

MIDWEST LAND GROUP PRESENTS

60 ACRES

OKMULGEE COUNTY, OK

FERGUSON ROAD, MOUNDS, OKLAHOMA, 74047



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

INCREDIBLE RECREATION PROPERTY CLOSE TO TOWN

This 60 acre hunting and recreational property, located just a 45 minute drive from Tulsa, provides a perfect escape for outdoor enthusiasts looking for a blend of convenience and natural beauty. The property is easily accessible via a well-maintained gravel road, making it suitable for year-round visits. The property is fenced, offering privacy for those seeking a peaceful retreat.

The property boasts a great pond, which serves as a vital water source for local wildlife and adds to the overall charm of the land. The land hosts whitetail deer, providing excellent hunting opportunities for avid

hunters. The timber and water sources create a balanced habitat for deer and other wildlife, ensuring an exciting experience for hunting or wildlife observation.

Situated just a short drive from Tulsa, this 60 acre property offers the perfect combination of accessibility and seclusion. Whether you're looking for a prime hunting spot, a weekend getaway, or a recreational retreat, this land is an ideal choice. Its proximity to the city allows for a quick escape into nature while still being close enough to enjoy modern amenities when needed.



PROPERTY FEATURES

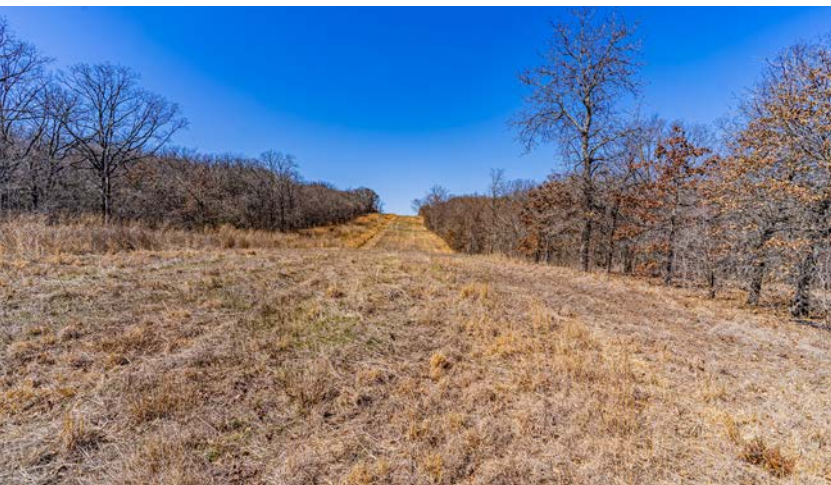
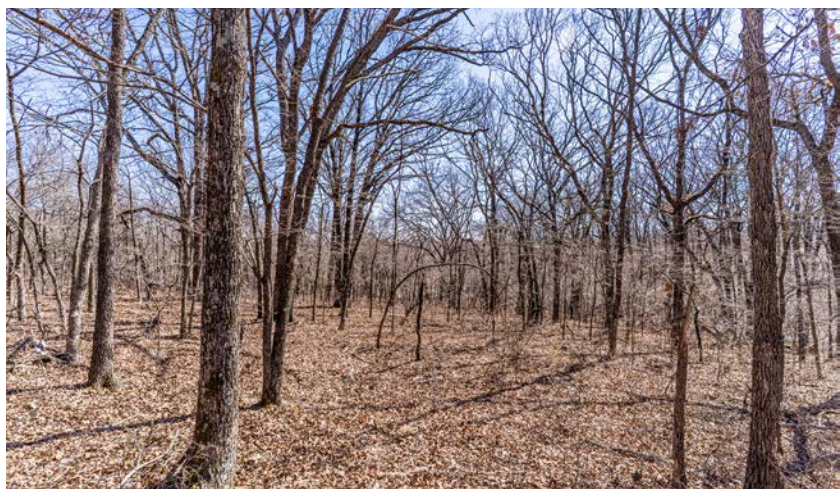
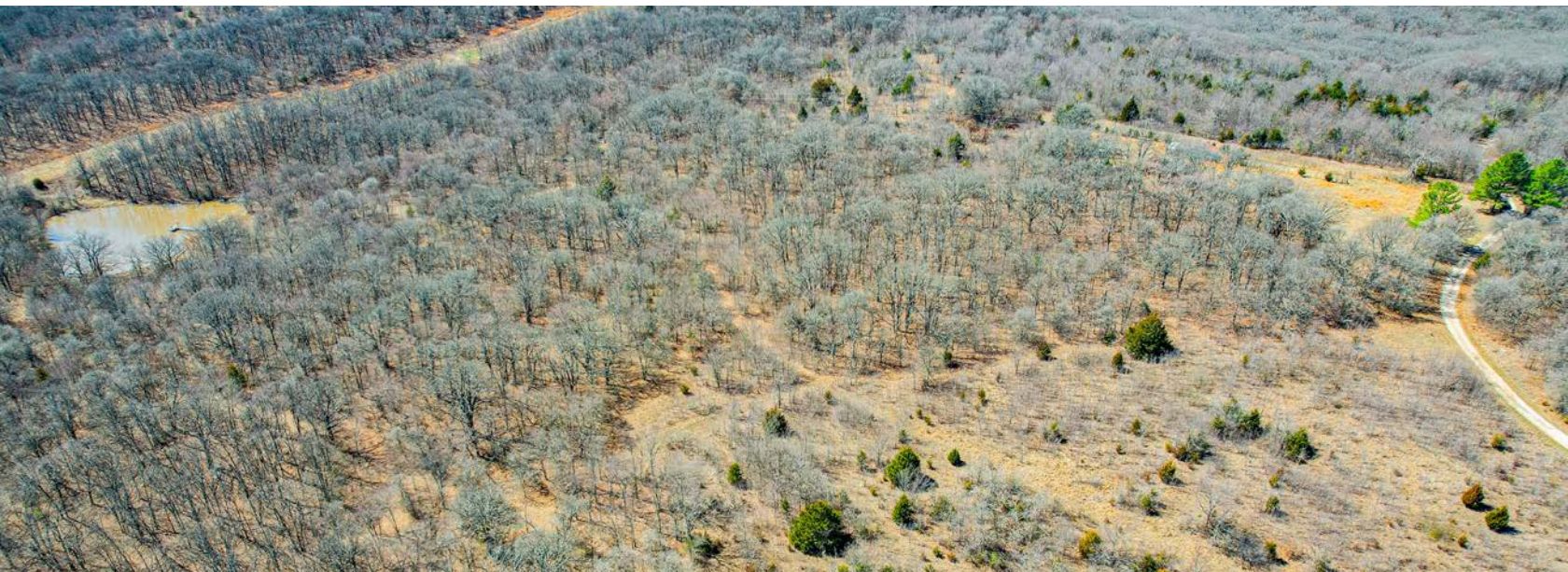
PRICE: **\$315,000** | COUNTY: **OKMULGEE** | STATE: **OKLAHOMA** | ACRES: **60**

- Cabin (as is)
- Shed (as is)
- Timber
- Power/electric
- Pond
- Gravel road access
- Secluded
- Whitetail deer
- Fenced
- 45 Minutes from Tulsa



60 +/- ACRES

The land hosts whitetail deer, providing excellent hunting opportunities for avid hunters. The timber and water sources create a balanced habitat for deer and other wildlife, ensuring an exciting experience for hunting or wildlife observation.



SECLUDED & FENCED



CABIN & SHED



POND

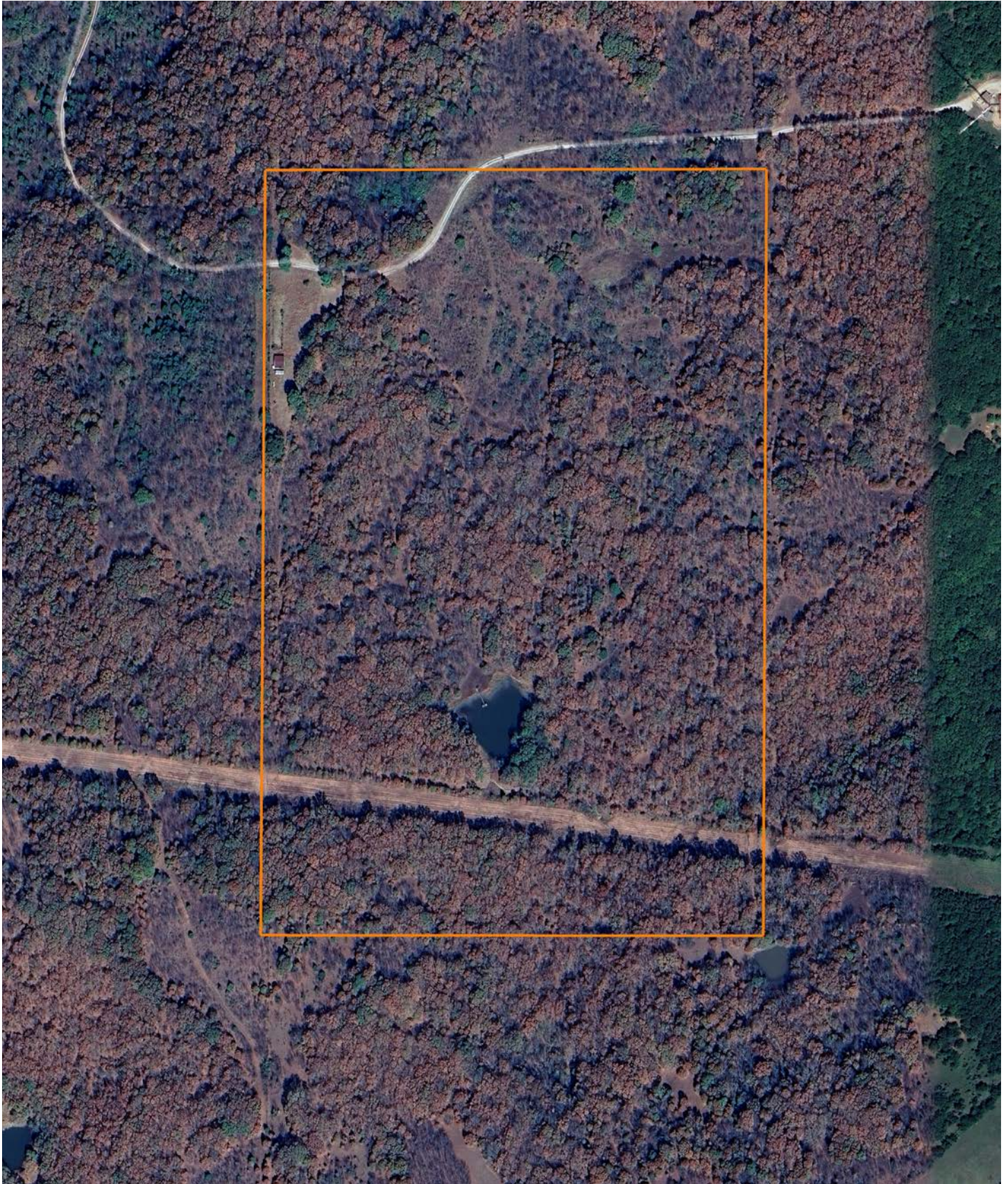
The property boasts a great pond, which serves as a vital water source for local wildlife and adds to the overall charm of the land.



ADDITIONAL PHOTOS



AERIAL MAP



TOPOGRAPHY MAP



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Maps Provided By:



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

Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 846.4

Max: 974.8

Range: 128.4

Average: 911.4

Standard Deviation: 30.41 ft

0ft 370ft 740ft

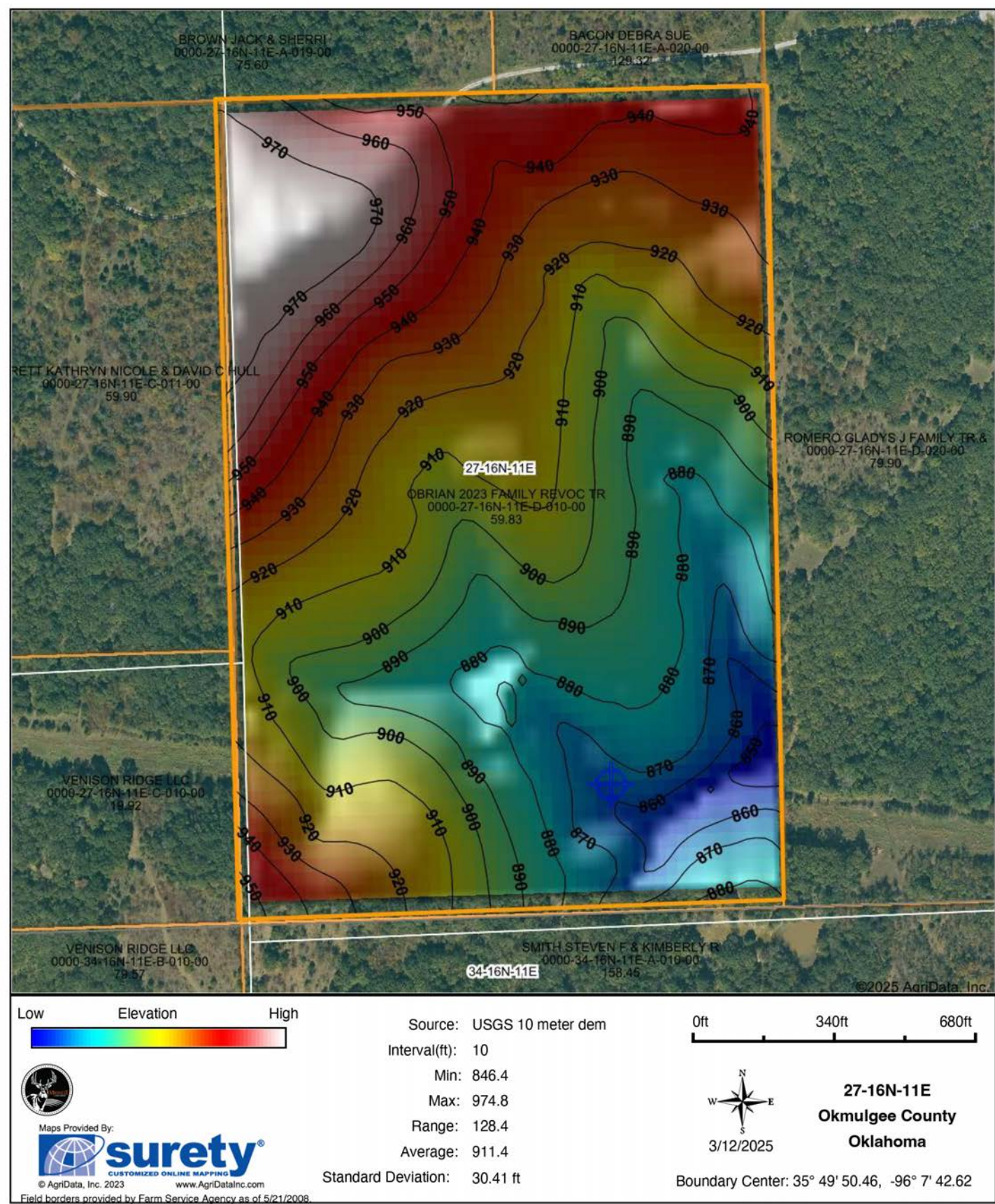


3/12/2025

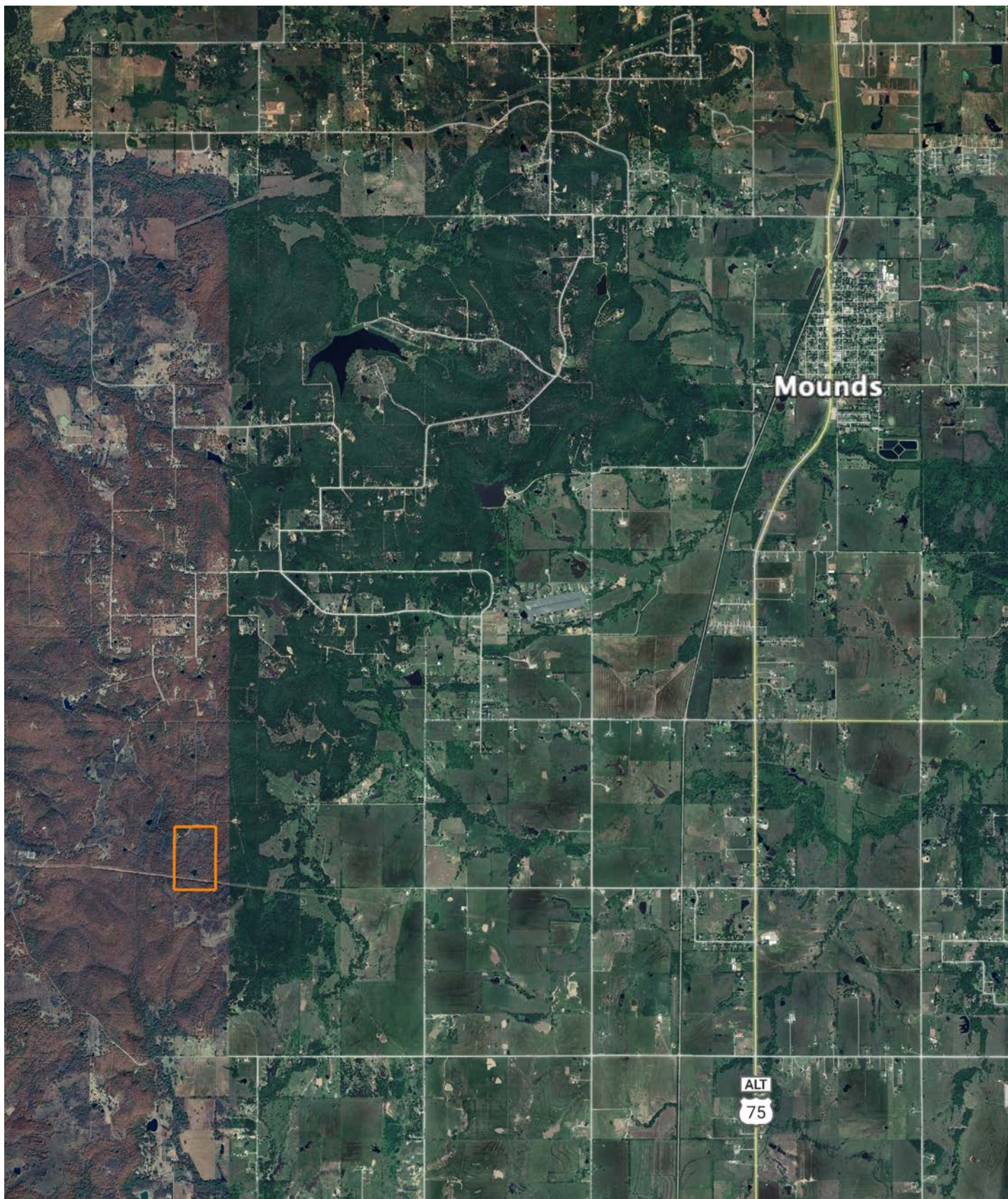
27-16N-11E
Okmulgee County
Oklahoma

Boundary Center: 35° 49' 50.46, -96° 7' 42.62

HILLSHADE 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 and Kansas.



VANCE MULLENDORE

LAND AGENT

918.505.4865

VMullendore@MidwestLandGroup.com



MidwestLandGroup.com

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