

MIDWEST LAND GROUP PRESENTS

16 ACRES IN

OKMULGEE COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PERFECT RECREATION OPPORTUNITY

This 16 acre property, located on the east end of East Main Street in Beggs, Oklahoma, offers a blend of natural beauty and rural charm. Nestled at the edge of town, the land features a peaceful pond that adds both scenic value and potential for light recreational use. A wet-weather creek meanders through the landscape, enhancing the property's character and providing a seasonal water source for wildlife.

The property has a healthy mixture of mature timber that offers shade, seclusion, and excellent cover, and open ground, making it an ideal setting for those seeking a private retreat or potential build location. Whether you're envisioning a rural homestead, a weekend getaway, or a place to enjoy nature close to town, this tract offers a versatile and picturesque setting in a quiet corner of Beggs.



PROPERTY FEATURES

PRICE: **\$150,000** | COUNTY: **OKMULGEE** | STATE: **OKLAHOMA** | ACRES: **16**

- Pond
- Wet-weather creek
- Timber
- Grass
- Located less than 1 mile from South Broadway and Main Street in Beggs, Oklahoma
- Located less than 3 miles from Highway 75
- Located less than 35 miles from downtown Tulsa
- Located less than 12 miles from Okmulgee
- Residential zoning

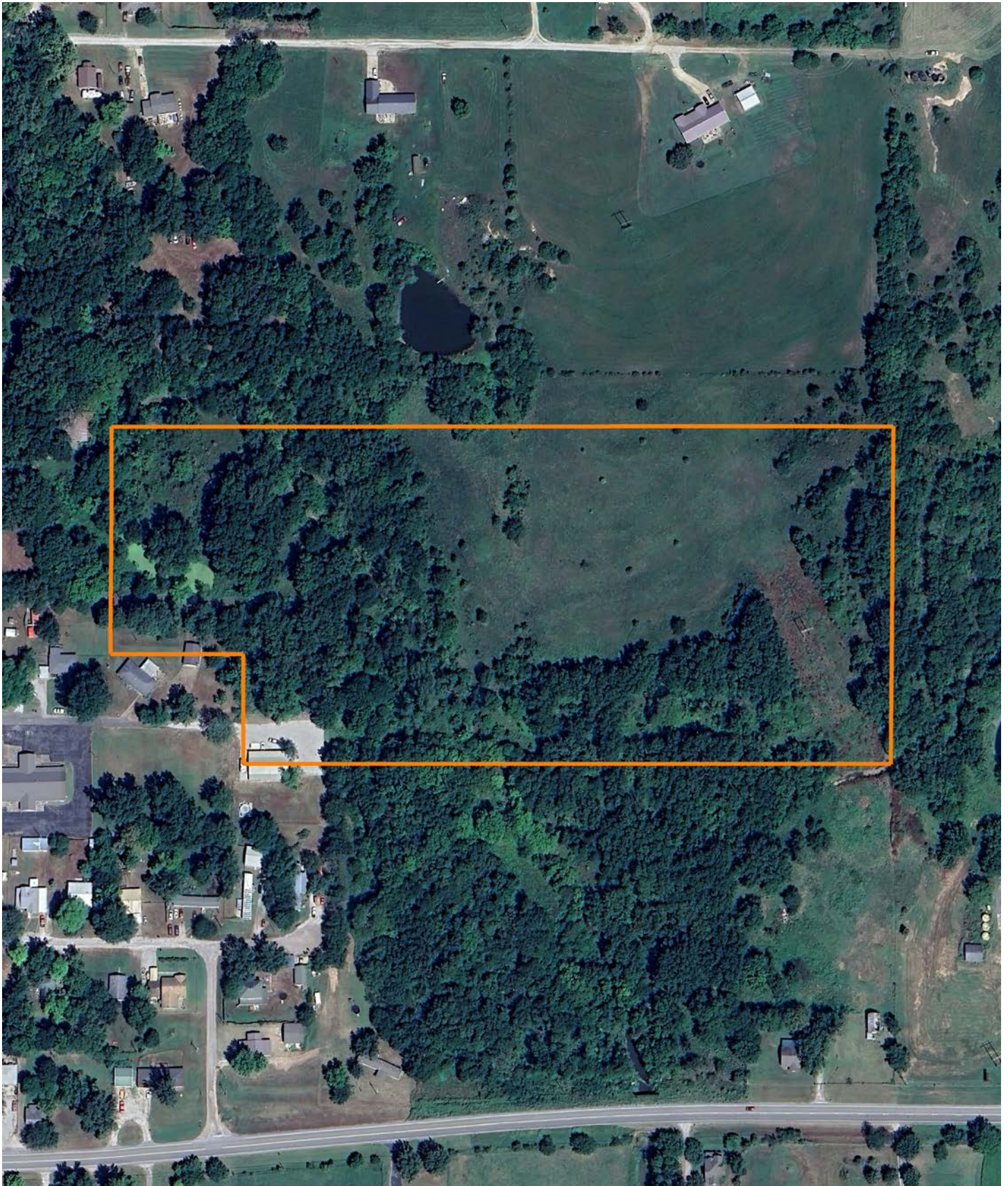
WET-WEATHER CREEK



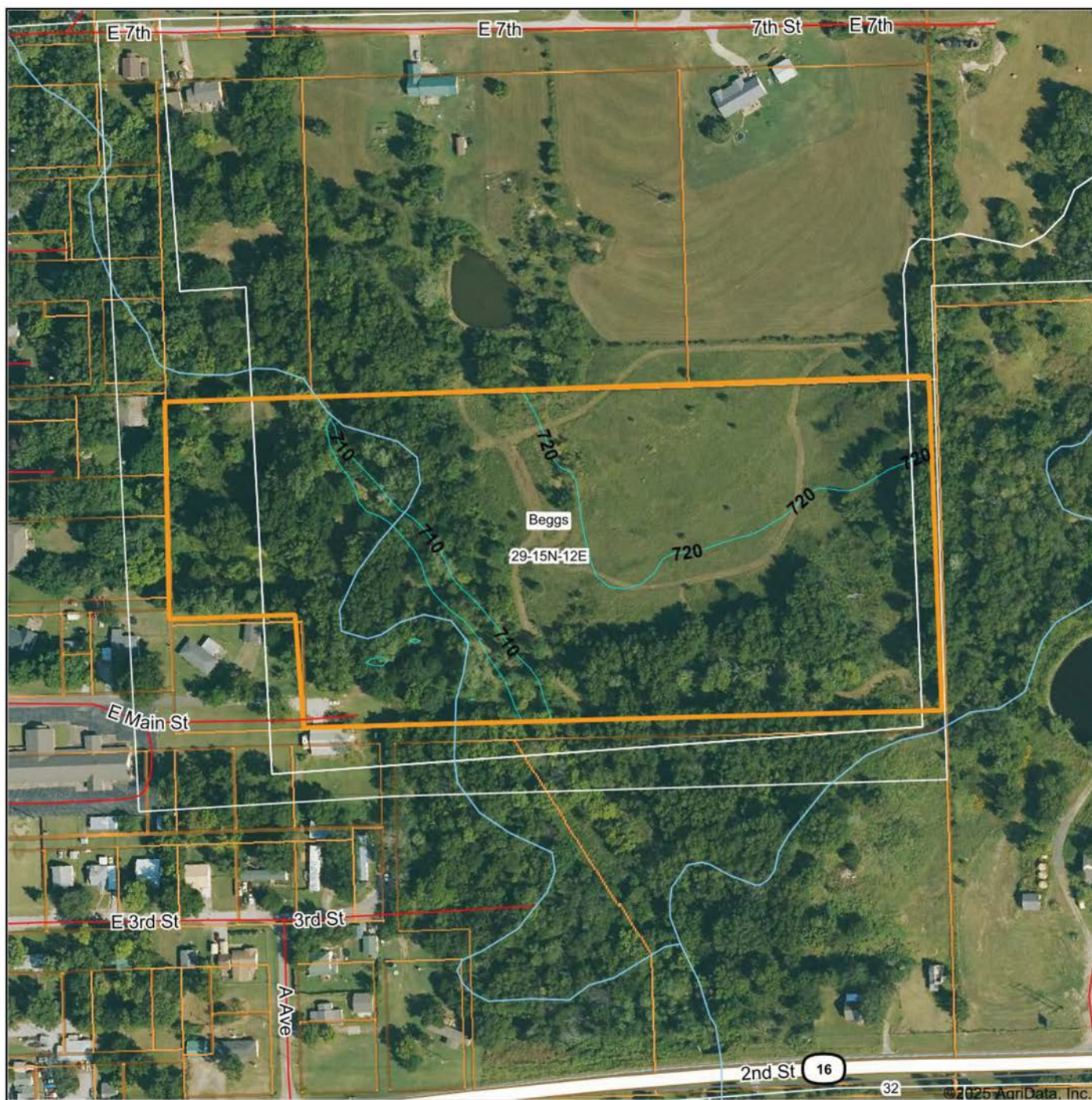
TIMBER AND GRASS



AERIAL MAP



TOPOGRAPHY MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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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: 702.6

Max: 727.0

Range: 24.4

Average: 716.2

Standard Deviation: 4.27 ft

0ft 266ft 532ft

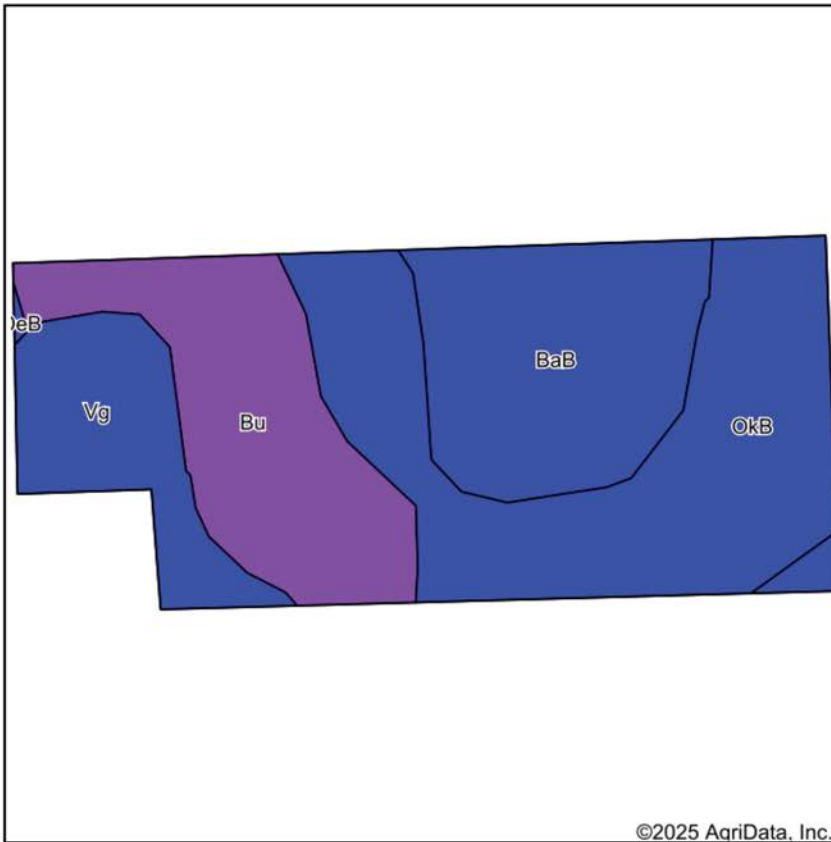


5/21/2025

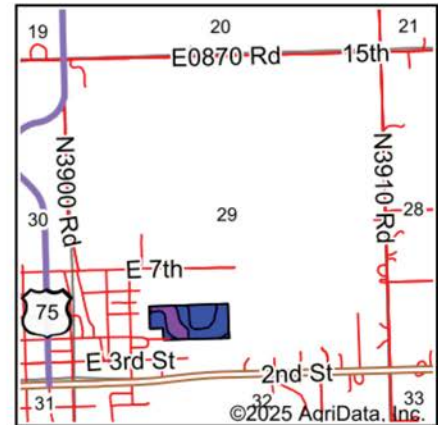
29-15N-12E
Okmulgee County
Oklahoma

Boundary Center: 35° 44' 35.9, -96° 3' 43.32

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Oklmulgee**
 Location: **29-15N-12E**
 Township: **Beggs**
 Acres: **16.03**
 Date: **5/21/2025**



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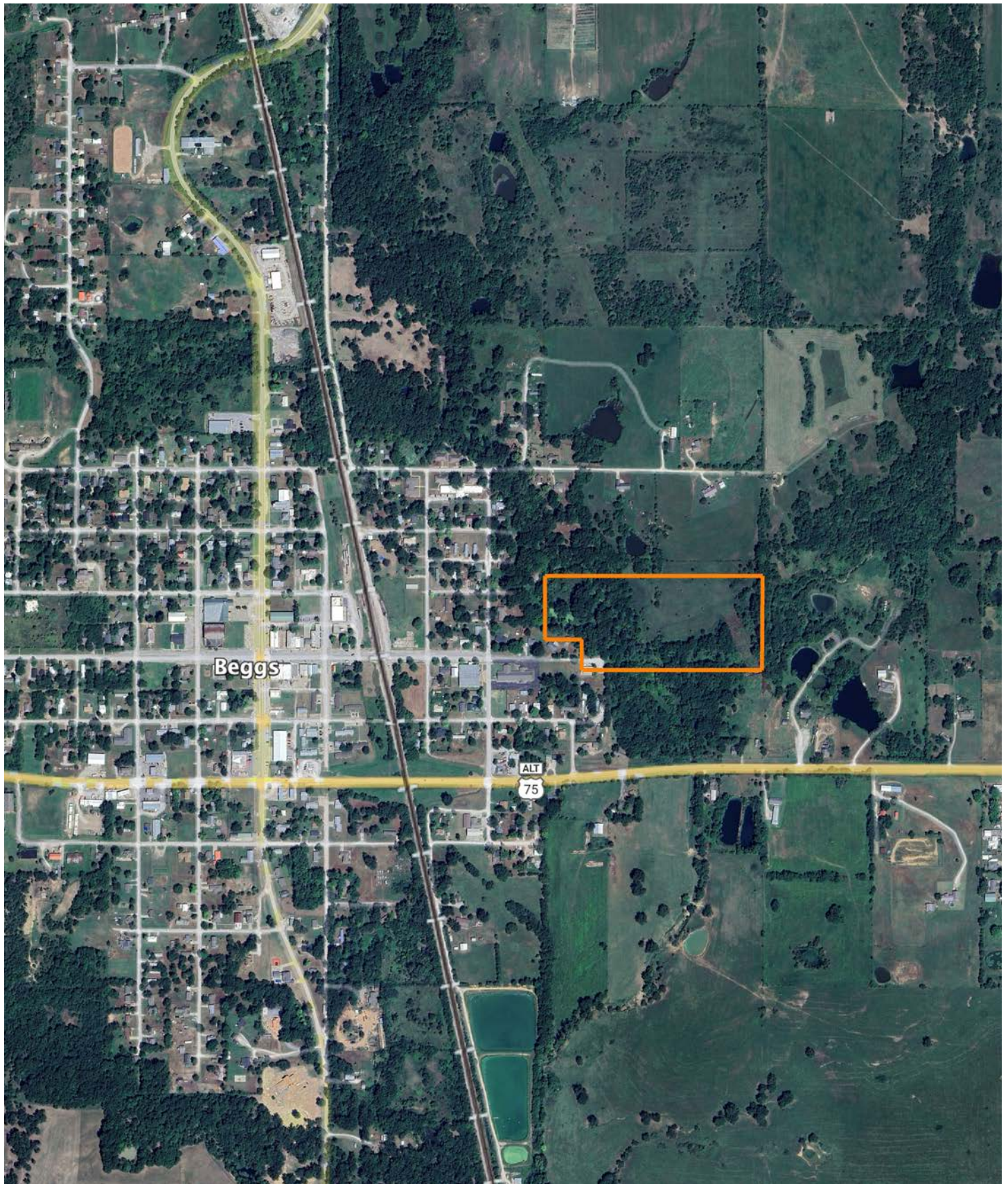
Area Symbol: OK111, Soil Area Version: 19

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
OkB	Okemah silt loam, 1 to 3 percent slopes	6.07	37.9%		> 6.5ft.	Ile	4173	75	74	68	71	70
Bu	Verdigris silt loam, 0 to 1 percent slopes, frequently flooded	3.85	24.0%		> 6.5ft.	Vw	8048	63	63	50	52	20
BaB	Bates loam, 1 to 3 percent slopes	3.80	23.7%		2.7ft. (Paralithic bedrock)	Ile	4735	65	65	57	52	59
Vg	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	2.31	14.4%		> 6.5ft.	Ilw	7758	82	82	63	75	55
Weighted Average						2.72	5753.5	*n 70.8	*n 70.4	*n 60.3	*n 62.5	*n 53.2

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

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