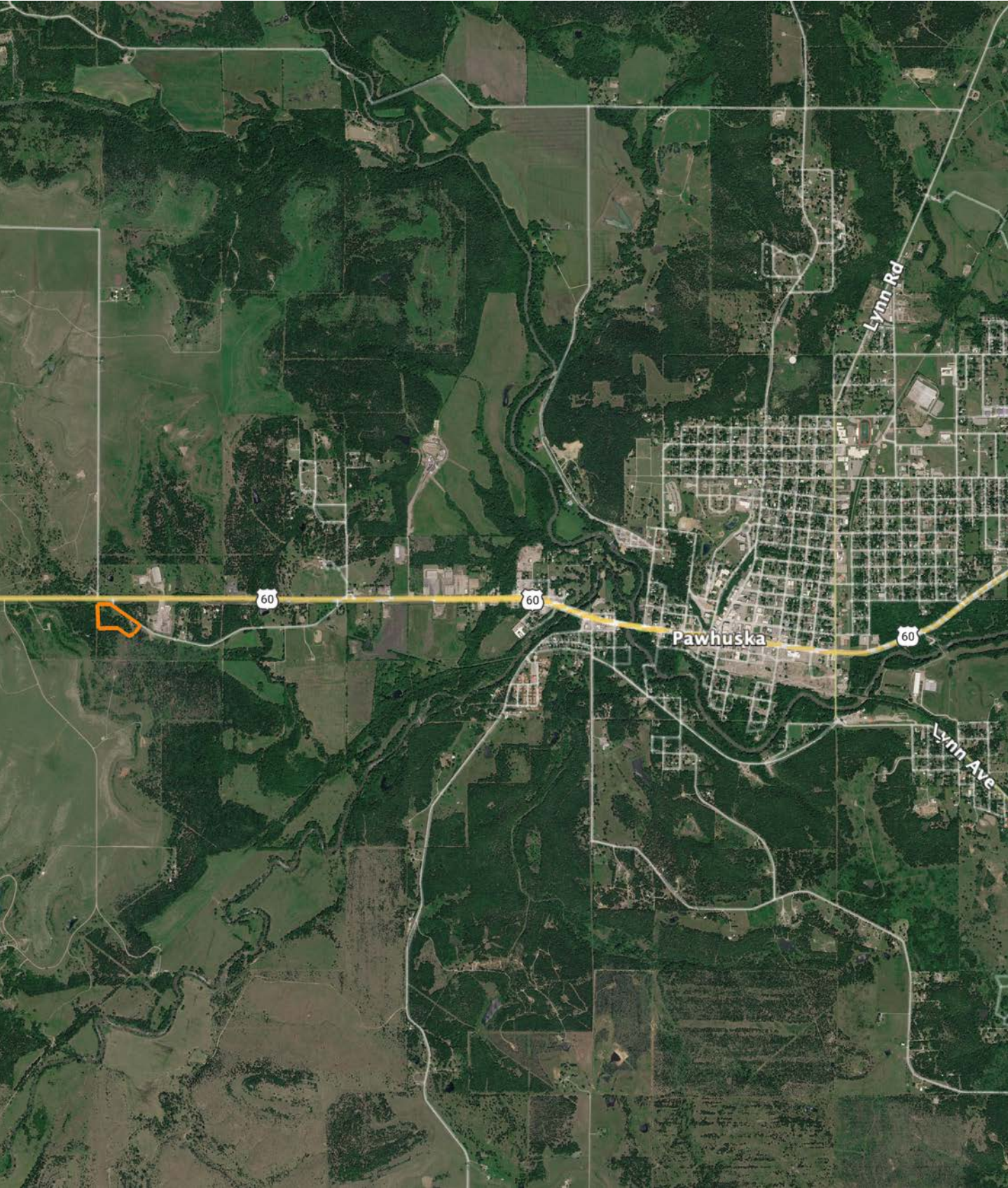
TIMBER & OPEN GROUND



AERIAL MAP



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
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