SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

10 TRACTS AVAILABLE
BARTLESVILLE | OSAGE COUNTY, OK

ACREAGE & PRICES VARY

OFFICE (918) 301-0704 | WWW.SMALLTOWNPROPERTIES.COM

THE OSAGE TRACTS

PROPERTY PROFILE

LOCATION:

- 1 S 2145 Road
  Bartlesville, OK 74003
- Osage County
- 5± Miles N of the Woolaroc Museum & Wildlife Preserve
- 6± Miles SW of Jane Phillips Elementary School
- 7± Miles SW of the Phillips 66 Research Center
- 7.5± Miles SW of Bartlesville High School
- 50± Miles NW of the Tulsa International Airport

COORDINATES:

- 36.6988516, -96.0654442

PROPERTY USE:

- Potential Home/Cabin Sites
- Recreational
- Investment

TAX INFORMATION:

- TBD

PROPERTY INFORMATION:

- 10 Tracts Ranging in Acreage
- Paved County Road Frontage
- Gated Entrance to Each Tract
- Culvert with Gravel Entrance Installed
- Rolling Terrain
- Oak Timber
- Scenic Views
- Electric & Rural Water Available Nearby
- Abundant Wildlife
- Boundary Survey Provided
- Seller Financing Available

**See the following page for acreage and pricing.*

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TONY PRIDEAUX, ALC
LAND SPECIALIST
C: 918-960-1226
O: 918-301-0704
tprideaux@smalltownproperties.com
5607 Highway 71 South - Cove, AR 71937
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

THE OSAGE TRACTS

PROPERTY PROFILE

ACREAGE & PRICING:

TRACT 1
10± ACRES
$99,950

TRACT 2
10± ACRES
$99,950

TRACT 3
12.5± ACRES
$112,500

TRACT 4
17± ACRES
$119,000

TRACT 5
21± ACRES
$131,250

TRACT 6
23.5± ACRES
$146,847

TRACT 7
24.97± ACRES
$143,577

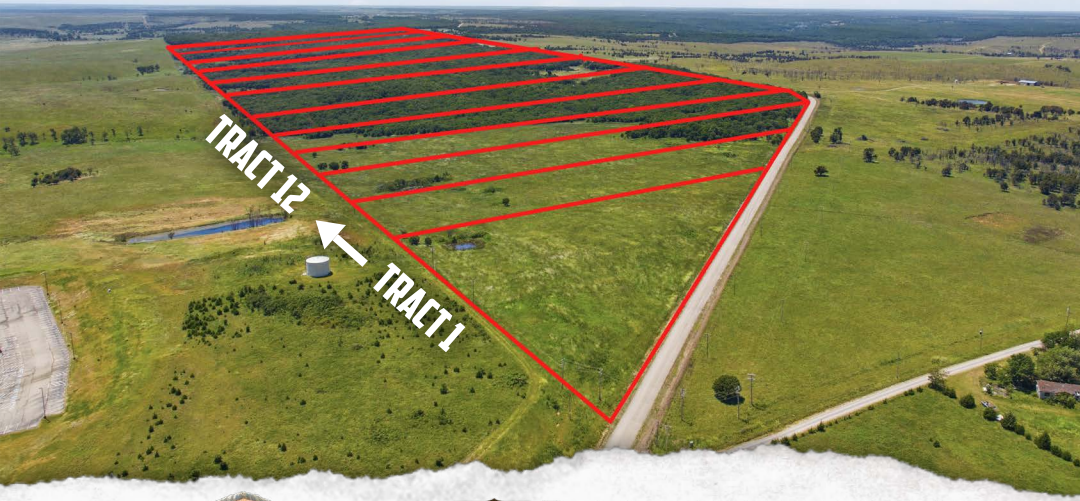
TRACT 8
SOLD
24.94± ACRES
$143,405

TRACT 9
29.89± ACRES
$164,395

TRACT 10
29.86± ACRES
$164,230

TRACT 11
29.83± ACRES
$164,065

TRACT 12
SOLD
38.71± ACRES
$202,562



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WELCOME TO THE OSAGE TRACTS

WELCOME TO YOUR FUTURE HOME SITE IN BARTLESVILLE, OKLAHOMA! Discover the freedom to build your dream place on any of 12 beautiful homesites ranging from 10± to 38± surveyed acres in scenic Osage County. Whether you're searching for a rural site, a weekend getaway, or a recreational property, these tracts offer the privacy, beauty, and flexibility you've been looking for.

Conveniently located just eight miles from downtown Bartlesville and less than one hour from the Tulsa International Airport, you'll enjoy country living while remaining close to shopping, dining, schools, and everyday conveniences.

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MORE ABOUT THE OSAGE TRACTS

Each tract offers paved county road frontage, an entry gate, nearby electricity and rural water, along with a beautiful mix of mostly oak timber, rolling terrain, and scenic views. The wooded landscape provides exceptional privacy, abundant wildlife, and outstanding recreational opportunities, while some tracts also feature ponds and multiple potential building sites.

With seller financing available, paved road frontage, and varying acreages to choose from, these properties are expected to attract strong interest.

Contact Tony Prideaux today to learn more and experience #TheSmallTownWay.

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TRACT 1

TRACT 2

TRACT 3

TRACT 4

TRACT 5

TRACT 6

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TRACT 7

TRACT 8

TRACT 9

TRACT 10

TRACT 11

TRACT 12

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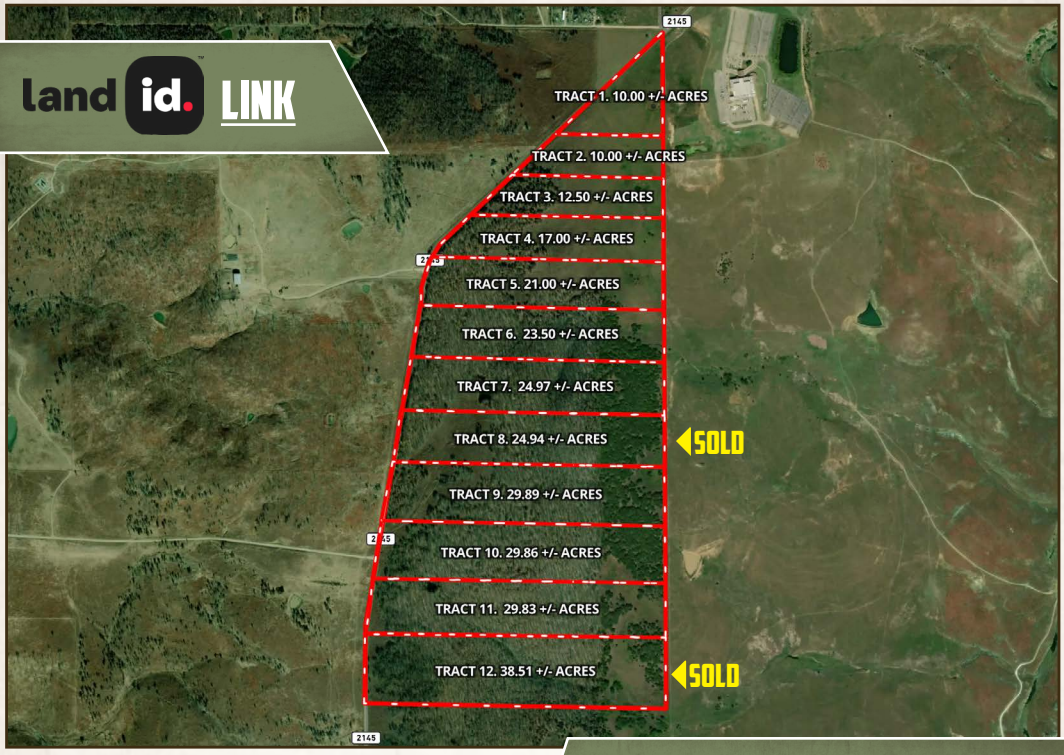

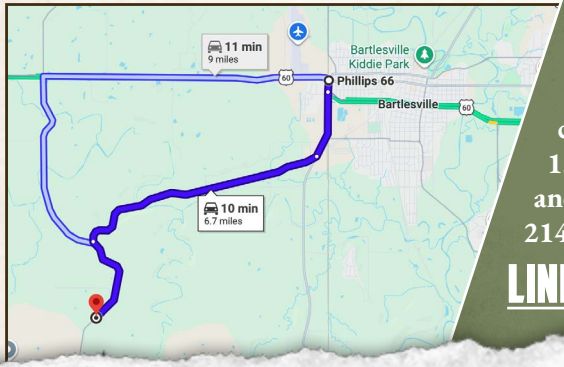

Directions From the Intersection of HWY 60 and 4th Street in Bartlesville, OK: Travel 0.2 miles south and continue straight onto OK-123 S for 1.0 mile. Turn right on County Rd 2706 and proceed 4 miles. Continue onto Co Rd 2145 to the destination on the left.

LINK TO GOOGLE MAP DIRECTIONS

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