

MIDWEST LAND GROUP PRESENTS

566 ACRES IN

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# MUSKOGEE COUNTY OKLAHOMA



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# PHENOMENAL MULTI-USE TRACT ON THE ARKANSAS RIVER

Here is a very exceptional and rare tract that is making its way to the market. This 566 +/- acre multi-use tract sits on the Arkansas River just west of Muskogee, OK and is less than an hour from Tulsa/Broken Arrow, OK. You will be hard-pressed to find an available tract with so many offerings as you will find on this one which encompasses around 1.3 miles of Arkansas River frontage, 9 ponds, amazing views, elevation changes, lots of pasture, big timber, and 2 water taps for build sites! This property would fit the buyer looking for an amazing recreational retreat with personal or investment possibilities and/or those looking to establish roots and start their ranch running livestock. As you enter the property off the paved Fern Mountain Road you will head down the main drive to the north where there are larger Bermuda pastures on both the east and west sides that were terraced years ago and where sellers have fertilized and sprayed. On the top, the pasture acreage is roughly 237 +/- acres with different cross-fencing for rational grazing and hay production. As you get to the timber portion of the property you won't help but notice the

brehtaking views overlooking the Arkansas River. This would be an ideal building location with the views and water tap availability for a forever home, and a luxurious cabin for personal or business retreats. There is a great trail system running east/west along the top of the ridge allowing access to cruise the property overlooking the Arkansas River. Two roads on the east and west sides of the property make for easy access to the bottom which does not sit in the flood zone. As you get to the bottom ground there is an approx. 74 +/- pasture acres of native grasses along with large timber and river frontage. Multiple opportunities to hunt deer, hogs, and turkey with plenty of places for several people to spread out and enjoy the outdoors along with the waterfowl upside of being on the river, not to mention the fishing opportunities the river provides. The pictures can speak for themselves on this one. Truly a gem with so many features and options for those looking for riverfrontage whether it's for recreational, retreat, investment, or ranching. Call listing agent Paul Smith today for a showing at (918) 397-2737. Shown by appointment only.



# PROPERTY FEATURES

PRICE: **\$1,995,150** | COUNTY: **MUSKOGEE** | STATE: **OKLAHOMA** | ACRES: **566**

- 2 water taps available, one close to the road and the other near the corrals making an exceptional build site
- Fiber optic and power at road
- 1.3 +/- miles of the Arkansas River frontage
- Mature timber making excellent wildlife habitat and hunting opportunities
- Deer, turkey, hogs, waterfowl
- Fishing and recreational mecca on the Arkansas River
- 9 ponds
- Native and Bermuda grasses
- Sellers have run up to 250 pairs through the summer grazing season while also cutting around 600 bales of native and Bermuda grasses in 2023
- Cross-fencing for rotational purposes
- Breathtaking views
- Endless recreational possibilities
- Investment potential
- Blacktop road frontage
- 50% minerals are negotiable
- 2023 estimated taxes \$1200
- 5 miles west of Muskogee on Fern Mountain Road
- Less than an hour to Tulsa/Broken Arrow



566 +/- ACRES

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# BREATHTAKING VIEWS

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1.3 +/- MILES OF ARKANSAS RIVER FRONTAGE

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# ENDLESS RECREATIONAL POSSIBILITIES

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# 9 PONDS

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# MATURE TIMBER

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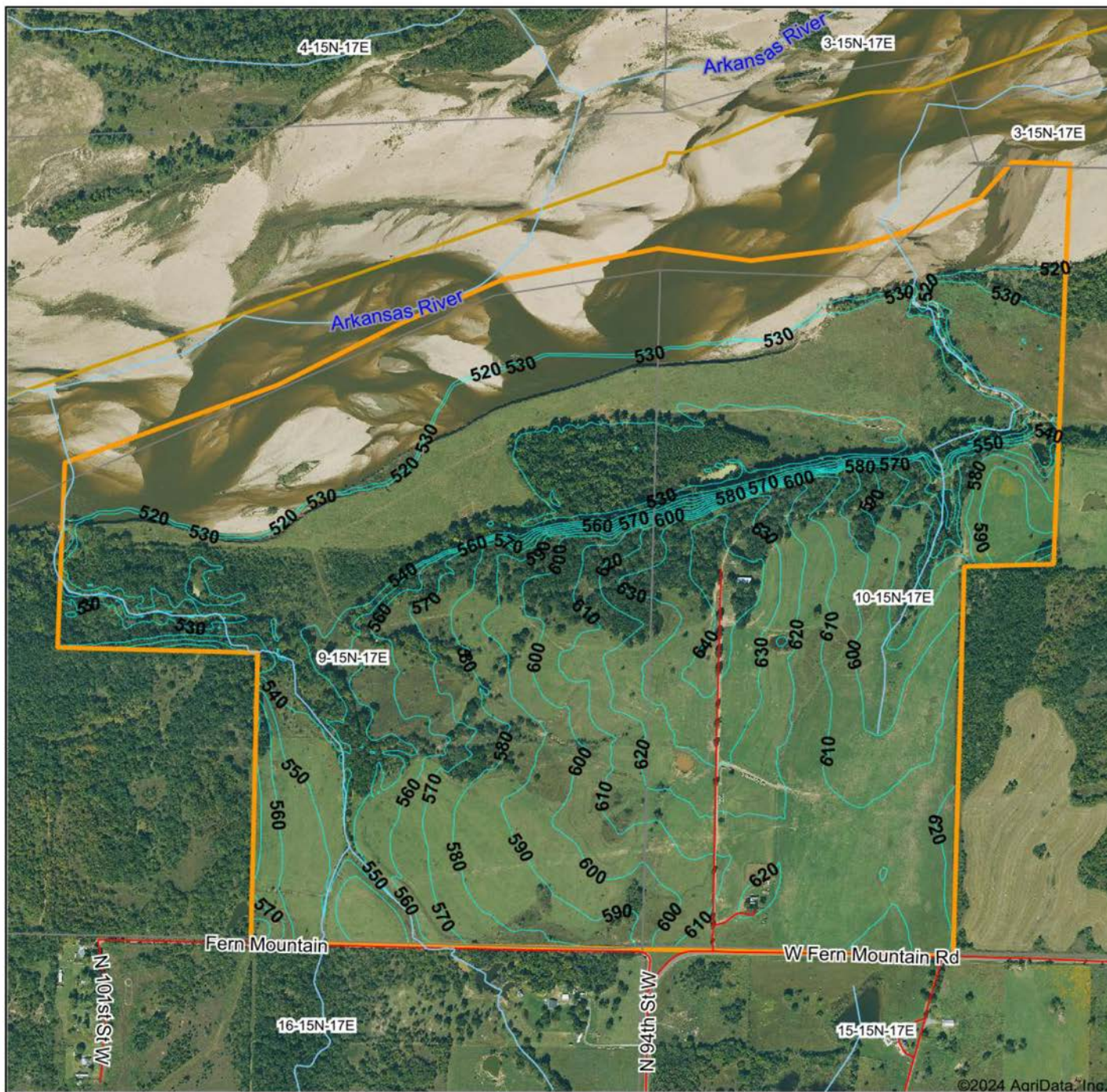


# ADDITIONAL PHOTOS

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# TOPOGRAPHY MAP



Maps Provided By:  
 **surety**  
 CUSTOMIZED ONLINE MAPPING  
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Source: USGS 10 meter dem  
 Interval(ft): 10.0  
 Min: 510.5  
 Max: 645.7  
 Range: 135.2  
 Average: 564.2  
 Standard Deviation: 41.01 ft

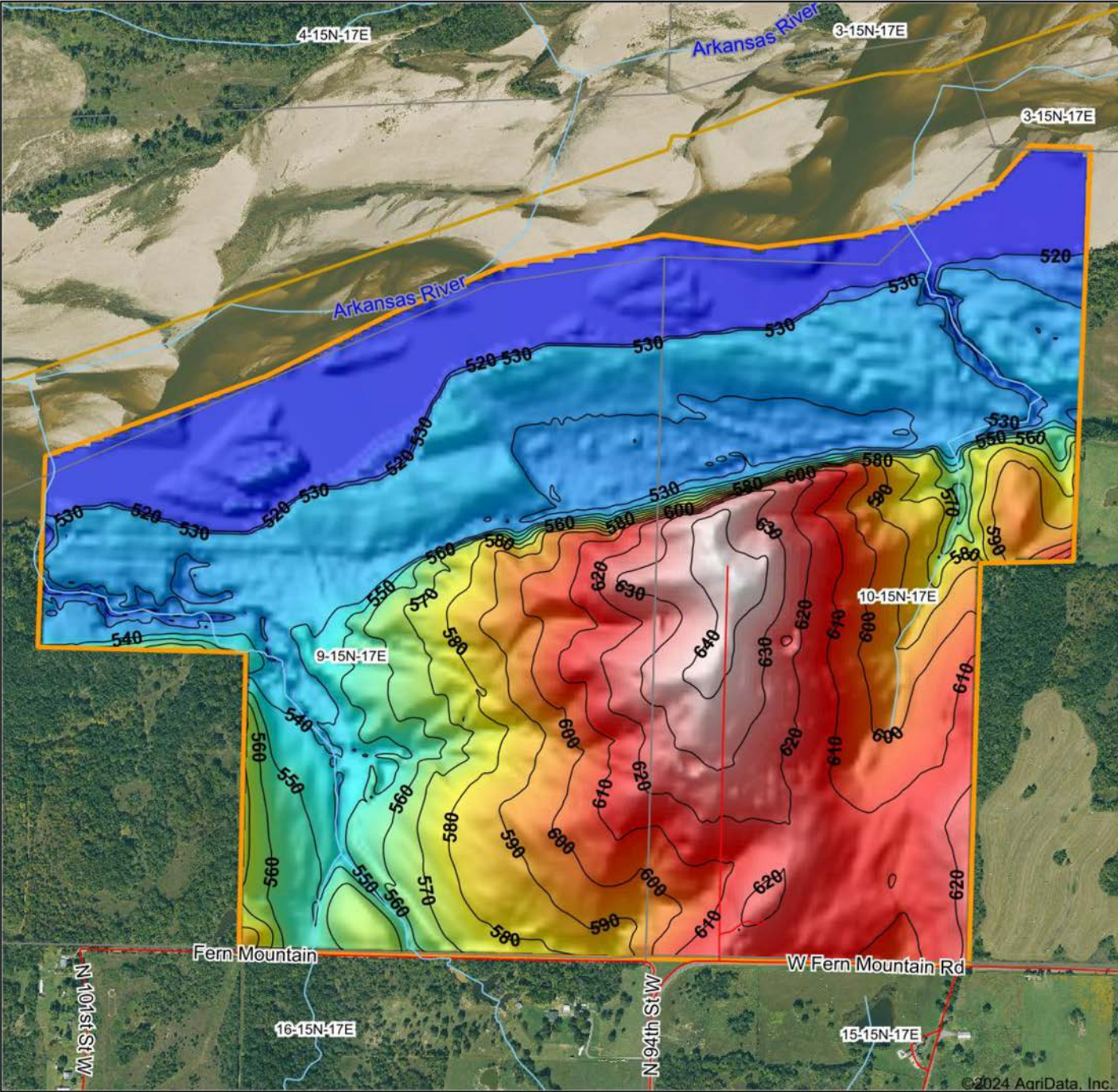


2/28/2024

**9-15N-17E**  
**Muskogee County**  
**Oklahoma**

Boundary Center: 35° 47' 28.65, -95° 30' 8.38

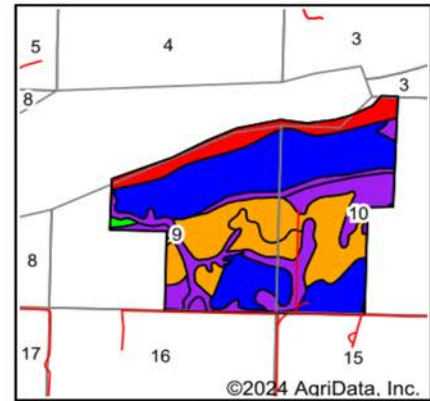
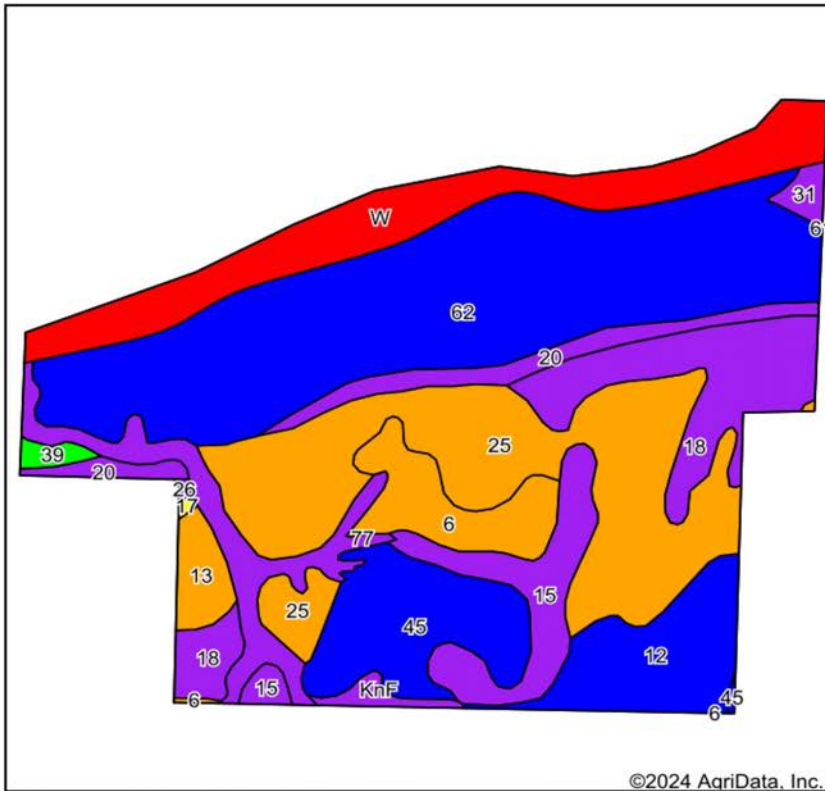
# HILLSHADE MAP



<p>Low Elevation High</p>	<p>Source: USGS 10 meter dem              Interval(ft): 10              Min: 510.5              Max: 645.7              Range: 135.2              Average: 564.2              Standard Deviation: 41.01 ft</p>	<p>0ft 1016ft 2033ft</p> <p>               9-15N-17E              Muskogee County              Oklahoma              2/28/2024              Boundary Center: 35° 47' 28.65, -95° 30' 8.38         </p>
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# SOIL MAP



State: **Oklahoma**  
 County: **Muskogee**  
 Location: **9-15N-17E**  
 Township: **Muskogee**  
 Acres: **566**  
 Date: **2/28/2024**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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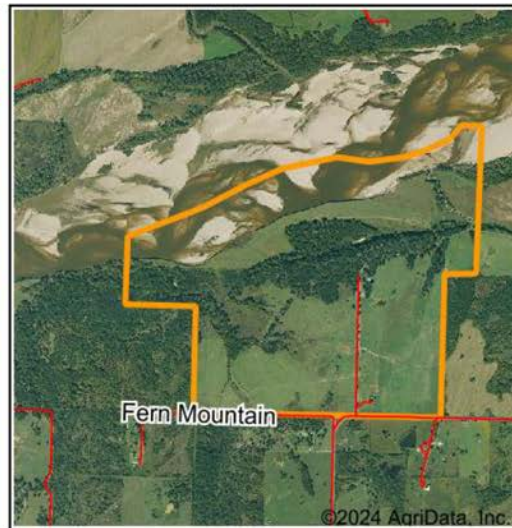
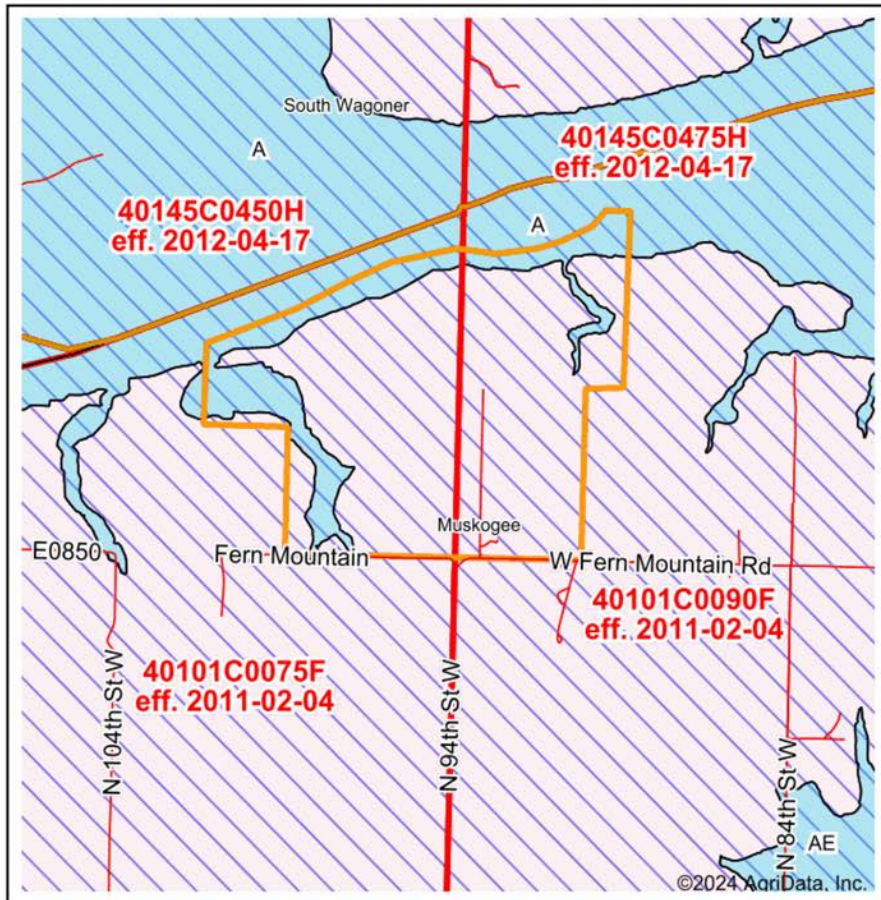


Soils data provided by USDA and NRCS.

Area Symbol: OK101, Soil Area Version: 19											
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 Small Grains	*n NCCPI Soybeans
62	Severn very fine sandy loam, 0 to 1 percent slopes, rarely flooded	162.23	28.7%		> 6.5ft.	Ile	7525	85	42	46	53
25	Kamie fine sandy loam, 3 to 5 percent slopes	110.19	19.5%		> 6.5ft.	IIle	3650	73	49	50	50
W	Water	58.42	10.3%		> 6.5ft.	VIII	0				
18	Enders-Linker-Hector association, 5 to 30 percent slopes	45.52	8.0%		4.8ft. (Paralithic bedrock)	VIIle	3193	23	16	18	13
45	Okay very fine sandy loam, 1 to 3 percent slopes	38.77	6.8%		> 6.5ft.	Ile	5388	68	56	59	61
12	Dennis silt loam, 1 to 3 percent slopes	32.31	5.7%		> 6.5ft.	Ile	4838	79	78	59	64
15	Dennis silt loam, 3 to 5 percent slopes, gullied	29.96	5.3%		> 6.5ft.	VIle	4701	43	7	8	43
77	Verdigris silt loam, 0 to 1 percent slopes, frequently flooded	27.17	4.8%		> 6.5ft.	Vw	8048	63	63	50	52
6	Bates-Coweta complex, 3 to 5 percent slopes	22.98	4.1%		2.2ft. (Paralithic bedrock)	IIle	3074	42	36	39	34

Soils data provided by USDA and NRCS.

# FEMA REPORT



Map Center: 35° 47' 17.75, -95° 30' 1.89  
 State: OK                      Acres: 566  
 County: Muskogee              Date: 2/28/2024  
 Location: 9-15N-17E  
 Township: Muskogee



Maps Provided By:  
  
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Name	Number	County	NFIP Participation	Acres	Percent
MUSKOGEE COUNTY	400491	Muskogee	Regular	566	100%
<b>Total</b>				566	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

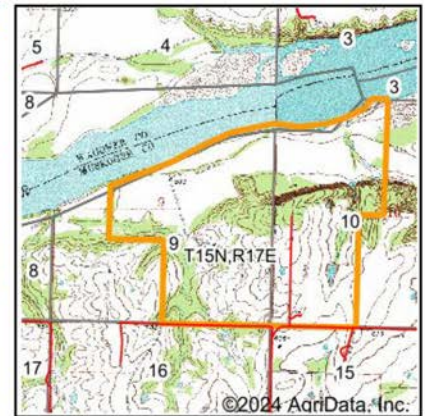
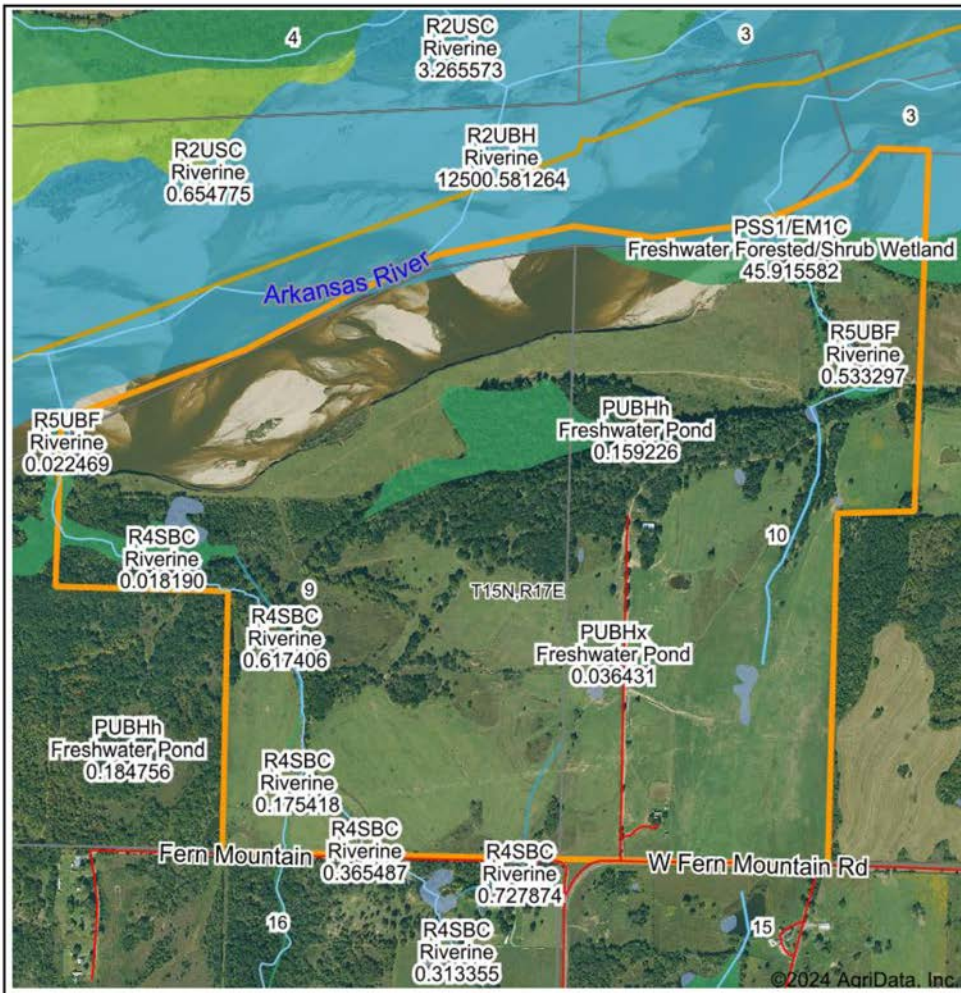
  

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	460.18	81.3%
A		100-year Floodplain	105.82	18.7%
<b>Total</b>			566.00	100%

Panel	Effective Date	Acres	Percent
40101C0075F	2/4/2011	311.04	55.0%
40101C0090F	2/4/2011	254.96	45.0%
<b>Total</b>		566.00	100%

# WETLANDS MAP



State: **Oklahoma**  
 Location: **9-15N-17E**  
 County: **Muskogee**  
 Township: **Muskogee**  
 Date: **2/28/2024**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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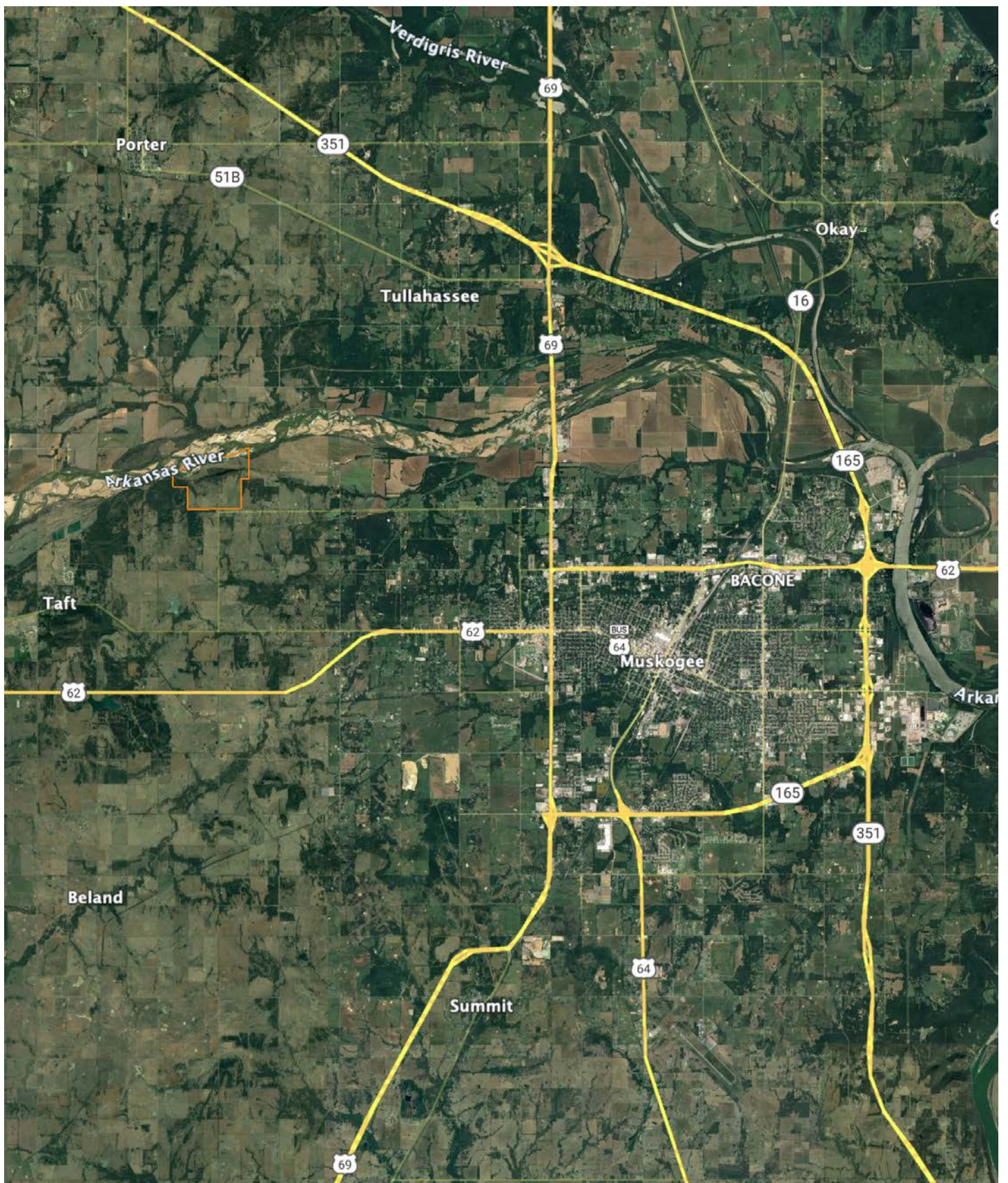


0ft 1522ft 3044ft

Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	23.99
R2UBH	Riverine	22.86
PSS1/EM1C	Freshwater Forested/Shrub Wetland	8.64
PUBHh	Freshwater Pond	3.81
PFO1C	Freshwater Forested/Shrub Wetland	2.02
R5UBF	Riverine	1.72
R4SBC	Riverine	1.57
PUBHx	Freshwater Pond	0.45
Total Acres		65.06

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  
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PSmith@MidwestLandGroup.com



**MidwestLandGroup.com**

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