

MIDWEST LAND GROUP PRESENTS

60 ACRES IN

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# MUSKOGEE COUNTY OKLAHOMA



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



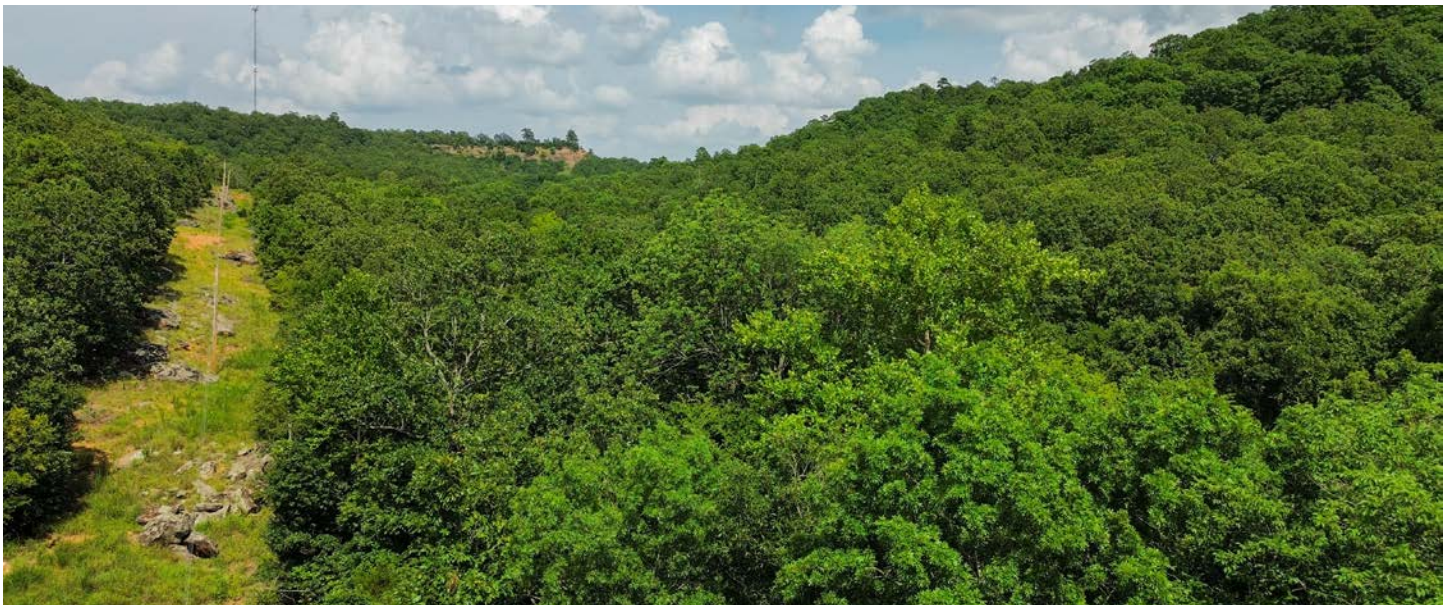
MIDWEST LAND GROUP IS HONORED TO PRESENT

# TIMBERED TERRAIN WITH ELEVATION CHANGE

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Explore the natural beauty of this 60 +/- acre timber property, featuring a diverse landscape filled with mature oak and pine trees, striking rock formations, and elevations ranging from 690 feet to 900 feet. The terrain creates a dynamic environment, with the high point offering scenic views of the surrounding forest that truly showcase the land's raw, untouched character.

This property is home to wildlife, particularly whitetail deer that move freely throughout the timbered acreage. The combination of hardwoods, evergreens, and natural cover provides habitat for hunting and outdoor recreation. Whether you're seeking a private retreat or a piece of unspoiled wilderness, this tract offers a unique opportunity to own a slice of rugged, scenic land. With recreation opportunities to hunt, hike, camp, and explore, don't miss out on your chance to see this property!



## PROPERTY FEATURES

PRICE: **\$168,000** | COUNTY: **MUSKOGEE** | STATE: **OKLAHOMA** | ACRES: **60**

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- Oak trees
- Pine trees
- Unique rock formations
- Over 200 feet of elevation change
- Scenic views
- 2.5 miles to Porum, Oklahoma
- 3.5 miles to the nearest point of Lake Eufaula
- 22-mile drive to Eufaula, Oklahoma
- 30-mile drive to Muskogee
- Wildlife



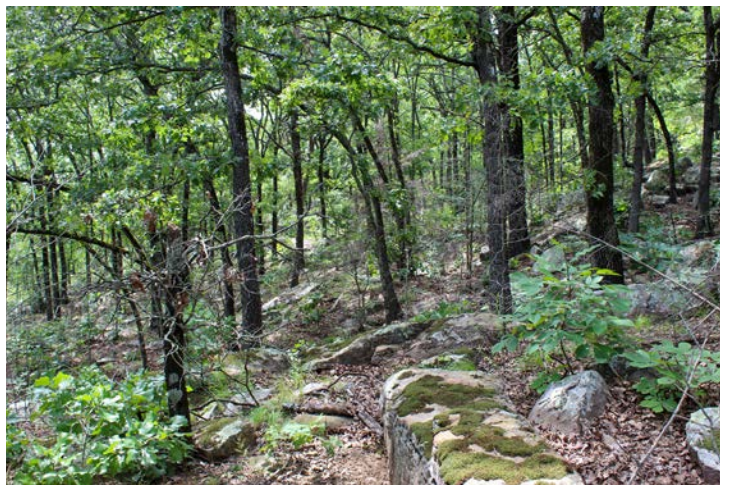
# SCENIC VIEWS

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## 200 FEET OF ELEVATION CHANGE

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# UNIQUE ROCK FORMATIONS

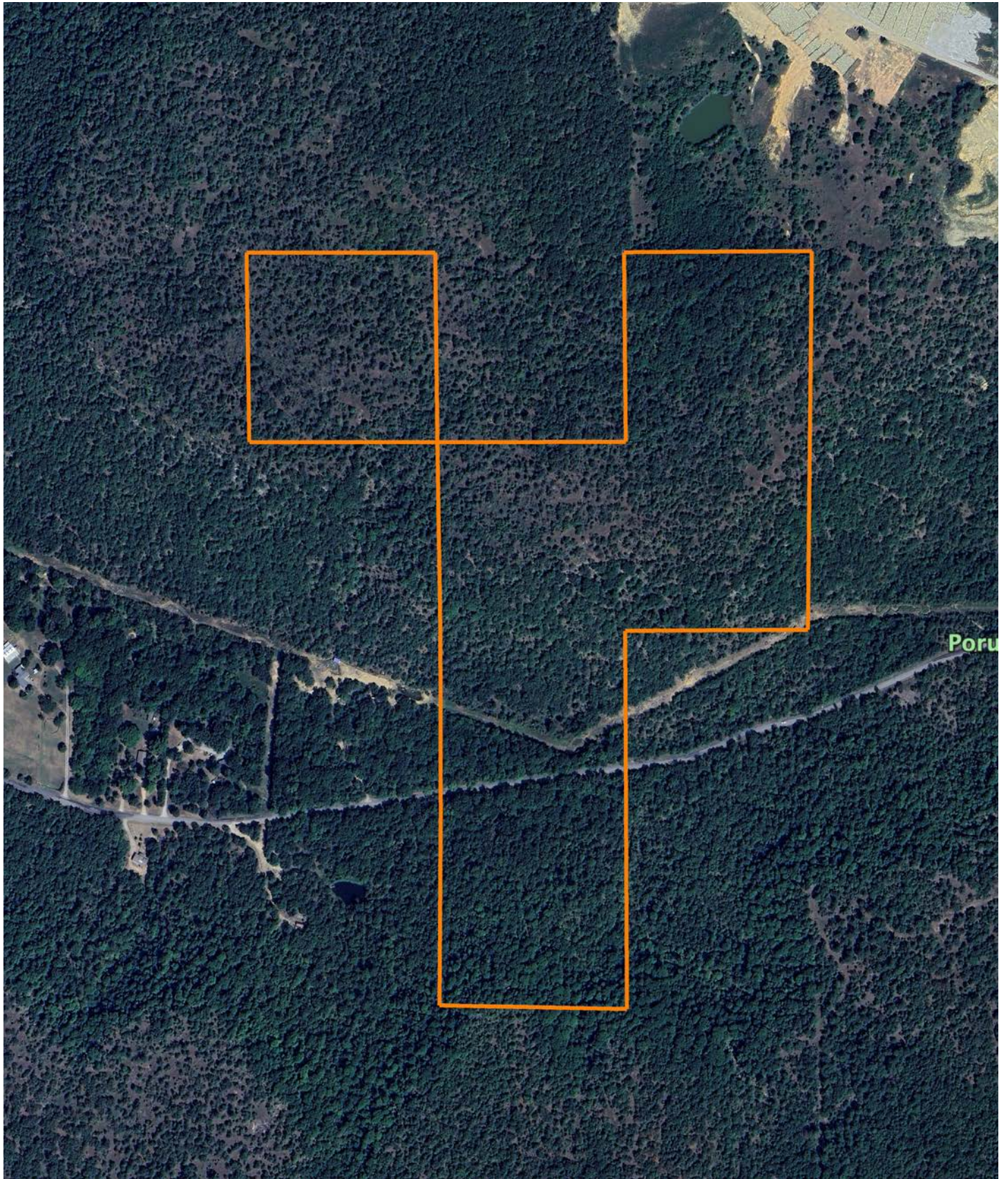
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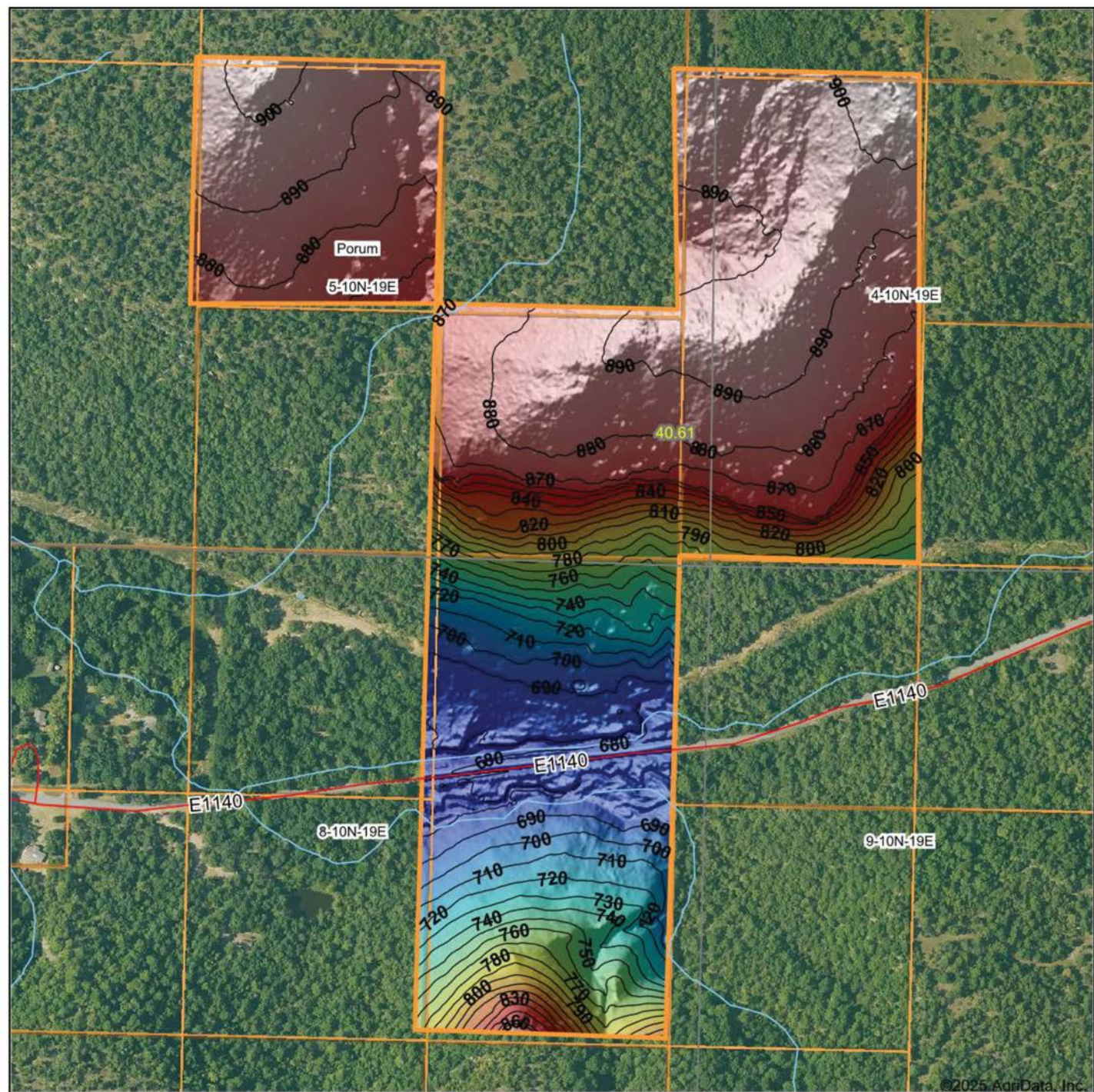
# AERIAL MAP

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# HILLSHADE MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10

Min: 669.6

Max: 908.3

Range: 238.7

Average: 823.8

Standard Deviation: 79.95 ft

0ft 421ft 842ft



7/23/2025

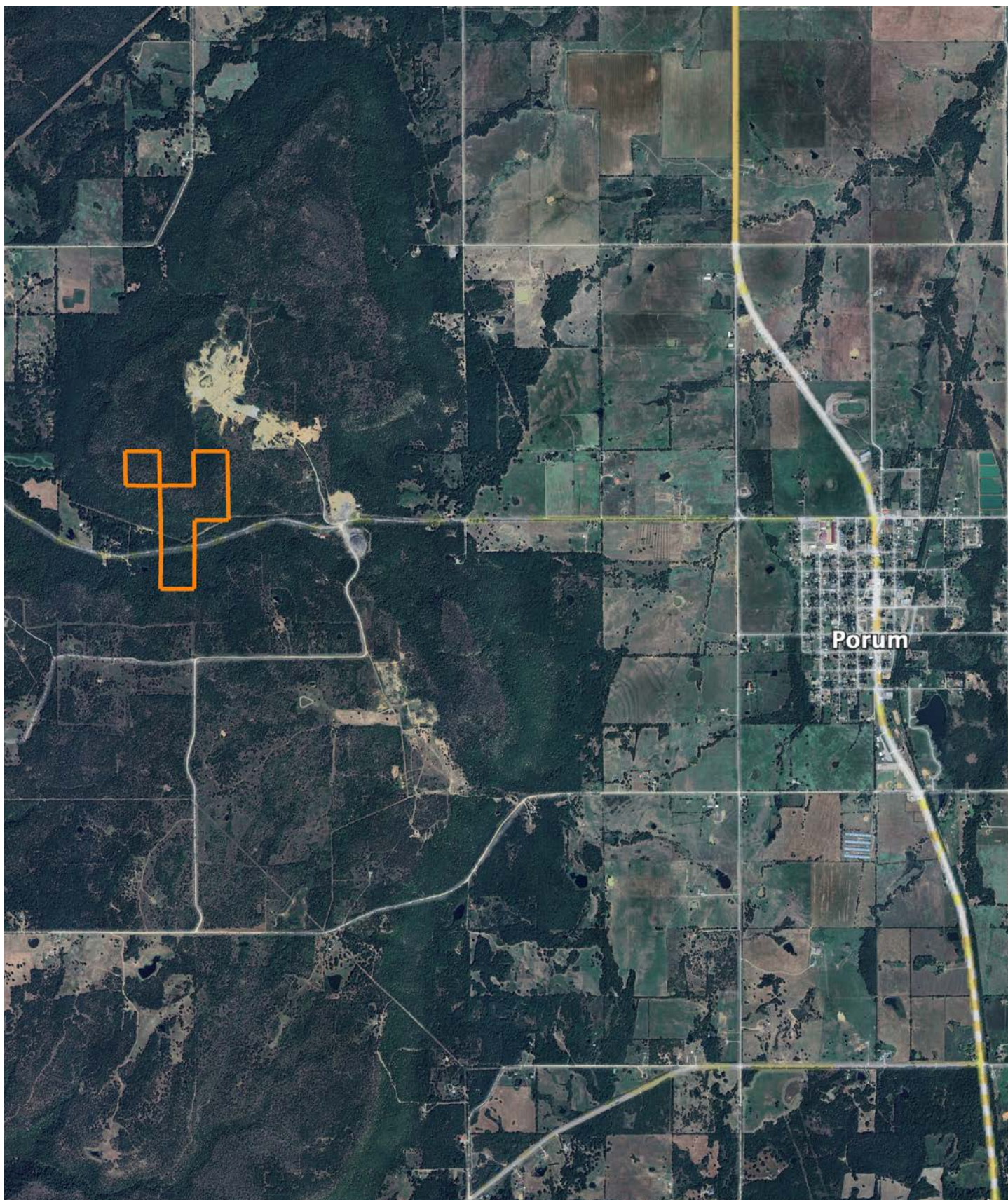
**5-10N-19E**  
**Muskogee County**  
**Oklahoma**

Boundary Center: 35° 21' 44.98, -95° 18' 39



# OVERVIEW MAP

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# 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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**MidwestLandGroup.com**

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