

MIDWEST LAND GROUP PRESENTS

5 ACRES IN

WAGONER COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BUILD SITE CLOSE TO TULSA

This property is a great location to build your dream home! This property is situated just over 10 miles outside of downtown Broken Arrow and only 23 miles from downtown Tulsa. This land sits just off of the gravel road and hosts an easement along the north side of the property to allow great access to your build site.

This property features gravel road frontage with access to water and electricity! Conveniently located close to town allows for the opportunity for scenic views with the ability to take advantage of the amenities located in town. This property also allows for ample space to build the home that you desire with the space to enjoy the remaining land to fit your needs! Give Vance Mullendore a call today to schedule a tour to view your new dream build site!



PROPERTY FEATURES

PRICE: **\$169,000** | COUNTY: **WAGONER** | STATE: **OKLAHOMA** | ACRES: **5**

- Build site
- Water
- Electric
- Gravel road frontage
- Just over 7 miles to Coweta
- Just over 10 miles to Broken Arrow
- Just over 23 miles to Downtown Tulsa
- Quiet neighborhood
- Two shed structures



BUILD SITE



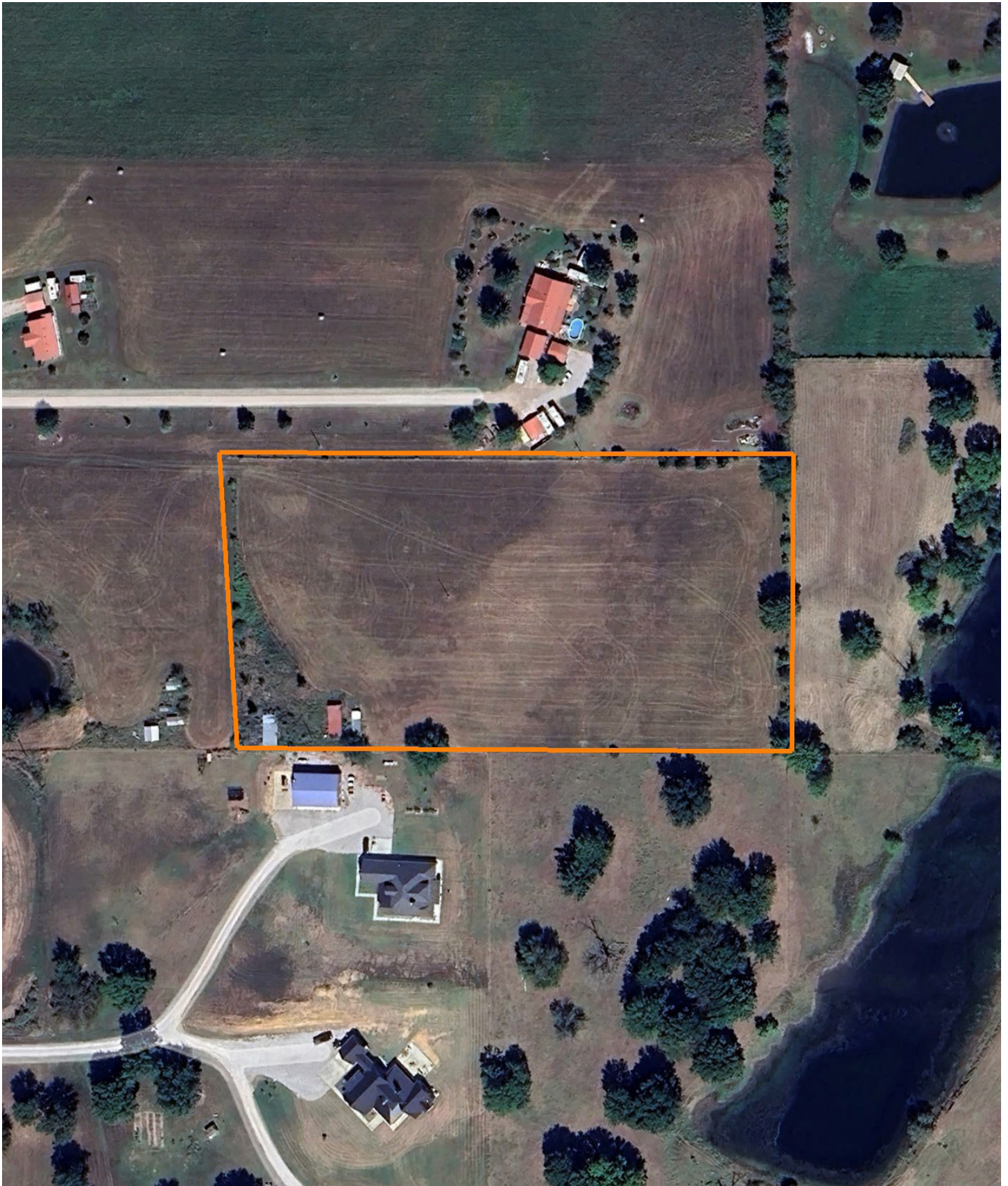
UTILITIES AVAILABLE



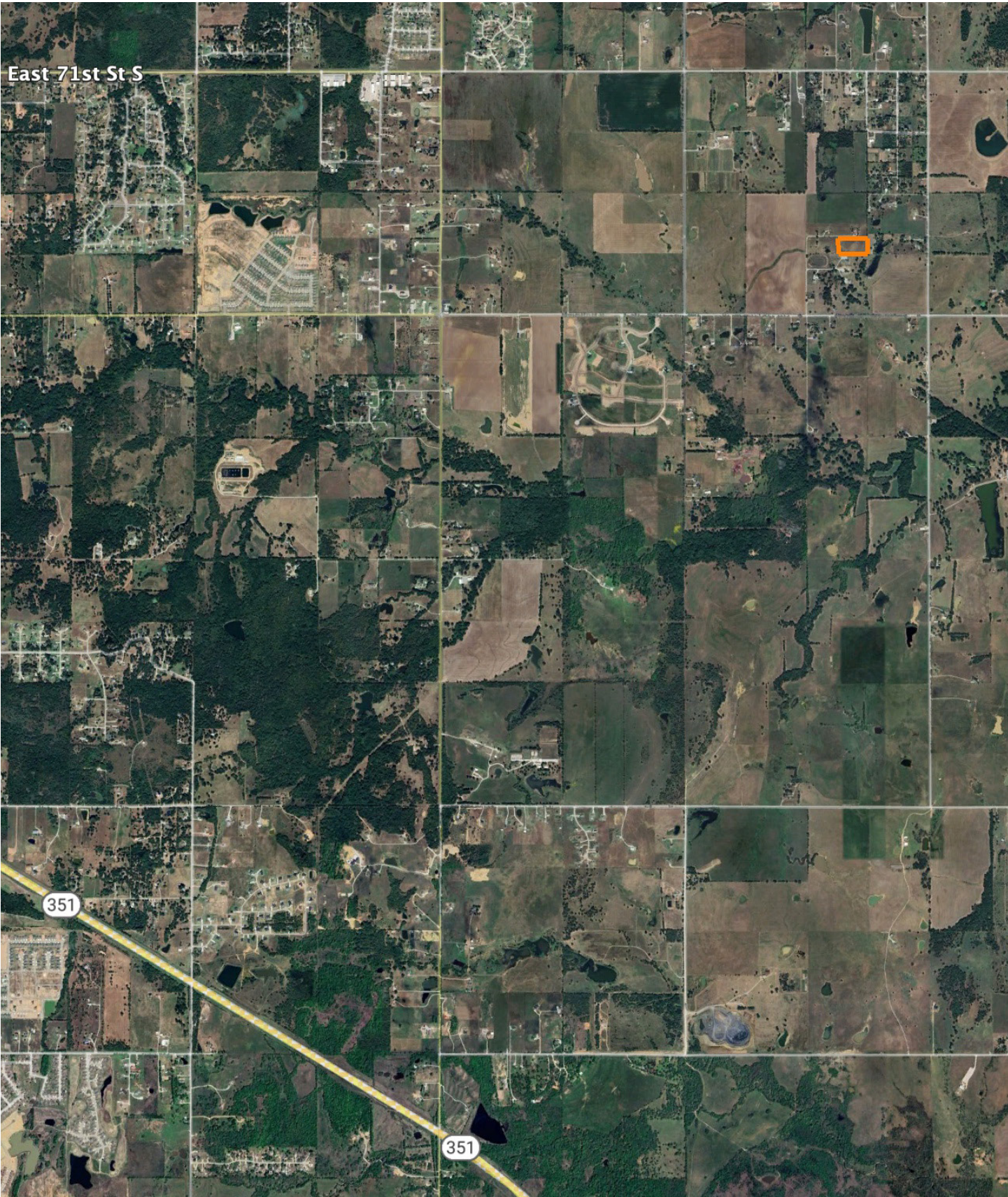
TWO SHED STRUCTURES



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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