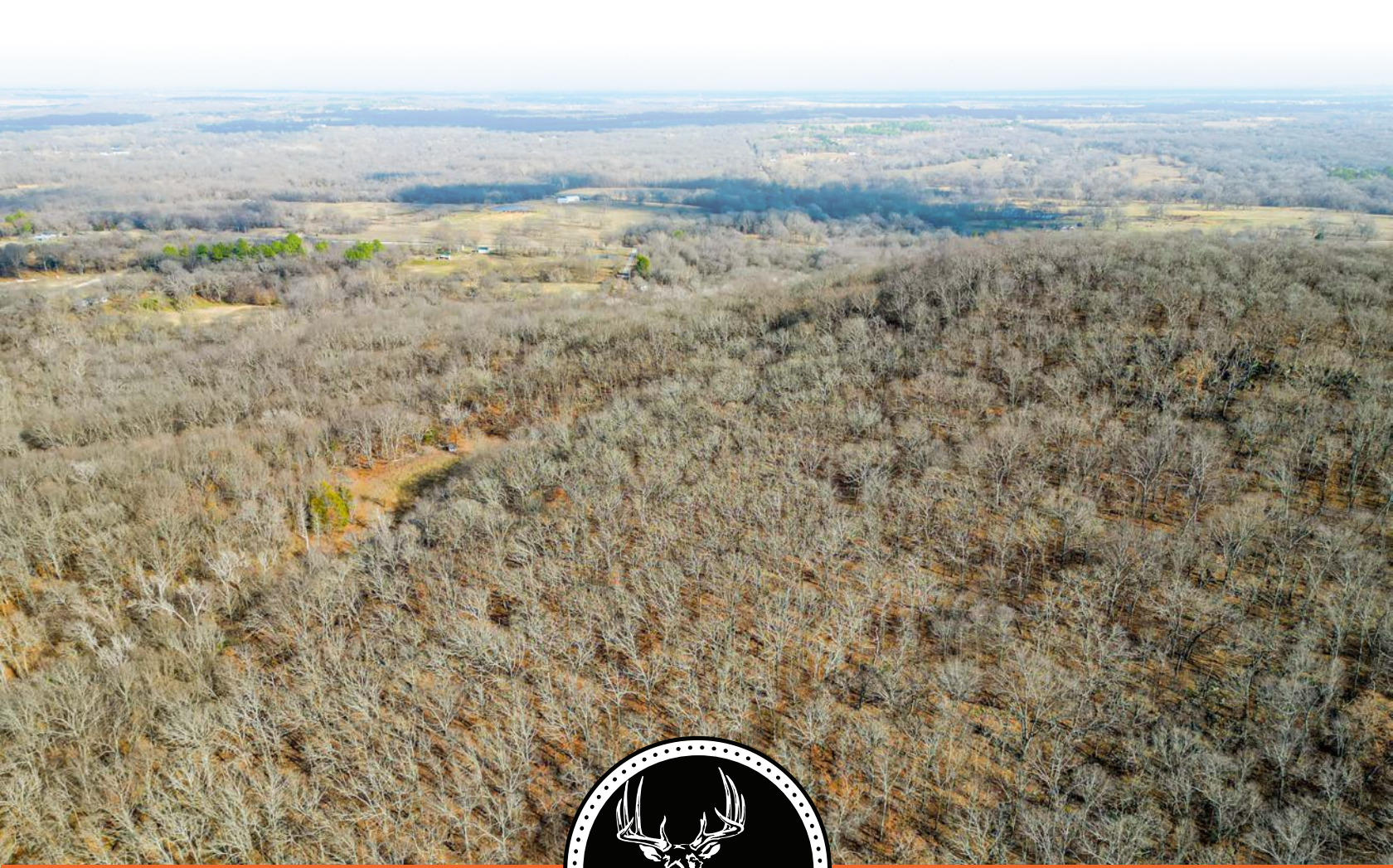


MIDWEST LAND GROUP PRESENTS

239 ACRES IN

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# WAGONER COUNTY OKLAHOMA



[MidwestLandGroup.com](http://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# RECREATION TRACT CLOSE TO TULSA

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Tucked away just outside of Bixby, Oklahoma sits this scenic 239 +/- acre timber tract in Wagoner County Oklahoma. This property offers breathtaking views with great vantage points with over three hundred feet of elevation change. This property is conveniently located just over 8.5 miles outside of Bixby Oklahoma and only 23 miles from downtown Tulsa.

Accessible by paved road, there are 5 +/- acres of road frontage that leads to the expansive 234 +/- acres completing the property. The property is brought together with mature timber that hosts small clearings that have the potential to be utilized for good hunting

plots. The property features a wet-weather creek that flows through the bottom of the property running from the front 5 +/- acres and along the Northeast corner of the property. You will be able to access the property by the roads that have been put in which will allow you better access to maneuver the terrain.

As you tour the property you will appreciate the beauty and characteristics that make this property so unique. Whether you are looking for your new hunting property or a convenient getaway from Tulsa this property is ready to meet your needs today. Call Vance Mullendore (918) 619-2187 to schedule your private tour today.





# PROPERTY FEATURES

PRICE: **\$960,000** | COUNTY: **WAGONER** | STATE: **OKLAHOMA** | ACRES: **239**

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- 8.5 miles to Bixby Oklahoma
- 13 miles from Broken Arrow Oklahoma
- 23 miles to downtown Tulsa
- Mature timber
- Wet-weather creek
- Whitetail deer
- Squirrel
- Elevation change
- Paved road Frontage
- Electric available at road





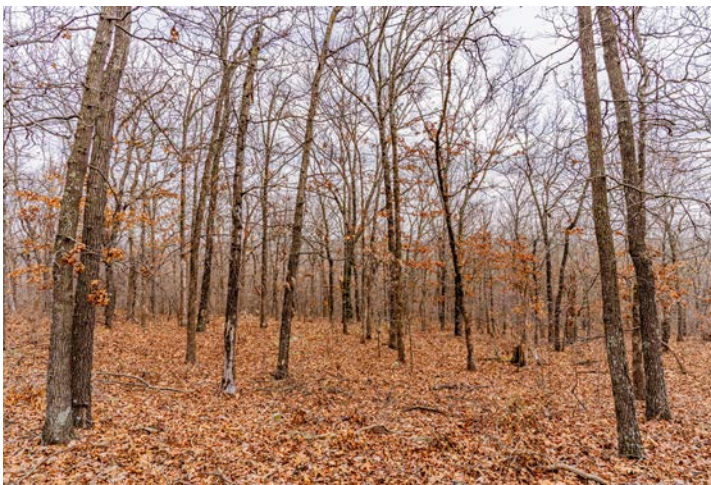
# WET-WEATHER CREEK

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## MATURE TIMBER

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# ADDITIONAL PHOTOS

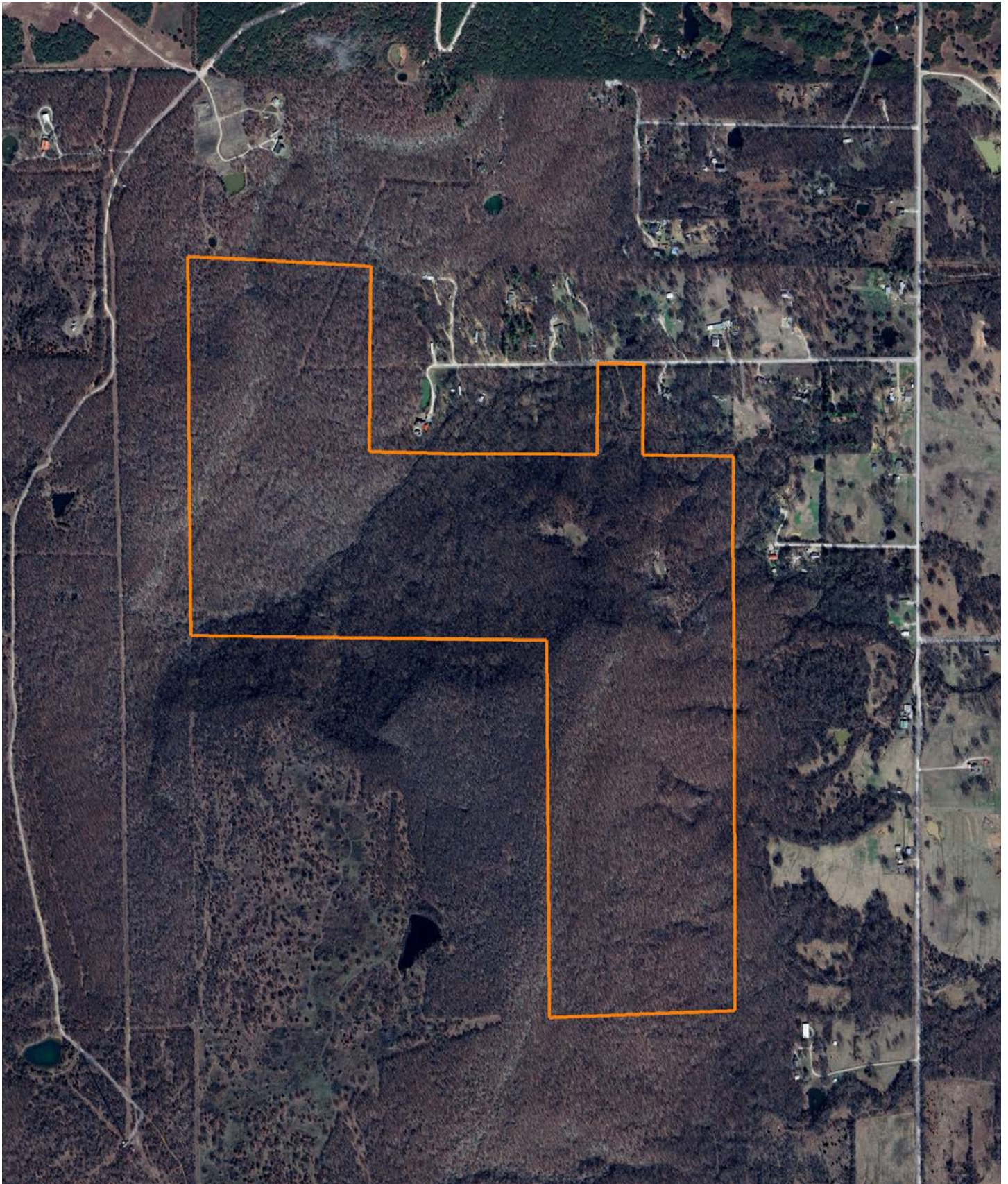
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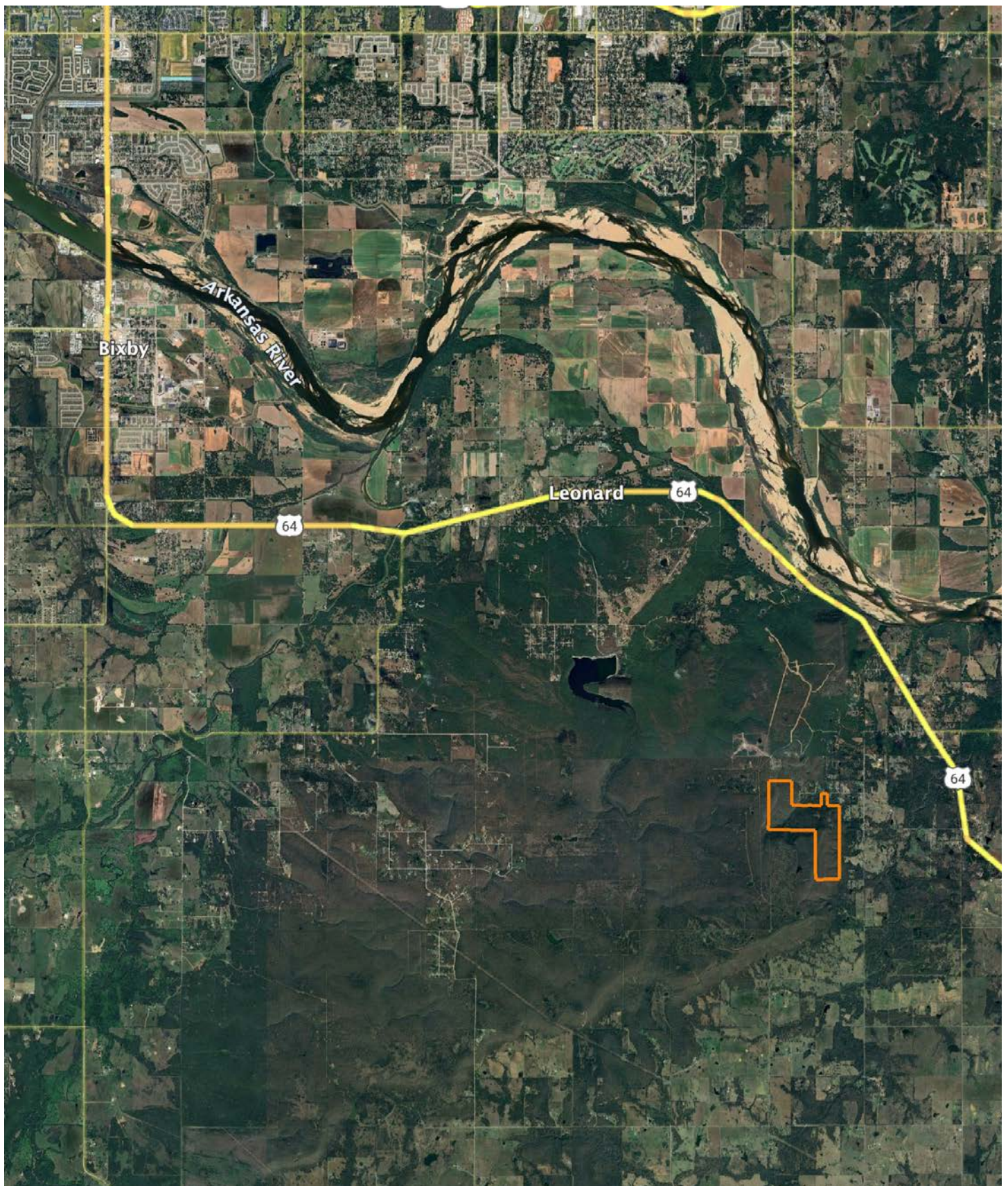
# AERIAL MAP

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# 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 and Kansas.



**VANCE MULLENDORE**

LAND AGENT

**918.505.4865**

[VMullendore@MidwestLandGroup.com](mailto:VMullendore@MidwestLandGroup.com)



**MidwestLandGroup.com**

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