

MIDWEST LAND GROUP PRESENTS



**321 ACRES**  
**OKFUSKEE COUNTY, OK**

**381086 East 1010 Road, Okemah, Oklahoma 74859**





MIDWEST LAND GROUP IS HONORED TO PRESENT

# THE FORMERLY KNOWN SIX SHOOTER RANCH

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Located just over an hour from downtown Tulsa, the formerly known Six Shooter Ranch presents an exceptional opportunity for anyone looking to shape a property to fit their vision. Pecan trees are scattered throughout the property, providing a reliable food source for whitetail deer and turkey. Six Shooter Creek runs through the property, dividing it between the north and south sides and offering consistent water and quality habitat for wildlife.

The south side features beautiful rolling grassland with scattered mature trees, creating a scenic and usable landscape. The north side consists of approximately 160 +/- acres of predominantly timber with strategically positioned openings—ideal for future food plots or habitat improvements. If you're seeking a recreational property with incredible potential to customize, this one deserves your consideration.



## PROPERTY FEATURES

COUNTY: **OKFUSKEE** | STATE: **OKLAHOMA** | ACRES: **321**

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- Live water
- Timber
- Pasture
- Wet-weather creek
- Whitetail deer
- Turkey
- Feral hogs
- Structure
- Four ponds
- Road frontage



## TIMBER

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## LIVE WATER

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## PASTURE

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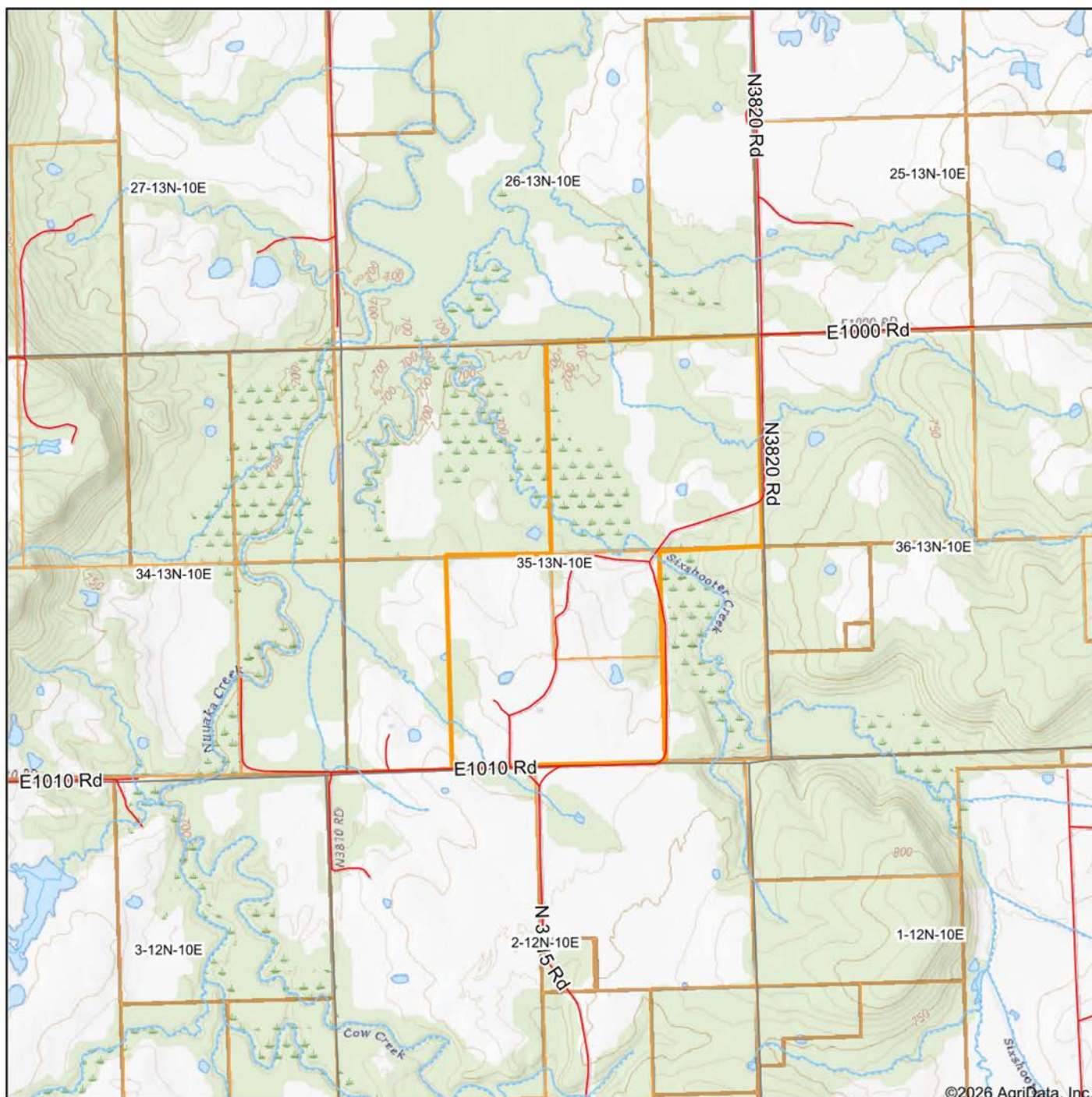
A horizontal number line with tick marks at 0ft, 1948ft, and 3895ft.



1/29/2026



# TOPOGRAPHY MAP



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Map Center: 35° 33' 32.38, -96° 13' 10.33

0ft 1948ft 3895ft

**35-13N-10E**  
**Okfuskee County**  
**Oklahoma**



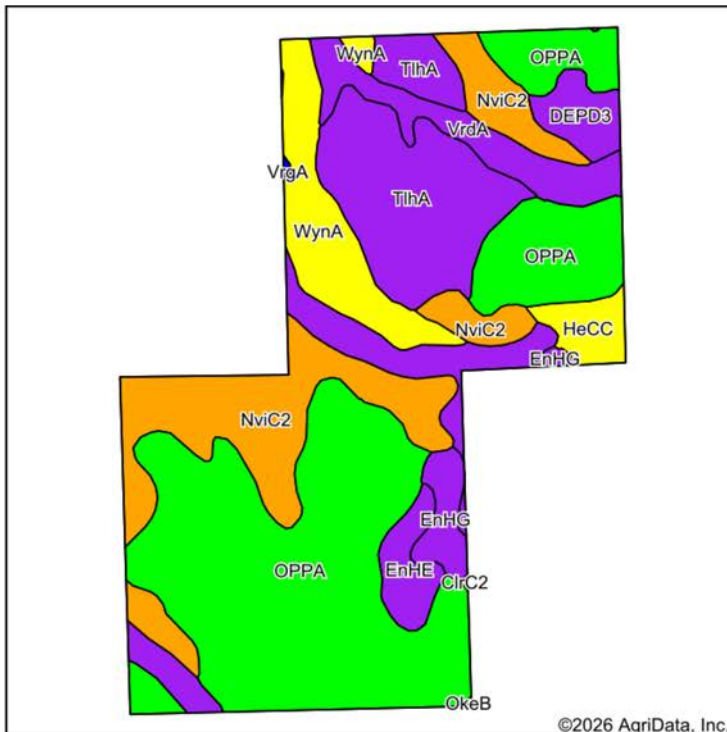
Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING

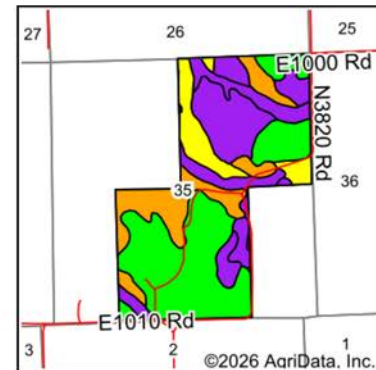
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# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**  
 County: **Okfuskee**  
 Location: **35-13N-10E**  
 Township: **Okemah**  
 Acres: **321.06**  
 Date: **1/24/2026**



Maps Provided By:

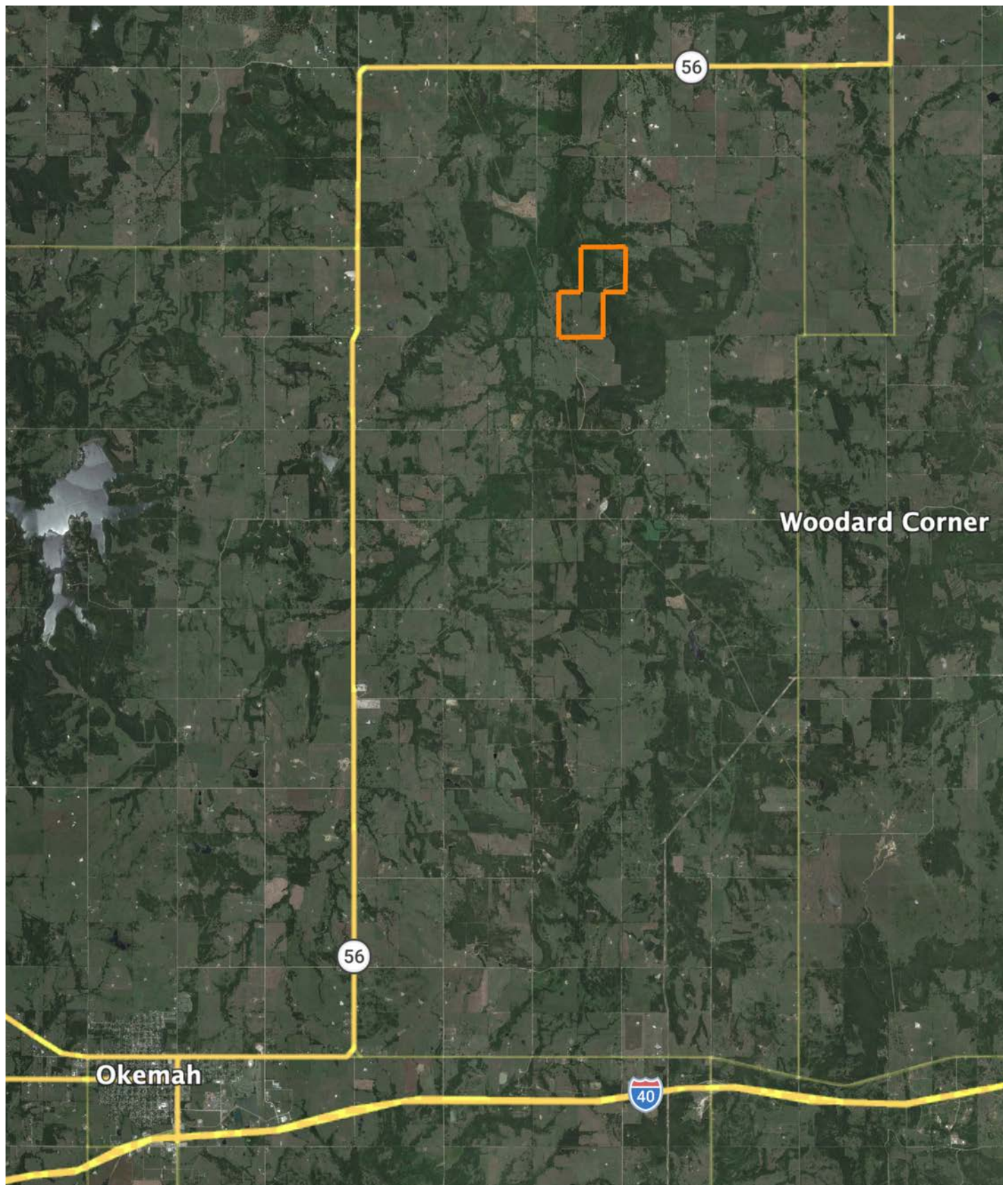
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Area Symbol: OK107, Soil Area Version: 24										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
OPPA	Okemah-Pharoah-Parsons complex, 0 to 1 percent slopes	132.67	41.4%		1ft. (Abrupt textural change)	Iw	3453	62	49	53
NviC2	Navina loam, 3 to 5 percent slopes, eroded	55.66	17.3%		> 6.5ft.	Ille	0	58	53	57
TihA	Tullahassee fine sandy loam, 0 to 1 percent slopes, frequently flooded	44.30	13.8%		> 6.5ft.	Vw	7675	24	12	9
VrdA	Verdigris silt loam, 0 to 1 percent slopes, frequently flooded	34.95	10.9%		> 6.5ft.	Vw	8048	63	63	52
WynA	Wynona silt loam, 0 to 1 percent slopes, occasionally flooded	24.02	7.5%		> 6.5ft.	IVw	8000	52	31	43
EnHE	Endsaw-Hector complex, 5 to 12 percent slopes	7.72	2.4%		4ft. (Paralithic bedrock)	Vle	3115	39	28	28
DEPD3	Dennis, Eram and Pharoah soils, 1 to 8 percent slopes, severely eroded	7.44	2.3%		2.6ft. (Paralithic bedrock)	Vle	0	56	48	40
EnHG	Endsaw-Hector complex, 12 to 30 percent slopes	7.19	2.2%		4.1ft. (Paralithic bedrock)	Vlle	3115	32	22	21
HeCC	Hector-Clearview complex, 3 to 5 percent slopes, very rocky	6.69	2.1%		1.2ft. (Lithic bedrock)	IVs	2655	33	29	24
VrgA	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	0.25	0.1%		> 6.5ft.	Ilw	7758	82	82	75
ClrC2	Clearview fine sandy loam, 3 to 5 percent slopes, eroded	0.11	0.0%		2.9ft. (Lithic bedrock)	IVe	0	51	45	36
OkeB	Okemah silt loam, 1 to 3 percent slopes	0.06	0.0%		> 6.5ft.	Ile	4173	75	74	71



# 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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