

MIDWEST LAND GROUP PRESENTS

230 ACRES IN

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# PITTSBURG COUNTY OKLAHOMA

EAST 158 ROAD, BLANCO, OK 74528



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

# 230 +/- ACRES MADE UP OF PASTURE AND TIMBER IN PITTSBURG COUNTY

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Discover a rare combination farm with this stunning 230 +/- acre property nestled in scenic Ti Valley. Offering a mix of well-maintained pasture and mature timber, this tract is ideal for ranching, recreation, or building your dream country escape.

The land has been cared for with clean, open pastures and beautiful stands of hardwoods and providing shade, privacy, and excellent habitat for wildlife. A year-round creek runs along the northeast side of the property.

Covered in timber on both sides of the creek, it serves as a great resource for wildlife and potential livestock. The property is partially fenced and hosts four ponds.

Whether you're looking for a working piece of land, a hunting getaway, or a peaceful homesite with room to roam, this property checks all the boxes. This is a rare opportunity to own a piece of Pittsburg County. Call Vance Mullendore today at (918) 505-4865 to schedule your tour!





# PROPERTY FEATURES

PRICE: **\$736,000** | COUNTY: **PITTSBURG** | STATE: **OKLAHOMA** | ACRES: **230**

- Pasture
- Timber
- Live creek
- 4 ponds
- Partially fenced
- Wildlife
- Gravel road access
- 8 miles from Blanco, OK
- 17 miles from McAlester, OK
- Structures (as-is)





# PASTURE

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# LIVE CREEK

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## 4 PONDS

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# MATURE TIMBER

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# ADDITIONAL PHOTOS

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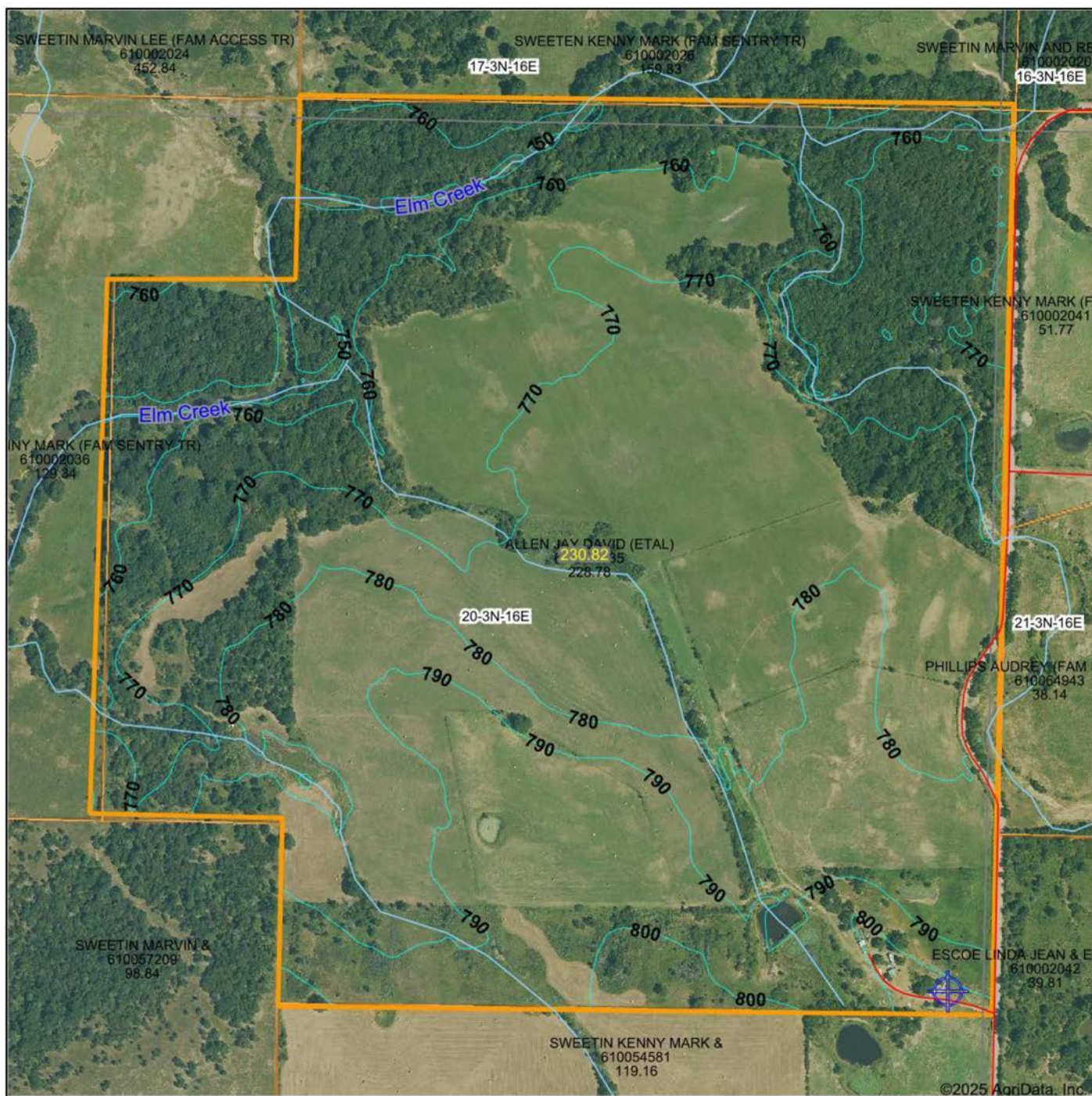
# AERIAL MAP

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# TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 745.4

Max: 806.1

Range: 60.7

Average: 774.6

Standard Deviation: 12.66 ft

0ft 568ft 1136ft



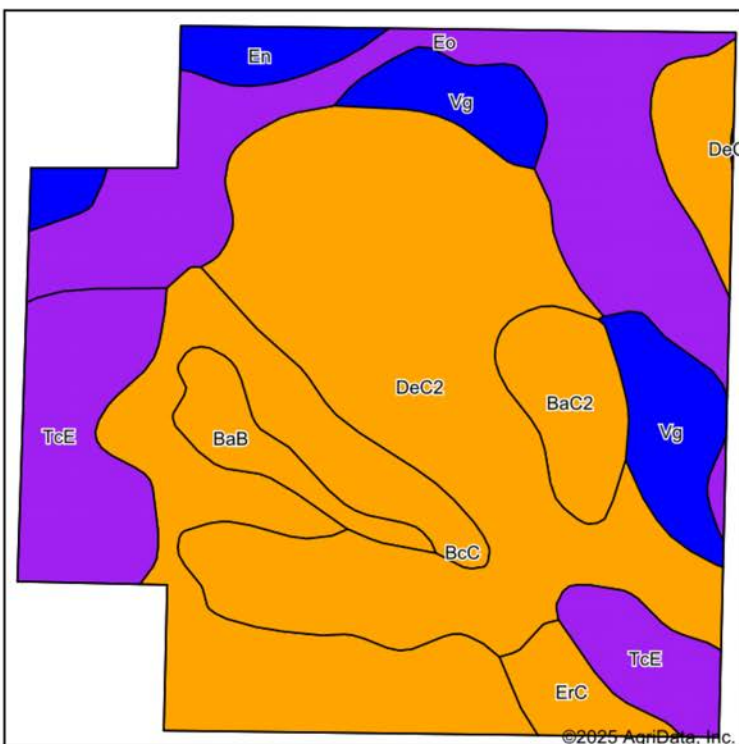
4/25/2025

20-3N-16E  
Pittsburg County  
Oklahoma

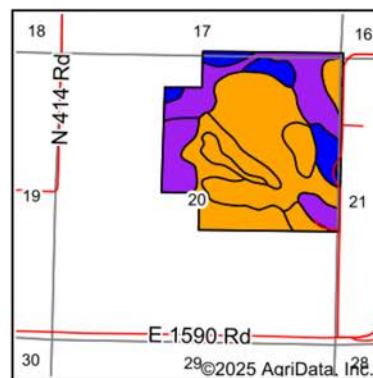
Boundary Center: 34° 43' 11.22, -95° 38' 32.49



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**  
 County: **Pittsburg**  
 Location: **20-3N-16E**  
 Township: **Twin Cities**  
 Acres: **230.82**  
 Date: **4/25/2025**



Maps Provided By:

**surety**  
 CUSTOMIZED ONLINE MAPPING  
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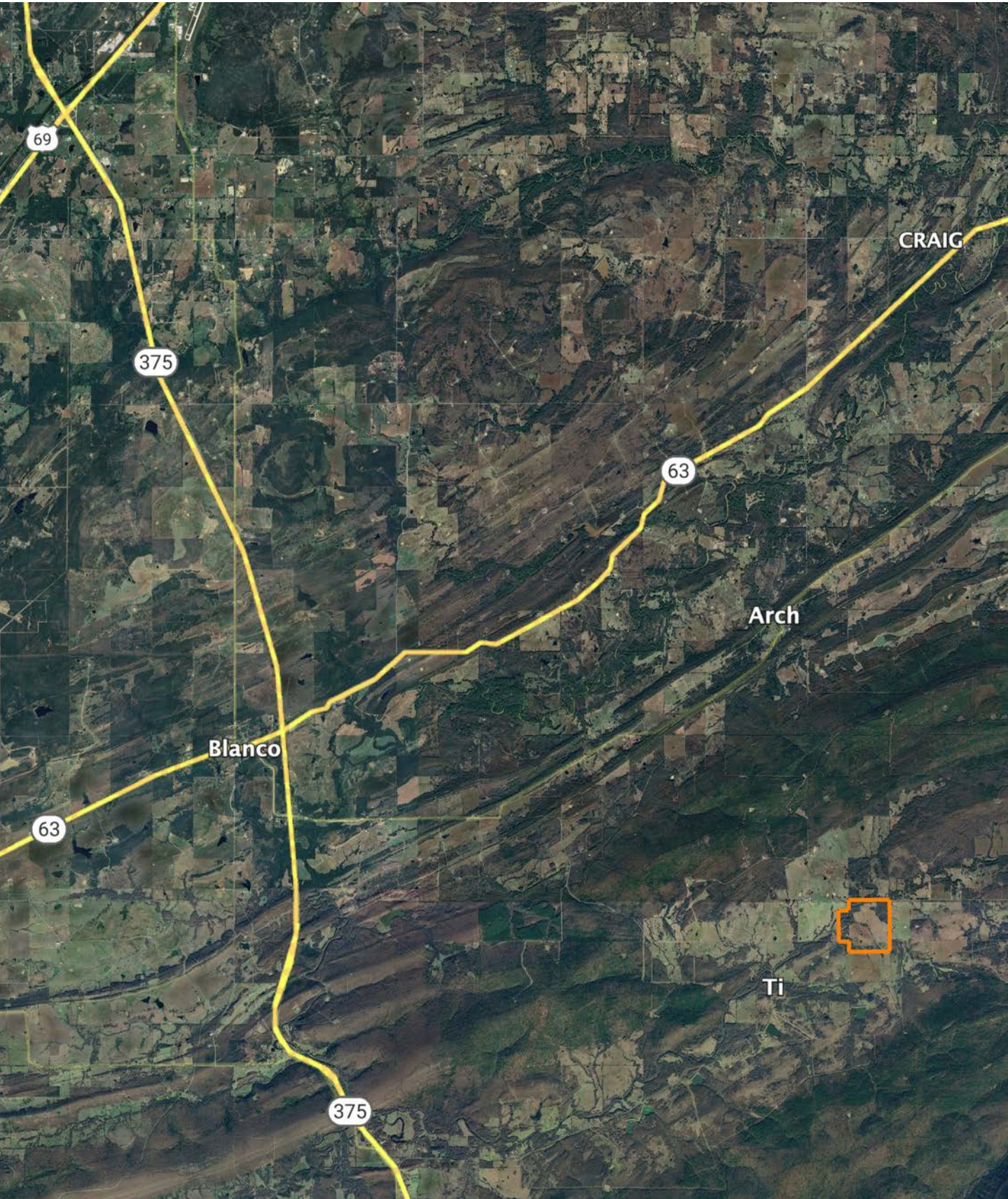


Area Symbol: OK121, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
DeC2	Dennis loam, 3 to 5 percent slopes, eroded	75.86	32.8%		> 6.5ft.	Ille	0	58	45	55	46	58
BcC	Bates-Coweta complex, 3 to 5 percent slopes	46.76	20.3%		2.1ft. (Paralithic bedrock)	Ille	3825	43	38	41	35	35
Eo	Rexor and Verdigris soils, 0 to 1 percent slopes, frequently flooded	39.45	17.1%		> 6.5ft.	Vw	6875	63	62	59	61	40
TcE	Talihina-Eram-Collinsville complex, 5 to 20 percent slopes	25.28	11.0%		1.2ft. (Paralithic bedrock)	Vle	2681	29	22	29	23	24
Vg	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	15.87	6.9%		> 6.5ft.	Ilw	7948	71	66	64	70	71
BaC2	Bates fine sandy loam, 1 to 3 percent slopes, eroded	9.73	4.2%		2.9ft. (Paralithic bedrock)	Ille	0	51	42	45	38	51
En	Rexor silt loam, 0 to 1 percent slopes, occasionally flooded	6.39	2.8%		> 6.5ft.	Ilw	6650	79	69	67	69	79
BaB	Bates fine sandy loam, 1 to 3 percent slopes	6.33	2.7%		3.2ft. (Paralithic bedrock)	Ille	4875	59	47	53	50	59
ErC	Eram clay loam, 3 to 5 percent slopes	5.15	2.2%		2.6ft. (Paralithic bedrock)	Ille	4834	47	36	46	39	46
Weighted Average						3.57	3215.6	*n 53.6	*n 45.8	*n 50.3	*n 45.7	*n 47.5



# 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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