

MIDWEST LAND GROUP PRESENTS

52 ACRES IN

SEQUOYAH COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

52 +/- ACRE HUNTING PROPERTY OUTSIDE OF SALLISAW, OKLAHOMA AND FOR SMITH, ARKANSAS

This 52 +/- acre hunting tract is just over 16 miles northeast of Sallisaw, Oklahoma, and 21 miles from Fort Smith, Arkansas. This property boasts a landscape with natural beauty and wildlife potential. There is a healthy mix of mature hardwoods that provide both shelter and sustenance for various wild game species including whitetail deer, bear, and turkeys. In the northeastern

the landscape, adding a great location to catch wildlife navigating the river bottom. This seasonal water source enhances the aesthetic appeal and is a great place to enjoy recreational activities. Whether you're hunting wild game or simply enjoying the tranquility of nature, this tract offers an abundance of opportunity making it a prime location for outdoor enthusiasts.



PROPERTY FEATURES

PRICE: **\$130,000** | COUNTY: **SEQUOYAH** | STATE: **OKLAHOMA** | ACRES: **52**

- Timber
- Wet weather creek
- Whitetail deer
- Turkeys
- Bear
- Predators
- Small game
- Oak trees
- Elevation changes
- Gravel road access

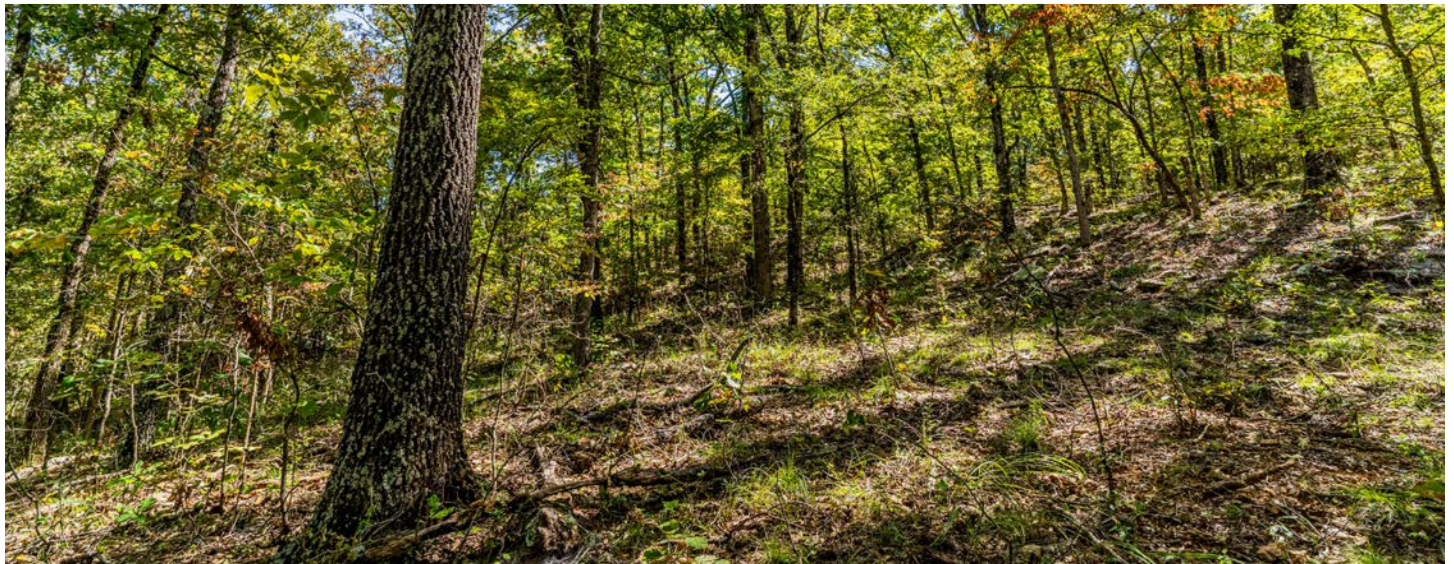


NEARBY AMENITIES

This 52 +/- acre hunting tract is just over 16 miles northeast of Sallisaw, Oklahoma, and 21 miles from Fort Smith, Arkansas.



MIX OF MATURE HARDWOODS

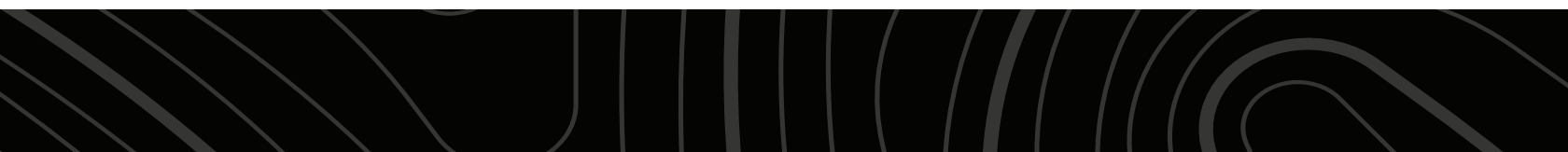


WET WEATHER CREEK

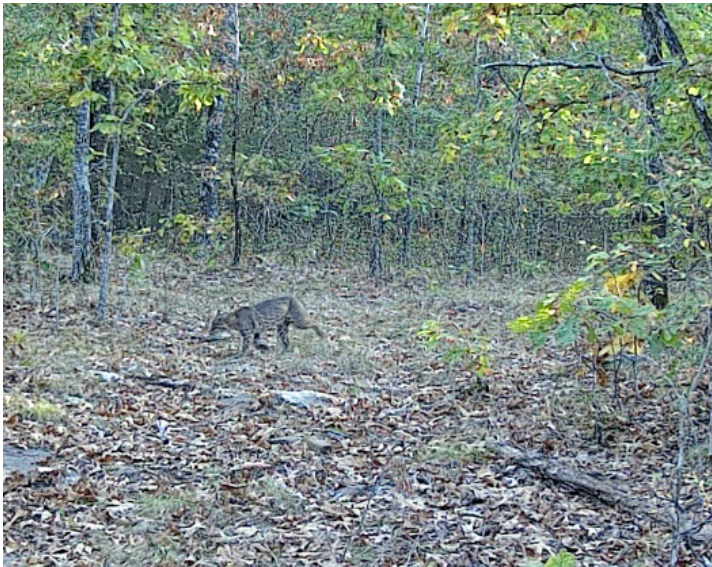


HUNTING OPPORTUNITIES

Whether you're hunting wild game or simply enjoying the tranquility of nature, this tract offers an abundance of opportunity making it a prime location for outdoor enthusiasts.



TRAIL CAM PHOTOS



ADDITIONAL PHOTOS



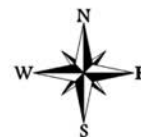
AERIAL MAP



Boundary Center: 35° 37' 51.87, -94° 37' 30.29



2-13N-25E
Sequoyah County
Oklahoma



Maps Provided By:



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10/4/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 724.0

Max: 940.4

Range: 216.4

Average: 818.4

Standard Deviation: 48.06 ft

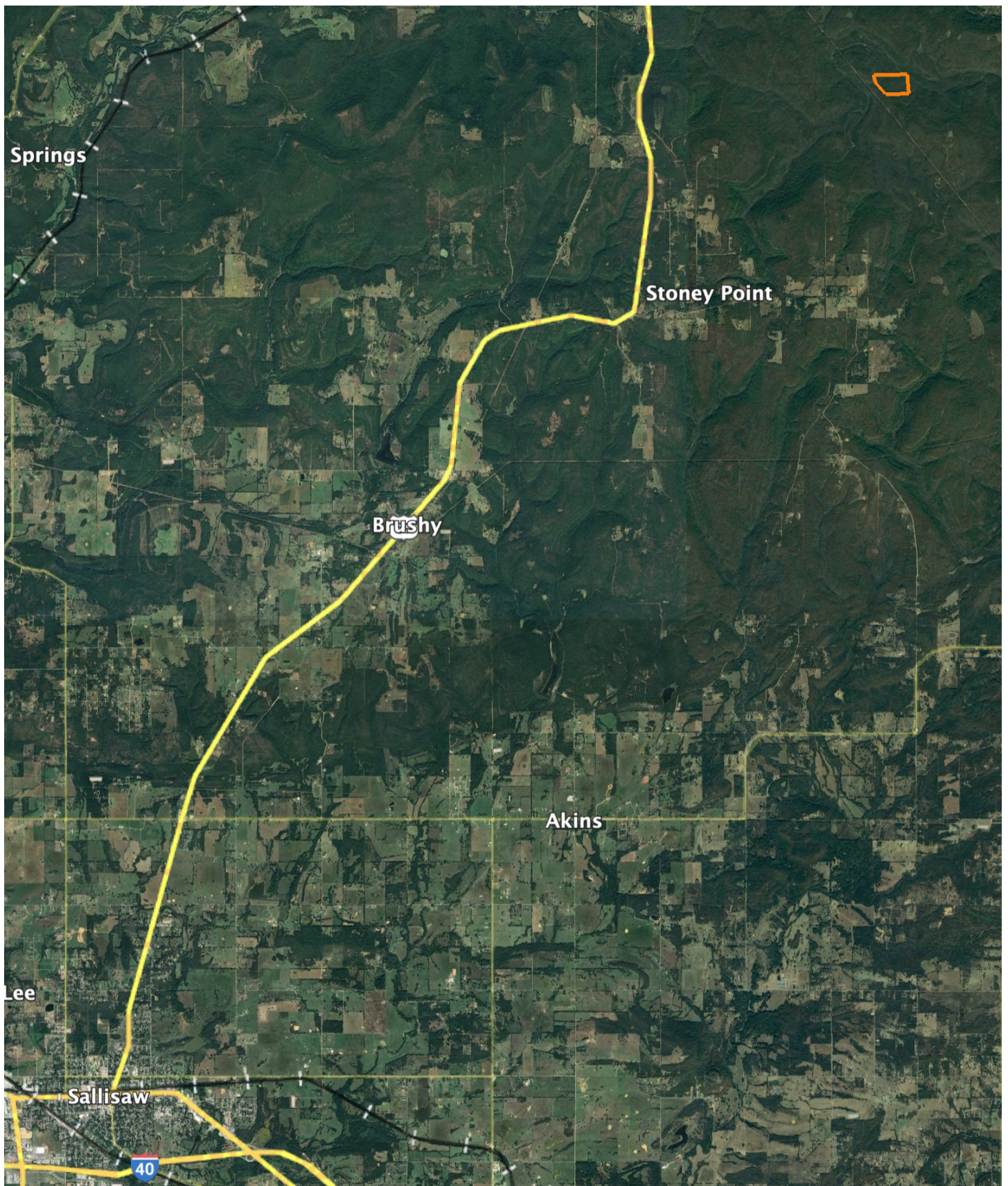


10/1/2024

2-13N-25E
Sequoyah County
Oklahoma

Boundary Center: 35° 37' 51.71, -94° 37' 30.29

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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