

MIDWEST LAND GROUP PRESENTS



40 ACRES
McINTOSH COUNTY, OK

110917 South 4043 Road, Eufaula, Oklahoma, 74432



MIDWEST LAND GROUP IS HONORED TO PRESENT

LIVE, HUNT, PLAY 40 +/- ACRE FARM NEIGHBORING GOVERNMENT LAND

This stunning 40 +/- acre farm hosts a combination of pasture and timber, offering the perfect setting for recreation and relaxation. Nestled off of the North Canadian River, this property has two nice homes, each featuring 2 bedrooms and 2 bathrooms. Conveniently located next to Corps of Engineering land which offers a public hunting ground with access to the North Canadian River.

With 40 +/- acres of good grass, a small shed that had previously been used for a chicken coop, and ample water, you can explore various opportunities to raise livestock and operate your hobby farm. With just a few minor improvements this property has the potential to be fully self-sustaining.

The main home is 1,368 square feet featuring two bedrooms and two bathrooms. The guest cabin is 1,212 square feet and also features two bedrooms and two bathrooms with a great back porch overlooking the property. The property also features two RV hookups to septic making this property a place for multiple people to enjoy.

Whether you envision a family compound with a combined working farm or a recreational haven, this unique property, located just over 15 miles from Eufaula, Oklahoma, offers the flexibility to bring your dreams to life.

Call Vance Mullendore today with any questions or to schedule a tour!



PROPERTY FEATURES

PRICE: **\$615,000** | COUNTY: **McINTOSH** | STATE: **OKLAHOMA** | ACRES: **40**

- Neighbors Corps of Engineers Land (36,000+ acres of public land)
- Two homes (both two bed two bath)
- Fiber optic internet
- Barn
- Two water wells
- Generator
- Wood-burning stove in second home
- Two RV septic hookups
- Gravel road access
- Pecan trees
- Pond
- Good grass
- Working pens
- Whitetail deer
- Turkey
- Hogs



MAIN HOME

The main home is 1,368 square feet featuring two bedrooms and two bathrooms.



POND



BARN AND WORKING PENS



OFF OF NORTH CANADIAN RIVER

Nestled off of the North Canadian River, this property is conveniently located next to Corps of Engineering land which offers a public hunting ground with access to the North Canadian River.



GUEST CABIN

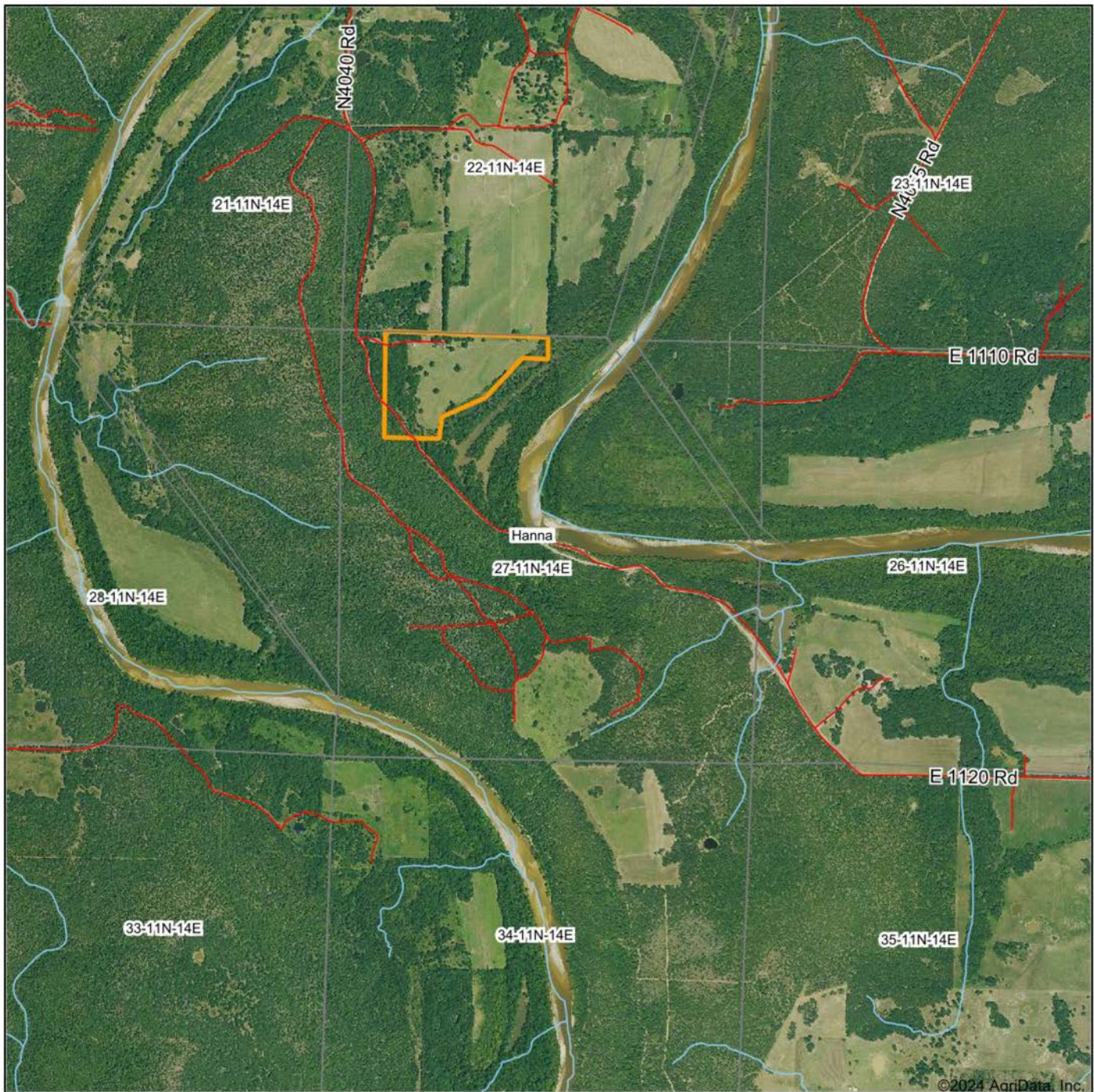
The guest cabin is 1,212 square feet and also features two bedrooms and two bathrooms with a great back porch overlooking the property.



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 35° 24' 14.48, -95° 49' 1.36

0ft 1940ft 3880ft



Maps Provided By:



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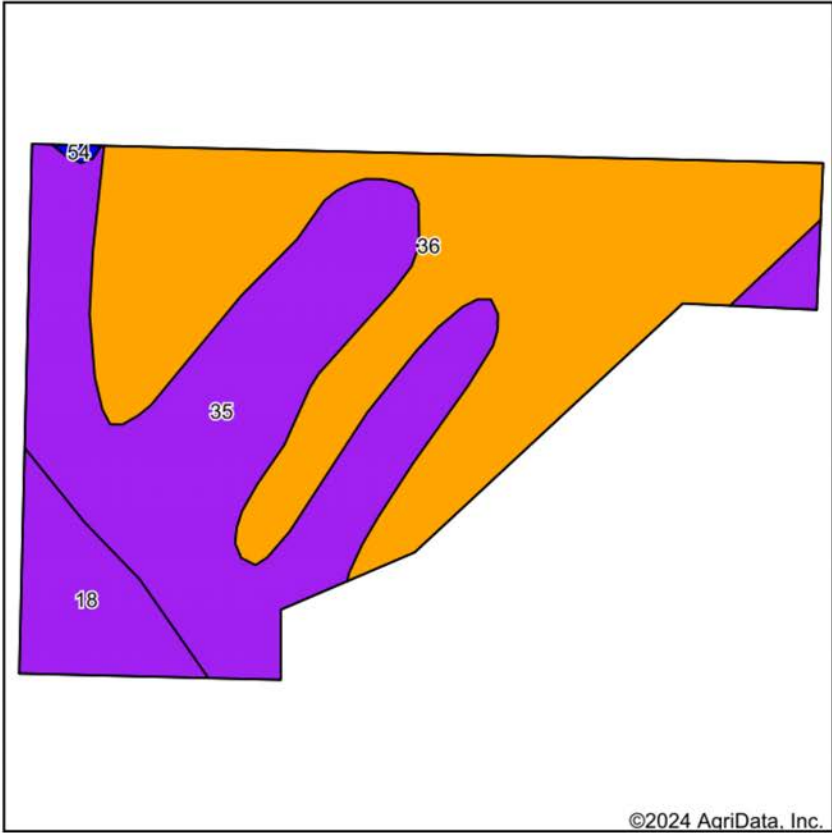
www.AgriDataInc.com

27-11N-14E
McIntosh County
Oklahoma

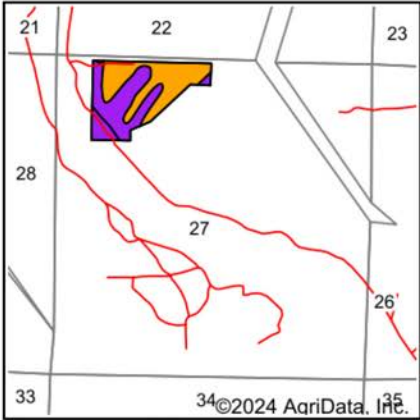


10/30/2024

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
County: **McIntosh**
Location: **27-11N-14E**
Township: **Hanna**
Acres: **40.66**
Date: **10/28/2024**



Maps Provided By:



Area Symbol: OK091, Soil Area Version: 20												
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
36	Larton loamy fine sand, 1 to 3 percent slopes	20.82	51.2%		> 6.5ft.	IIIe	4850	61	45	46	45	61
35	Kiomatia loamy fine sand, 0 to 1 percent slopes, frequently flooded	16.60	40.8%		> 6.5ft.	Vw	400	27	26	27	20	11
18	Endsaw-Hector complex, 12 to 30 percent slopes, very rocky	3.16	7.8%		3.7ft. (Paralithic bedrock)	Vlle	3075	27	21	17	18	26
54	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	0.08	0.2%		> 6.5ft.	IIw	7758	82	82	63	75	55
Weighted Average						4.13	2901	*n 44.5	*n 35.5	*n 36	*n 32.8	*n 37.9

*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.



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LAND AGENT

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