

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

MAYES COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRODUCTIVE 80 +/- ACRE FARM WITH OPPORTUNITY FOR INCOME

This 80 +/- acre property near Strang, Oklahoma, offers a versatile blend of open pasture and timber. Conveniently located just 52 miles from Tulsa, 28 miles from Claremore, and only 7.5 miles from Disney, OK, the land offers a quiet escape with easy access to amenities and Grand Lake. With paved road frontage, the property is easily accessible year-round and fully fenced, making it ready for livestock or agricultural use.

The land features pasture and light timber, providing both grazing opportunities and wildlife habitat. A scenic pond and wet-weather creek enhance the natural beauty and functionality of the property, attracting whitetail deer and other native wildlife—perfect for hunting or recreational enjoyment. With potential income streams including livestock, hay production, or leasing, this property presents a rare opportunity to own a diverse and productive piece of northeastern Oklahoma.



PROPERTY FEATURES

PRICE: **\$440,000** | COUNTY: **MAYES** | STATE: **OKLAHOMA** | ACRES: **80**

- 52 miles to Tulsa, OK
- 28 miles to Claremore
- 7.5 miles to Grand Lake
- Paved road frontage
- Fenced
- Pond
- Wet-weather creek
- Whitetail deer
- Income opportunities
- Timber and pasture

TIMBER AND PASTURE

The land features pasture and light timber, providing both grazing opportunities and wildlife habitat.



POND



WET-WEATHER CREEK



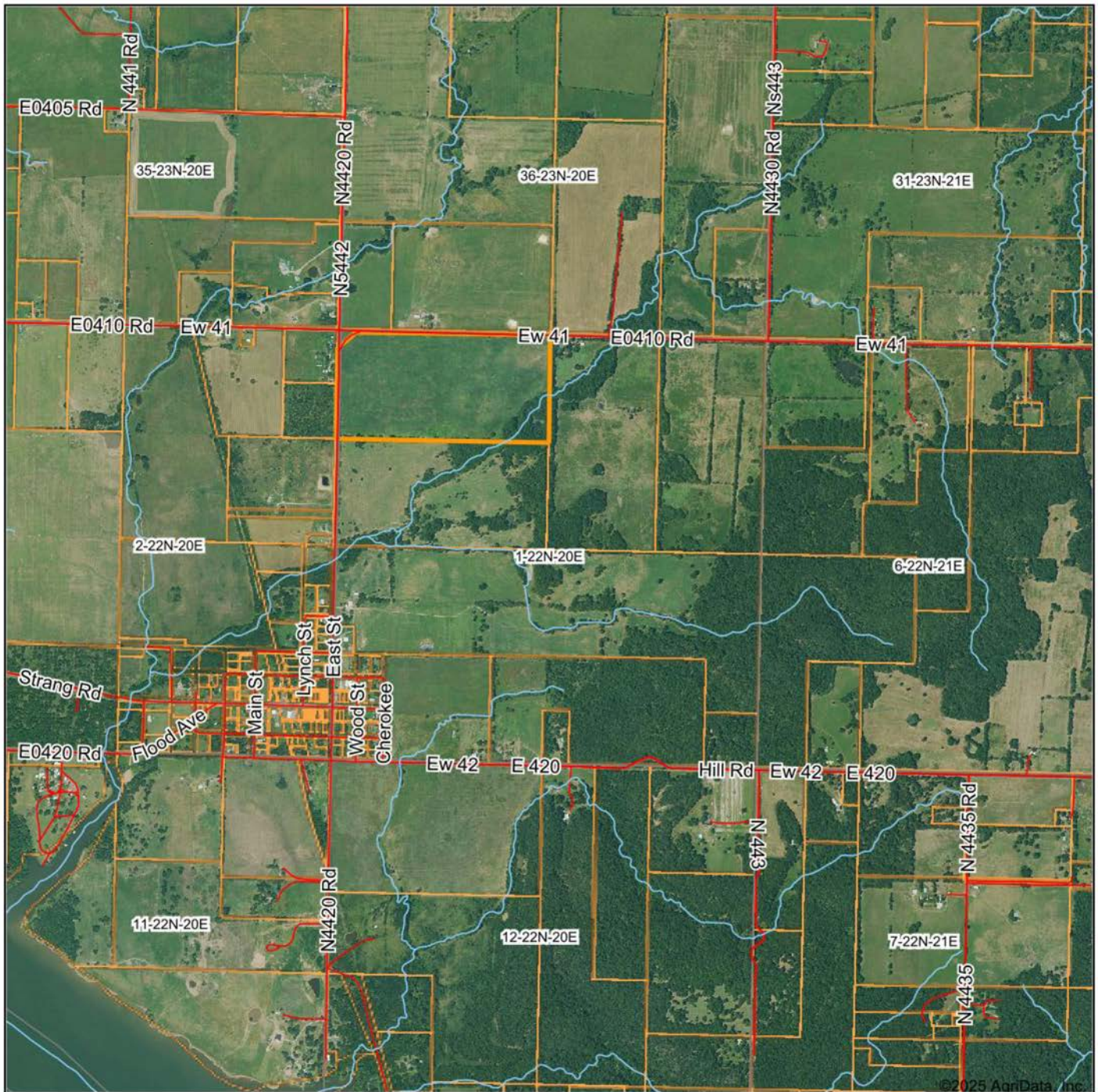
PAVED ROAD FRONTAGE



HUNTING OPPORTUNITIES



AERIAL MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 36° 25' 17.43, -95° 7' 35.28

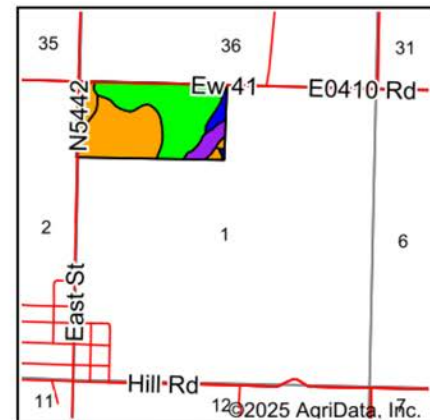
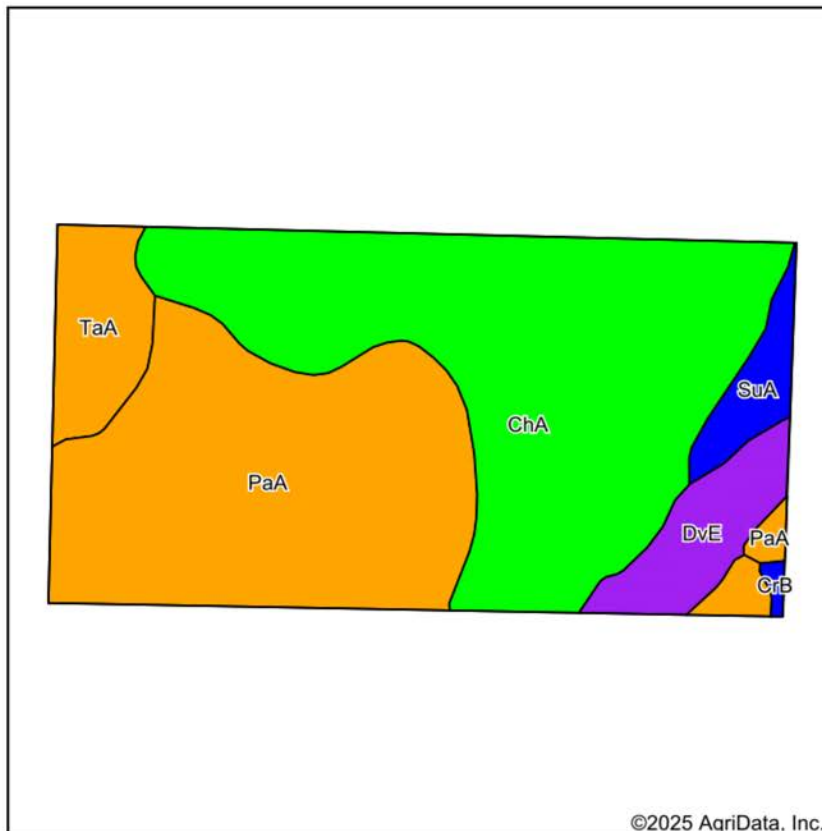
0ft 1914ft 3828ft

1-22N-20E
Mayes County
Oklahoma



10/1/2025

SOILS MAP



State: **Oklahoma**
 County: **Mayes**
 Location: **1-22N-20E**
 Township: **East Mayes**
 Acres: **80.65**
 Date: **10/2/2025**



Maps Provided By:



Soils data provided by USDA and NRCS.

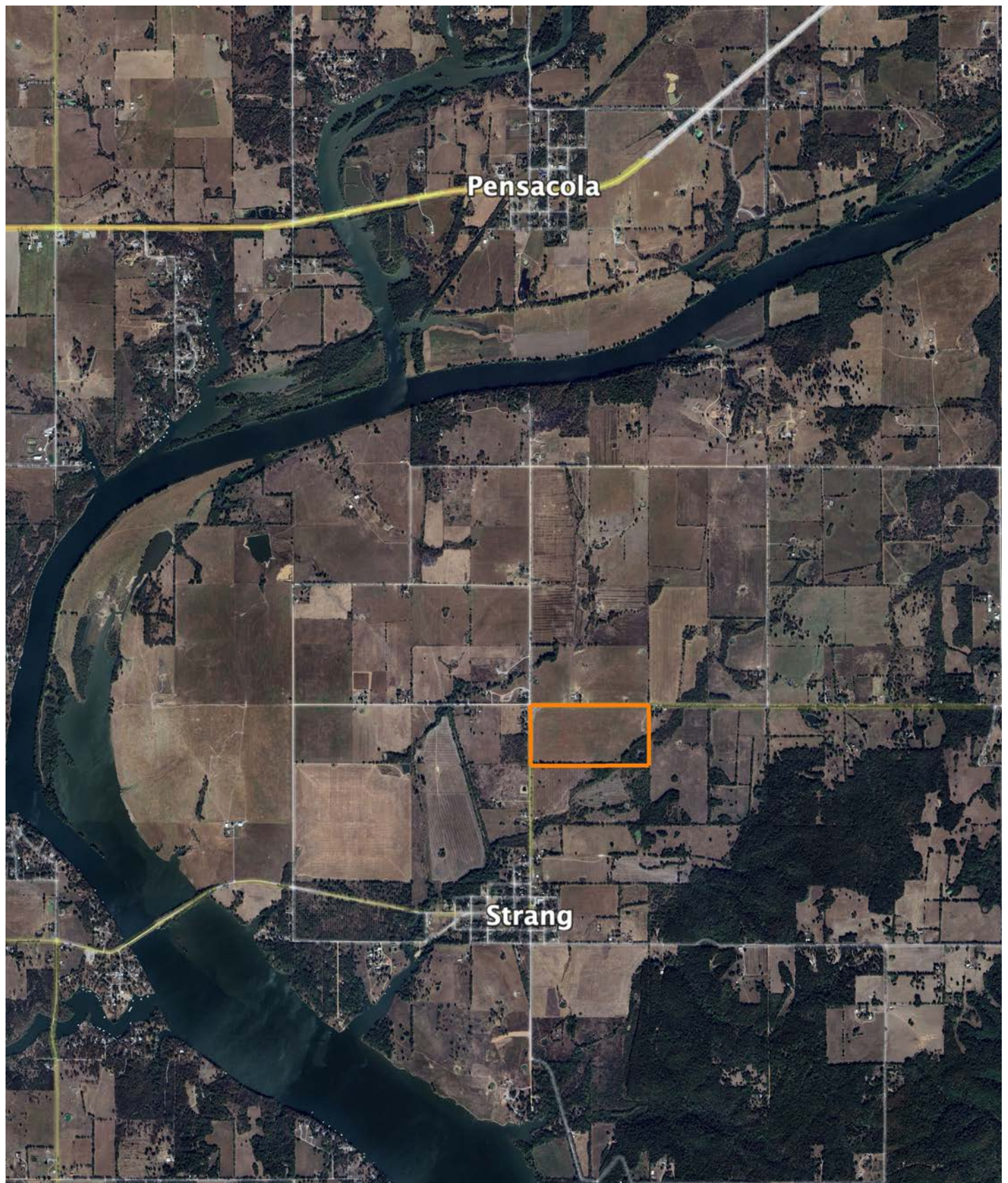
Area Symbol: OK097, Soil Area Version: 18

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
ChA	Choteau silt loam, 0 to 1 percent slopes	36.72	45.5%		> 6.5ft.	Is	5231	74	71	66	70	74
PaA	Parsons silt loam, 0 to 1 percent slopes	29.96	37.1%		1.1ft. (Abrupt textural change)	Illw	3761	83	82	66	69	62
TaA	Taloka silt loam, 0 to 1 percent slopes	5.23	6.5%		1.7ft. (Abrupt textural change)	Ills	4913	62	59	58	62	62
DvE	Eram-Verdigris complex, 0 to 12 percent slopes	4.96	6.2%		3ft. (Paralithic bedrock)	Vle	5922	60	58	54	54	46
SuA	Summit silty clay loam, 0 to 1 percent slopes	2.64	3.3%		> 6.5ft.	Ilw	5089	62	56	60	55	62
CrC	Craig silt loam, 3 to 5 percent slopes	0.88	1.1%		> 6.5ft.	Ille	5150	64	60	52	46	64
CrB	Craig silt loam, 1 to 3 percent slopes	0.26	0.3%		> 6.5ft.	Ilis	5176	65	60	51	46	64
Weighted Average						2.24	4701.1	*n 75.2	*n 72.9	*n 64.3	*n 67.3	*n 66.5

*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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