

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

MUSKOGEE COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

COMBINATION FARM IN MUSKOGEE COUNTY

Discover this versatile 80 +/- acre farm that offers a unique blend of recreation, operation, and practicality. This property features a mix of pasture and timber providing an ideal setting for outdoor activities as well as a rural lifestyle. The diverse landscape offers three ponds and a wet-weather creek that make for an ideal wildlife habitat. The steel corrals along with the pasture deliver functionality to raise livestock on the property.

This property being nestled just 16.5 miles from Bixby and 31 miles from downtown Tulsa offers the best of both worlds. The property contains a house that is 2,023 square feet consisting of three bedrooms and two bathrooms that is to be sold "as is where is." This peaceful, rural setting being located close to the city amenities gives you the opportunity to enjoy the attractions that the city can bring while still being able to enjoy the natural beauty of the outdoors. Call Vance Mullendore (918) 505-4865 today for more information.



PROPERTY FEATURES

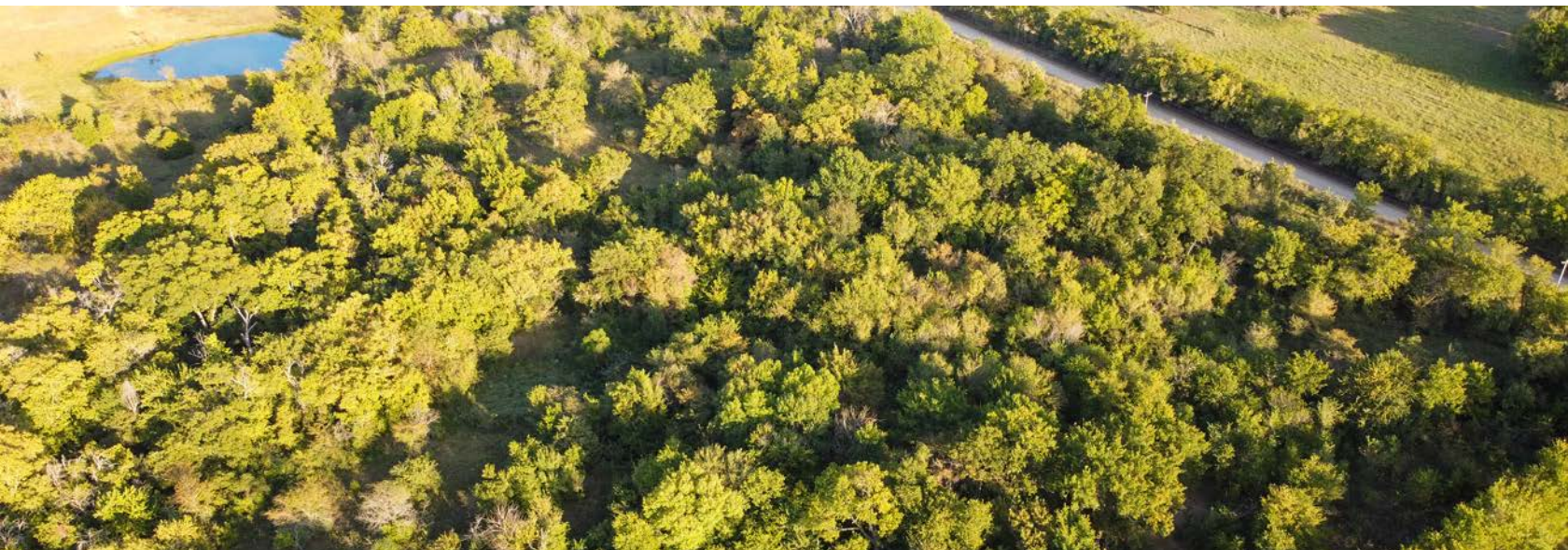
PRICE: **\$416,000** | COUNTY: **MUSKOGEE** | STATE: **OKLAHOMA** | ACRES: **80**

- Pasture
- Timber
- 3 ponds
- Wet weather creek
- Steel pens
- Barbed wire perimeter fence
- Utilities
- 2,023 square foot home
- 3 bed, 2 bath
- 24'x24' metal barn/detached garage
- 16.5 miles from Bixby
- 31 miles from downtown Tulsa



PASTURE AND TIMBER

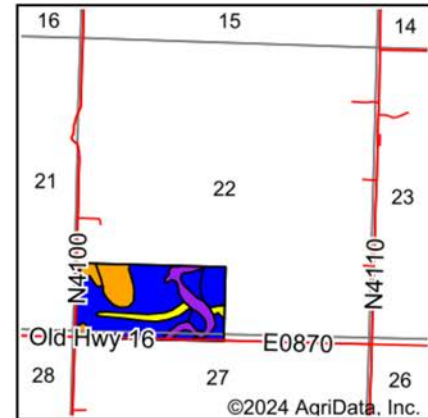
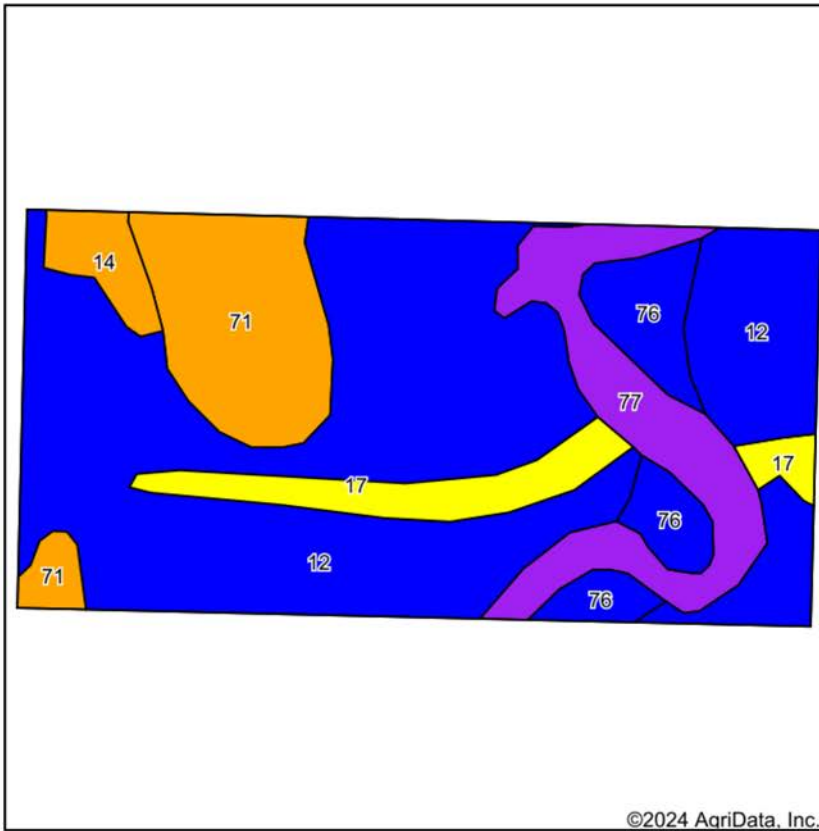
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AERIAL MAP



SOILS MAP



State: **Oklahoma**
 County: **Muskogee**
 Location: **22-15N-15E**
 Township: **Haskell**
 Acres: **80.7**
 Date: **9/16/2024**



Maps Provided By:

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Soils data provided by USDA and NRCS.

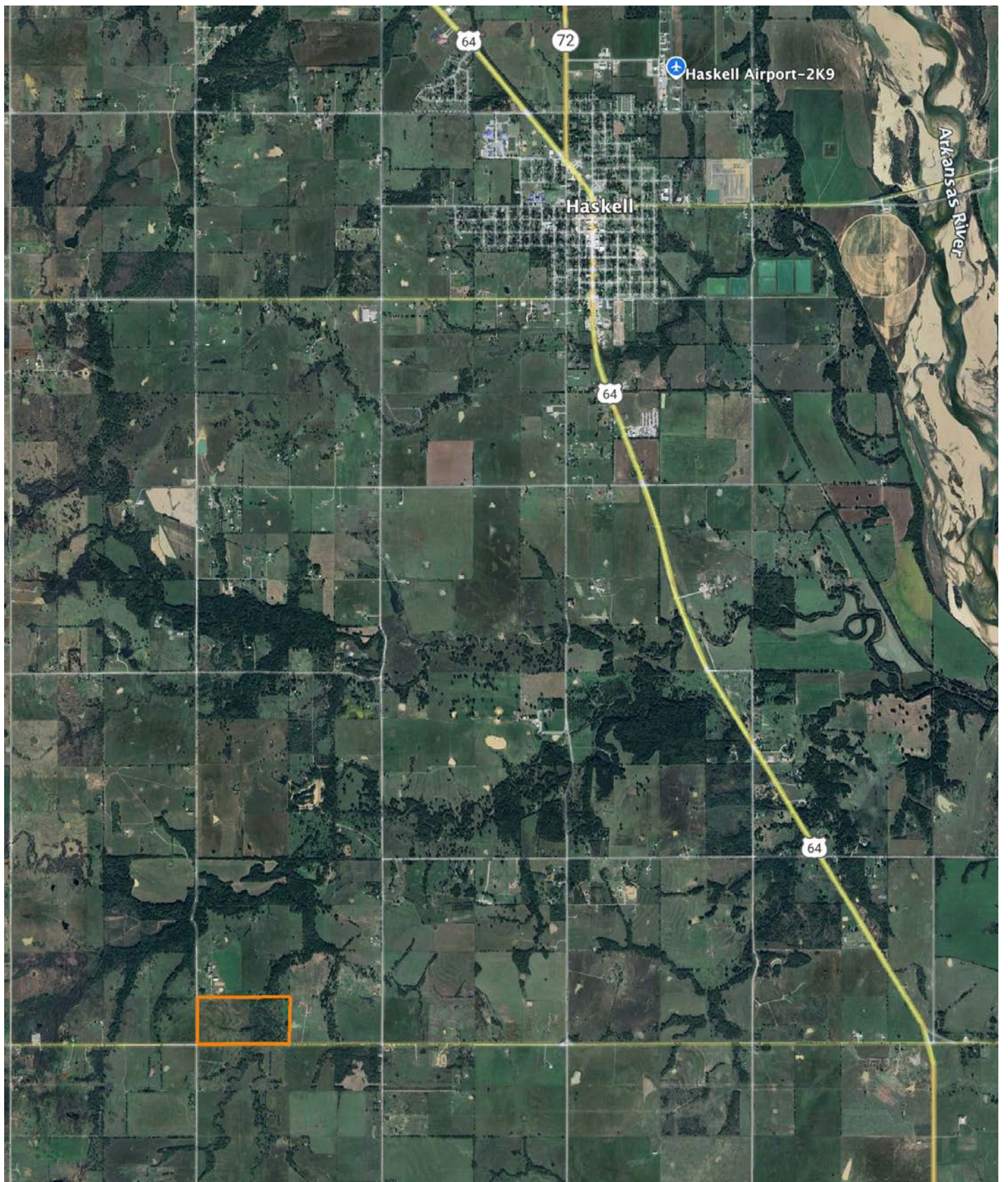
Area Symbol: OK101, Soil Area Version: 19

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	*n NCCPI Cotton
12	Dennis silt loam, 1 to 3 percent slopes	47.47	58.9%		> 6.5ft.	Ile	4838	79	78	59	64	69
71	Taloka silt loam, 1 to 3 percent slopes	10.20	12.6%		1.7ft. (Abrupt textural change)	IIIs	4889	63	54	57	61	63
77	Verdigris silt loam, 0 to 1 percent slopes, frequently flooded	9.67	12.0%		> 6.5ft.	Vw	8048	63	63	50	52	20
76	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	5.92	7.3%		> 6.5ft.	IIw	7758	82	82	63	75	55
17	Dennis-Verdigris complex, 0 to 12 percent slopes	5.31	6.6%		> 6.5ft.	IVe	5950	72	69	60	64	56
14	Dennis silt loam, 3 to 5 percent slopes, eroded	2.13	2.6%		> 6.5ft.	IIIe	0	67	67	55	56	62
Weighted Average							2.64	*n 74.5	*n 72.6	*n 57.9	*n 62.8	*n 60.3

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Born and raised in Tulsa, Vance has a longstanding connection to the land, with his family's ranching heritage in Oklahoma stretching back to the early 1900s. Growing up on various ranches, Vance gained firsthand knowledge of land management, cattle operations, and ranching practices, cultivating a deep appreciation for the land and the unique value it holds for individuals and families. His upbringing also fostered a deep passion for hunting, particularly whitetail deer and waterfowl. These experiences have further enhanced his understanding of the land, allowing him to recognize its value not only for agricultural purposes but also for recreational use.

Vance graduated from Oklahoma State University with a Bachelor of Science in Agriculture Business and Natural Resources Agribusiness, complemented by a minor in Real Estate Appraisal. This solid academic foundation, paired with his practical experience, equips Vance with the expertise to guide clients through the complexities of buying or selling land. His understanding of land values, agricultural practices, and the intricate details of ranching ensures that his clients receive well-informed, strategic advice tailored to their specific needs.

Vance's passion for the outdoors is intertwined with his strong Christian faith, which guides his approach to life and work. Whether he's hunting, fishing, or spending time outdoors with his family, Vance sees the land as a reflection of God's creation. His dedication to his faith and his belief in the importance of stewardship drives him to help others achieve their dreams of land ownership.

For Vance, land is more than just an investment; it's a legacy, a connection to heritage, and a space where families can grow and thrive. His unwavering commitment to his clients, deep understanding of ranching practices, and faith-driven approach make him a trusted and reliable partner for anyone looking to buy or sell property in Northeast Oklahoma.



VANCE MULLENDORE

LAND AGENT

918.505.4865

VMullendore@MidwestLandGroup.com



MidwestLandGroup.com

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