

MIDWEST LAND GROUP PRESENTS

10 ACRES IN

OTTAWA COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

GREAT 10 +/- ACRE BUILD SITE

This 10-acre rural build site offers a fantastic opportunity for those seeking a private, peaceful location with easy access. Located with paved road frontage along East 30 Road, the property features a fully fenced perimeter, providing both security and privacy. With ample space for gardens, animals, or additional structures this property has the potential for a great hobby farm. With water and electric utilities available right at the road,

the site offers convenient access to essential services located just over 9 miles from downtown Miami, making it a great place to start your rural living dream.

The property is accessible via a gate off East 30 Road, ensuring a smooth transition from road to land. Whether you envision a quiet retreat or a hobby farm, this site offers both flexibility and convenience. Give Vance Mullendore a call to schedule a tour today!



PROPERTY FEATURES

PRICE: **\$50,000** | COUNTY: **OTTAWA** | STATE: **OKLAHOMA** | ACRES: **10**

- 10 +/- acres
- Just over 9 miles from Miami, OK
- Less than 3 miles from the Kansas border
- Paved road frontage
- Fully fenced
- Build site
- Pasture
- Water available at road
- Electric available at road
- Gate off of East 30 Road



10 +/- ACRES



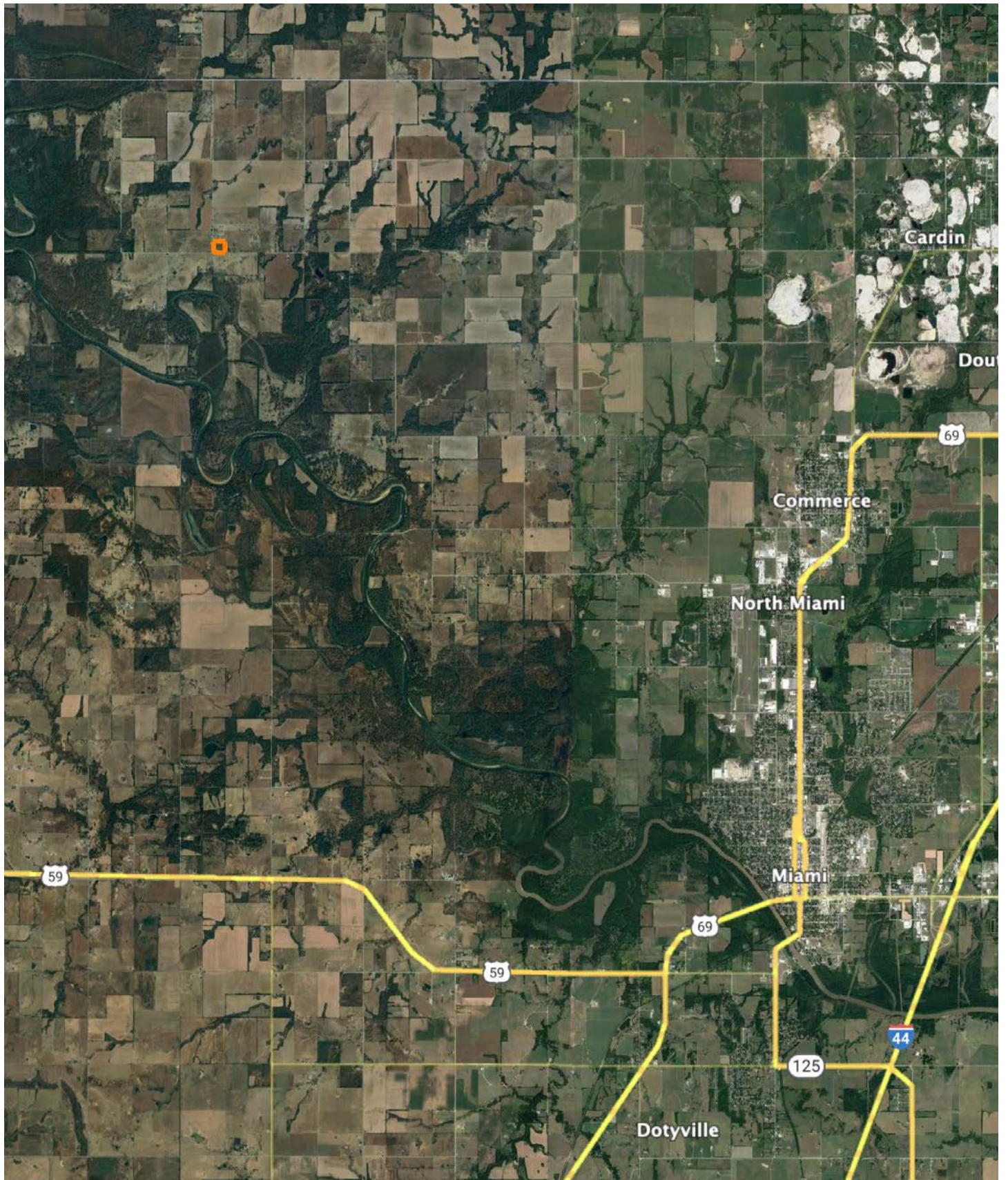
ADDITIONAL PHOTOS



AERIAL MAP



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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