

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

HUGHES COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

GREAT 80 +/- ACRE FARM PROPERTY

This expansive 80 +/- acre property is versatile and perfectly suited for a potential hobby farm, cattle farm, or recreational retreat. The gently rolling pastures provide ample space for grazing livestock with a combination of grasses, open fields, and small clusters of trees, the landscape offers both utility and aesthetic charm. The property also features well-defined boundaries and

easy access to county roads. Whether you're looking to establish a thriving hobby farm, run cattle, or simply enjoy the outdoors, this 80 +/- acre property that is conveniently located just over 60 miles southeast of Oklahoma City provides a unique blend of opportunity and natural beauty. Give Vance Mullendore a call for more information and to schedule a tour of the property!



PROPERTY FEATURES

PRICE: **\$240,000** | COUNTY: **HUGHES** | STATE: **OKLAHOMA** | ACRES: **80**

- Good grass
- Great views
- Good perimeter fence
- Good cross fence
- Small clusters of trees
- Pond
- Gravel road frontage
- 1.6 miles from Highway 56
- Just over 60 miles southeast of Oklahoma City
- Just over 4 miles southwest of Holdenville



EXPANSIVE 80 +/- ACRE PROPERTY

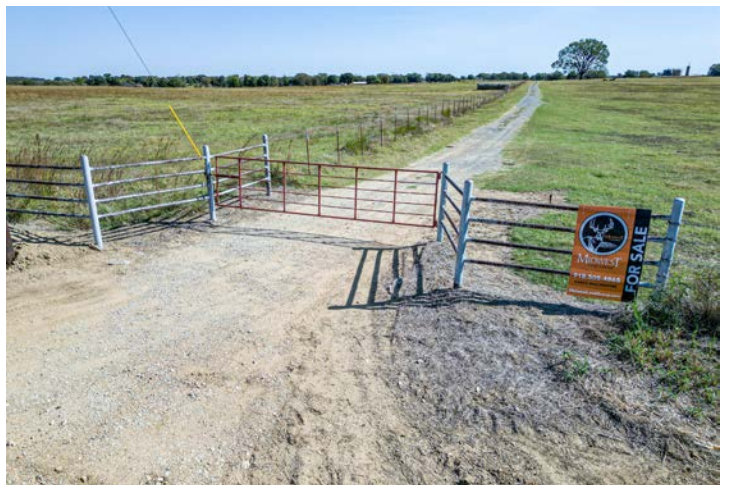
The gently rolling pastures provide ample space for grazing livestock with a combination of grasses, open fields, and small clusters of trees, the landscape offers both utility and aesthetic charm.



GOOD GRASS



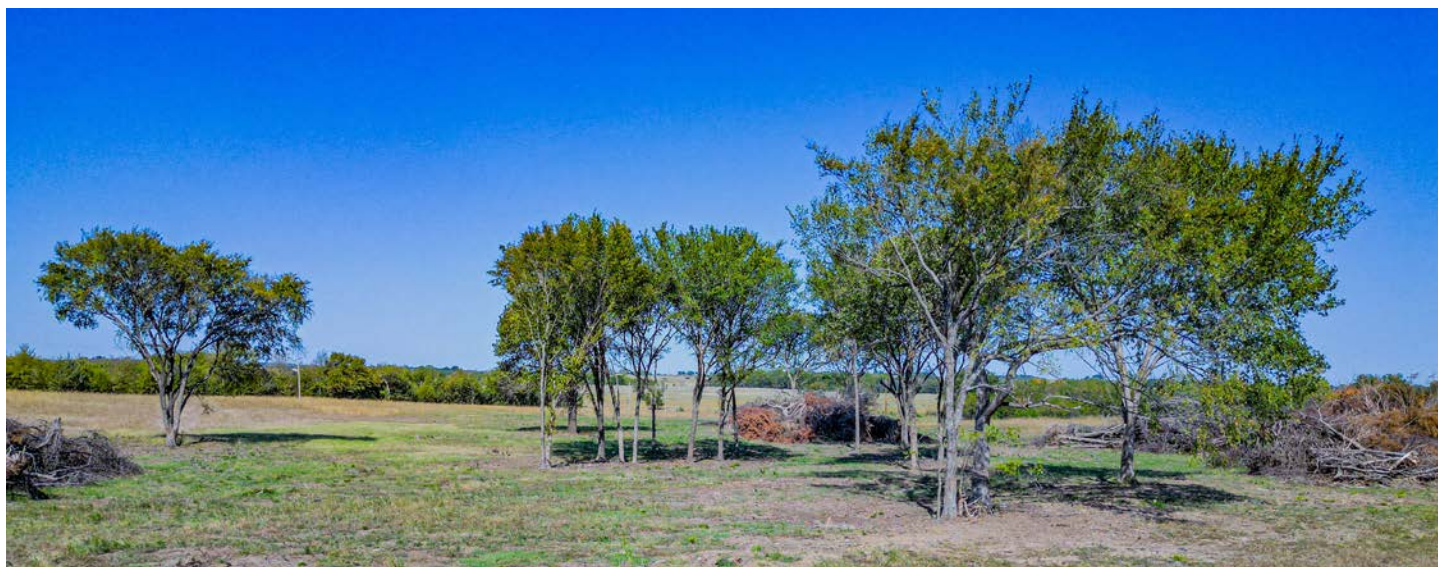
GOOD PERIMETER & CROSS FENCE



POND



SMALL CLUSTERS OF TREES



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 10.0
Min: 890.6
Max: 953.1
Range: 62.5
Average: 934.0
Standard Deviation: 9.71 ft

0ft 465ft 930ft

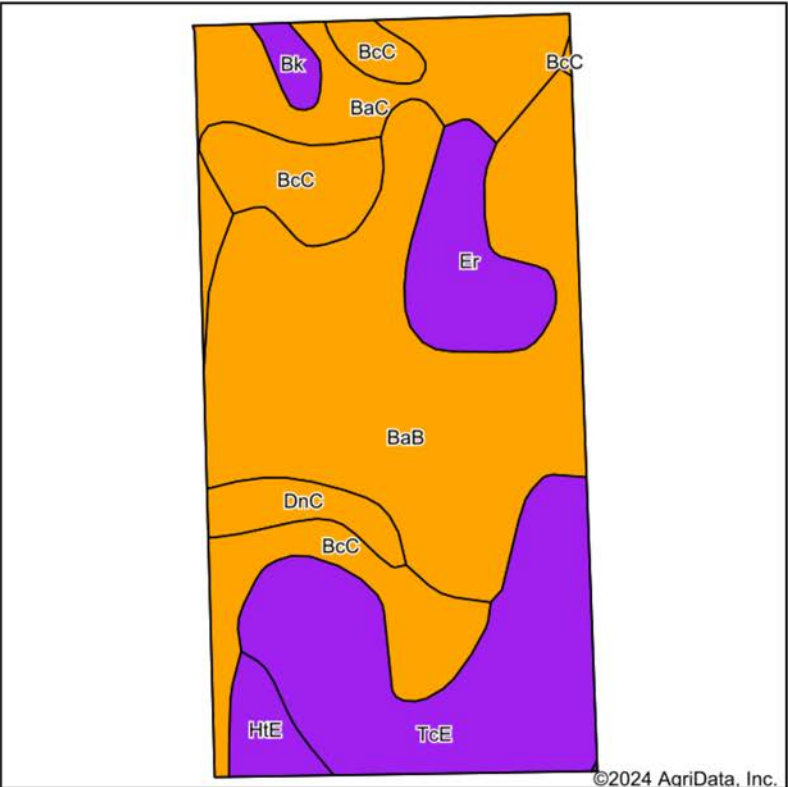


10/17/2024

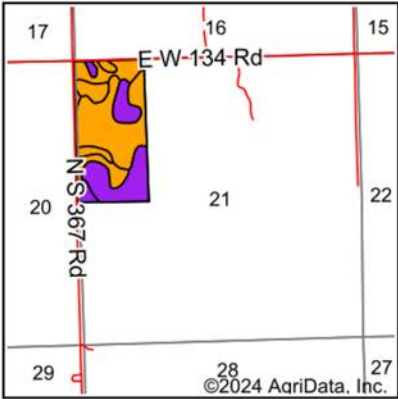
21-7N-8E
Hughes County
Oklahoma

Boundary Center: 35° 4' 7.09, -96° 28' 27.52

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
County: **Hughes**
Location: **21-7N-8E**
Township: **Holdenville**
Acres: **80.27**
Date: **10/17/2024**



Maps Provided By:



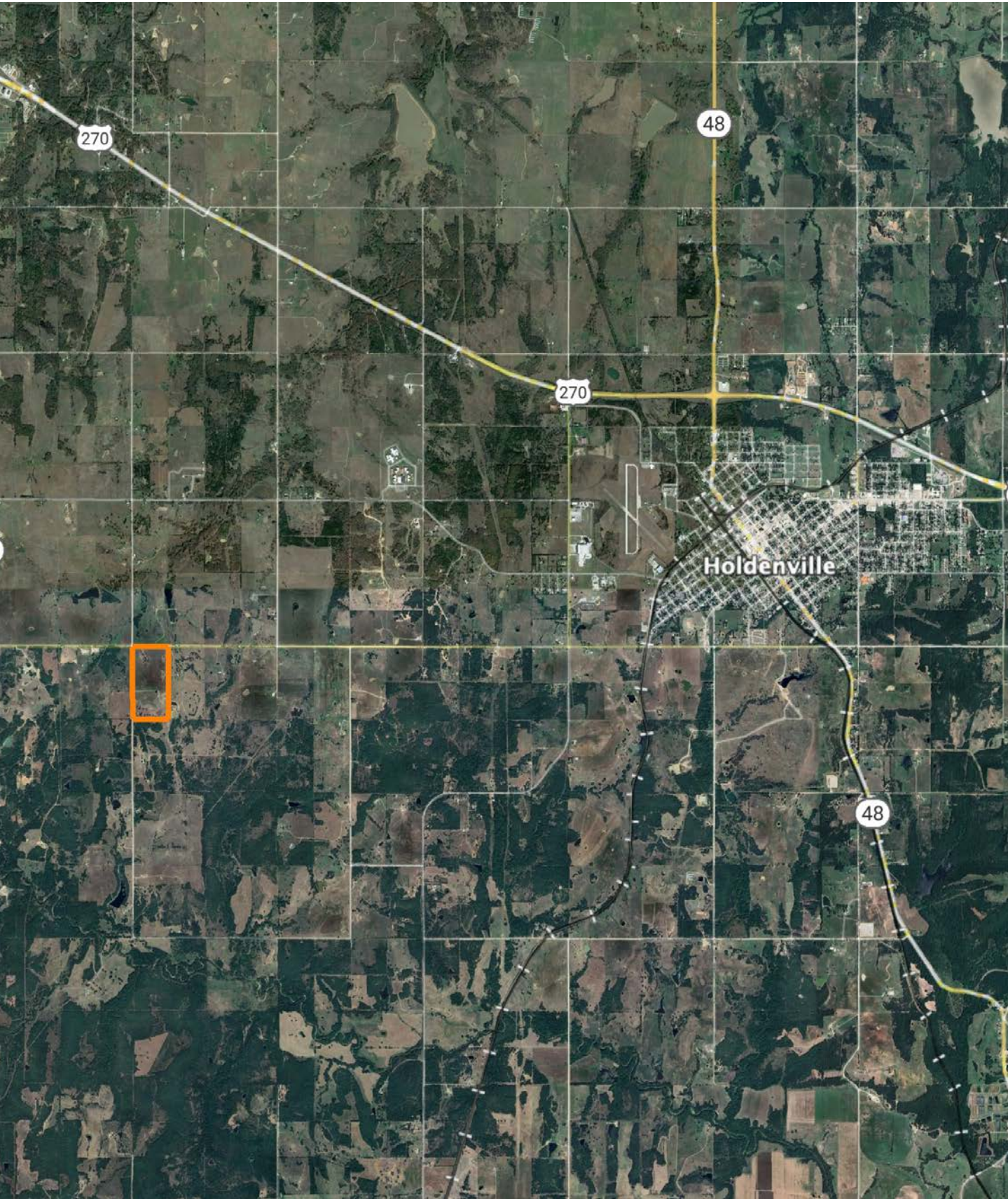
Area Symbol: OK063, Soil Area Version: 18												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
BaB	Bates fine sandy loam, 1 to 3 percent slopes	31.04	38.7%		2.7ft. (Paralithic bedrock)	IIIe	4911	48	46	46	42	48
TcE	Talihina-Coweta complex, 5 to 20 percent slopes, very stony	16.96	21.1%		1.2ft. (Paralithic bedrock)	VIe	2250	23	20	23	18	17
BcC	Bates-Coweta complex, 3 to 5 percent slopes	11.40	14.2%		2.2ft. (Paralithic bedrock)	IIIe	3074	42	36	39	34	40
BaC	Bates fine sandy loam, 3 to 5 percent slopes	9.47	11.8%		2.9ft. (Paralithic bedrock)	IIIe	4713	55	45	48	45	55
Er	Dennis loam, 2 to 8 percent slopes, severely eroded	5.89	7.3%		> 6.5ft.	VIe	4250	64	59	52	51	64
DnC	Dennis loam, 3 to 5 percent slopes	2.45	3.1%		> 6.5ft.	IIIe	4250	65	54	62	55	65
HtE	Hector-Endsaw complex, 5 to 30 percent slopes, stony	2.06	2.6%		1.2ft. (Lithic bedrock)	VIIe	2960	29	22	26	20	23
Bk	Eram-Verdigris complex, 0 to 20 percent slopes	1.00	1.2%		3ft. (Paralithic bedrock)	VIe	5961	61	59	54	54	45
Weighted Average						3.99	3958.8	*n 44.1	*n 39.7	*n 40.9	*n 36.8	*n 42.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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

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