

MIDWEST LAND GROUP PRESENTS

478 ACRES

PITTSBURG COUNTY, OK

0000 E 1290 ROAD, QUINTON, OKLAHOMA, 74561



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PITTSBURG COUNTY RETREAT WITH CREEK, PONDS & PREMIER HUNTING HABITAT

This 478-acre tract in Pittsburg County, Oklahoma, offers a rare blend of beauty, functionality, and opportunity. With over 100 feet of elevation change, the property delivers rolling terrain, scenic views, and great hunting locations. This property is majority timber with pockets of pasture on the higher ground, creating a good balance for both recreation and agricultural use. Heifer Creek winds through the property, complemented by three ponds that provide reliable water sources for wildlife and livestock alike.

This property is a true wildlife haven. With thriving populations of whitetail deer and turkeys, the land is well-suited for hunting or simply enjoying the natural

surroundings. The combination of dense timber, water features, and varied terrain creates prime habitat, making it a consistent and productive recreational property year after year.

In addition to its recreational appeal, the property is equipped with cattle pens already in place. Water and electricity are available at the road, adding convenience for future improvements. Ideally located just 12 miles from Eufaula, 75 miles from Tulsa, and 62 miles from Fort Smith, Arkansas, this property offers both privacy and accessibility, making it a versatile option for recreation, agriculture, or a legacy holding.



PROPERTY FEATURES

COUNTY: **PITTSBURG** | STATE: **OKLAHOMA** | ACRES: **478**

- Whitetail deer
- Oak trees
- Over 100 feet of elevation change
- Heifer Creek
- Three ponds
- Timber
- Pasture
- Cattle pens
- Turkeys
- 12 miles from Eufaula, Oklahoma
- 75 miles from Tulsa, Oklahoma
- 62 miles to Fort Smith, Arkansas



478 +/- SCENIC ACRES

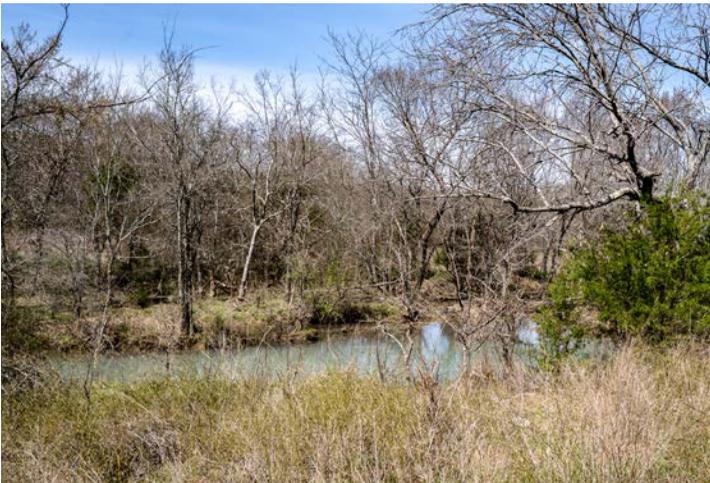
With over 100 feet of elevation change, the property delivers rolling terrain, scenic views, and great hunting locations.



PONDS



HEIFER CREEK

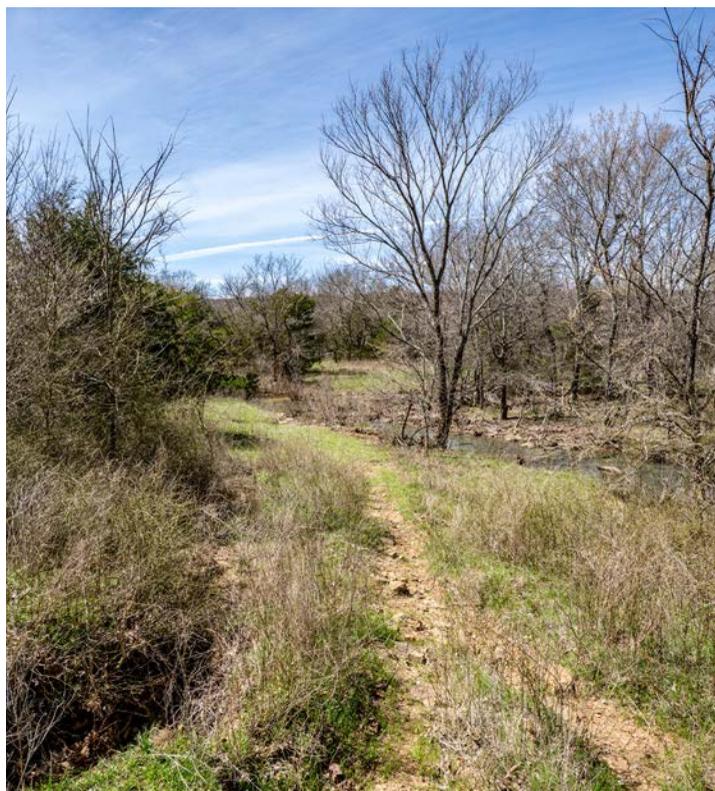


DENSE TIMBER



WILDLIFE HABITAT

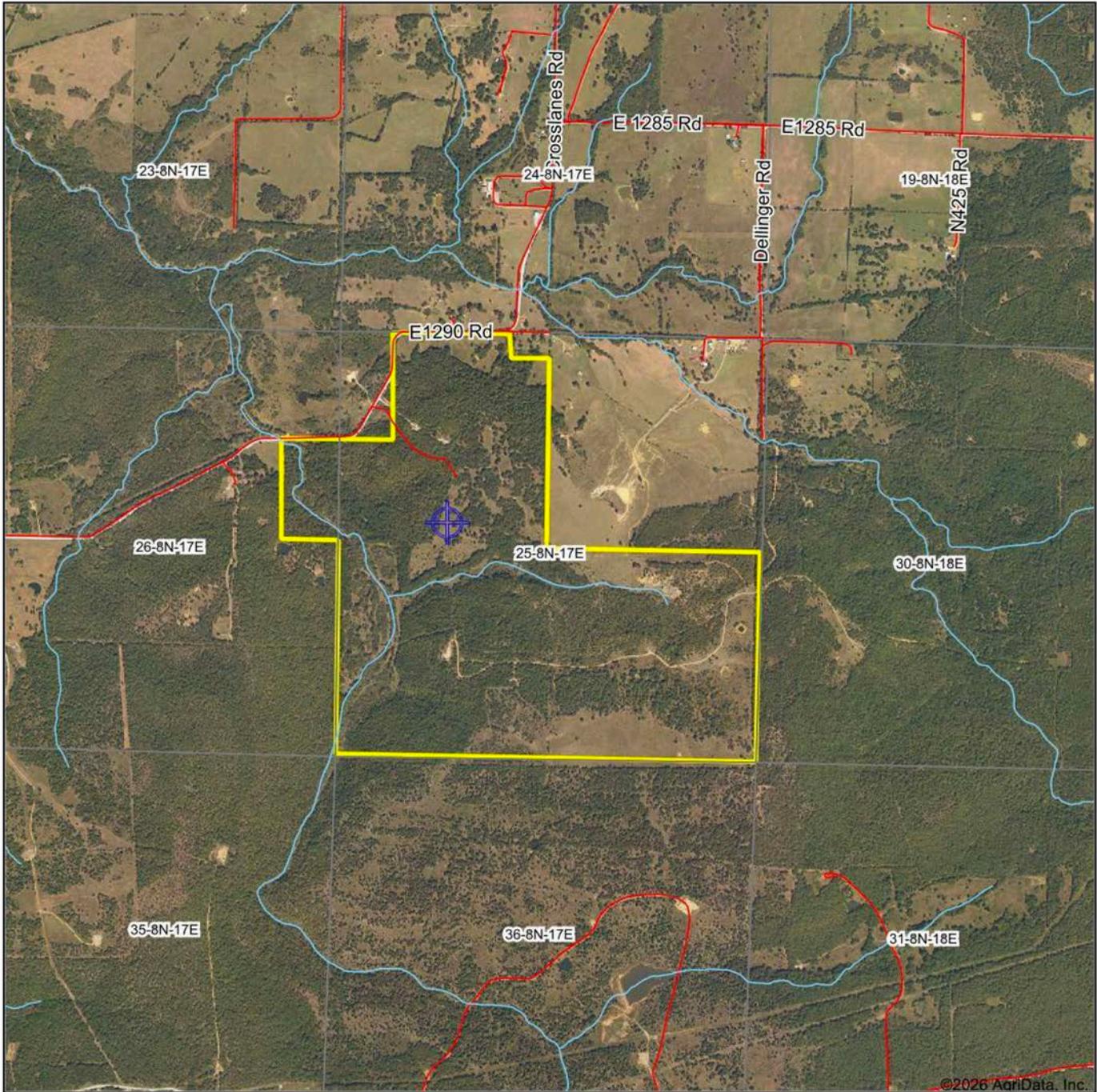
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CATTLE PENS



AERIAL MAP



Boundary Center: 35° 8' 18.64, -95° 27' 52.97



25-8N-17E
Pittsburg County
Oklahoma



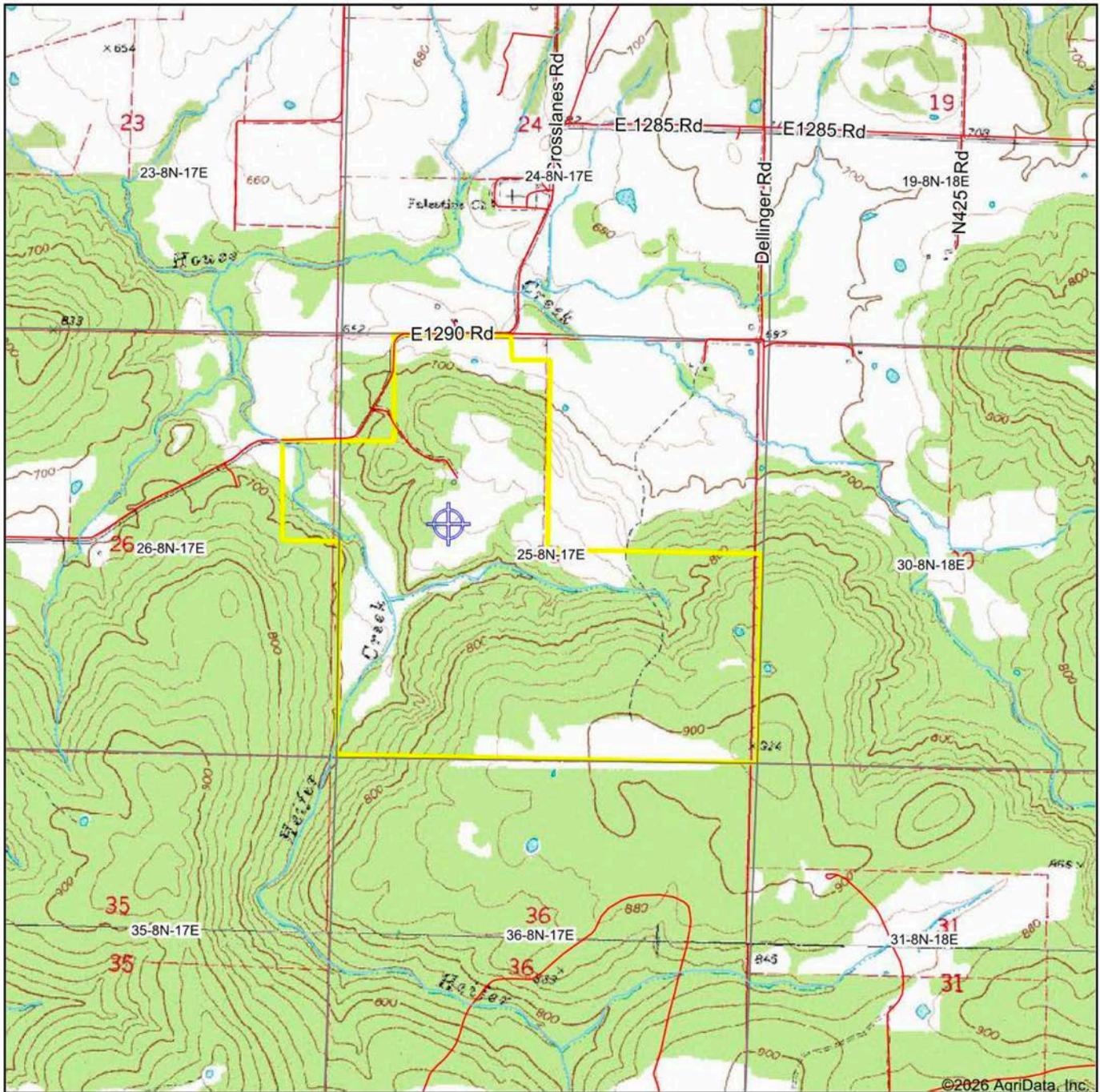
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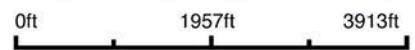
3/19/2026

TOPOGRAPHY MAP



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Map Center: 35° 8' 18.6, -95° 27' 48.53



25-8N-17E
Pittsburg County
Oklahoma



3/19/2026

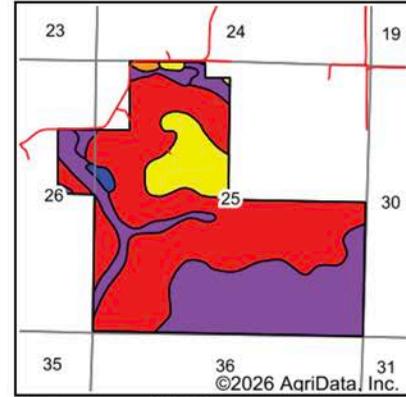
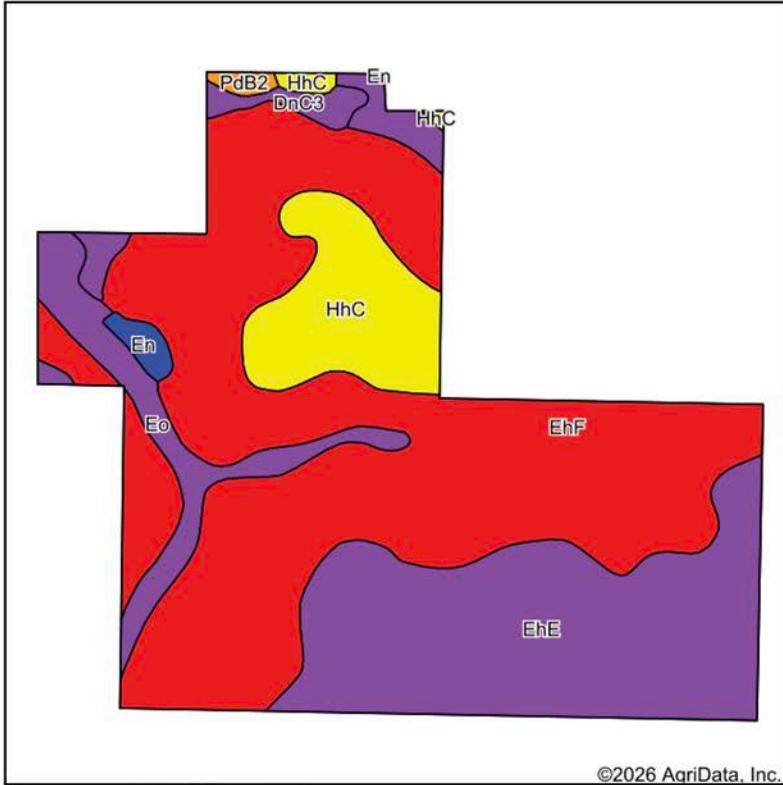


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SOILS MAP



State: **Oklahoma**
 County: **Pittsburg**
 Location: **25-8N-17E**
 Township: **Quinton**
 Acres: **477.3**
 Date: **3/19/2026**



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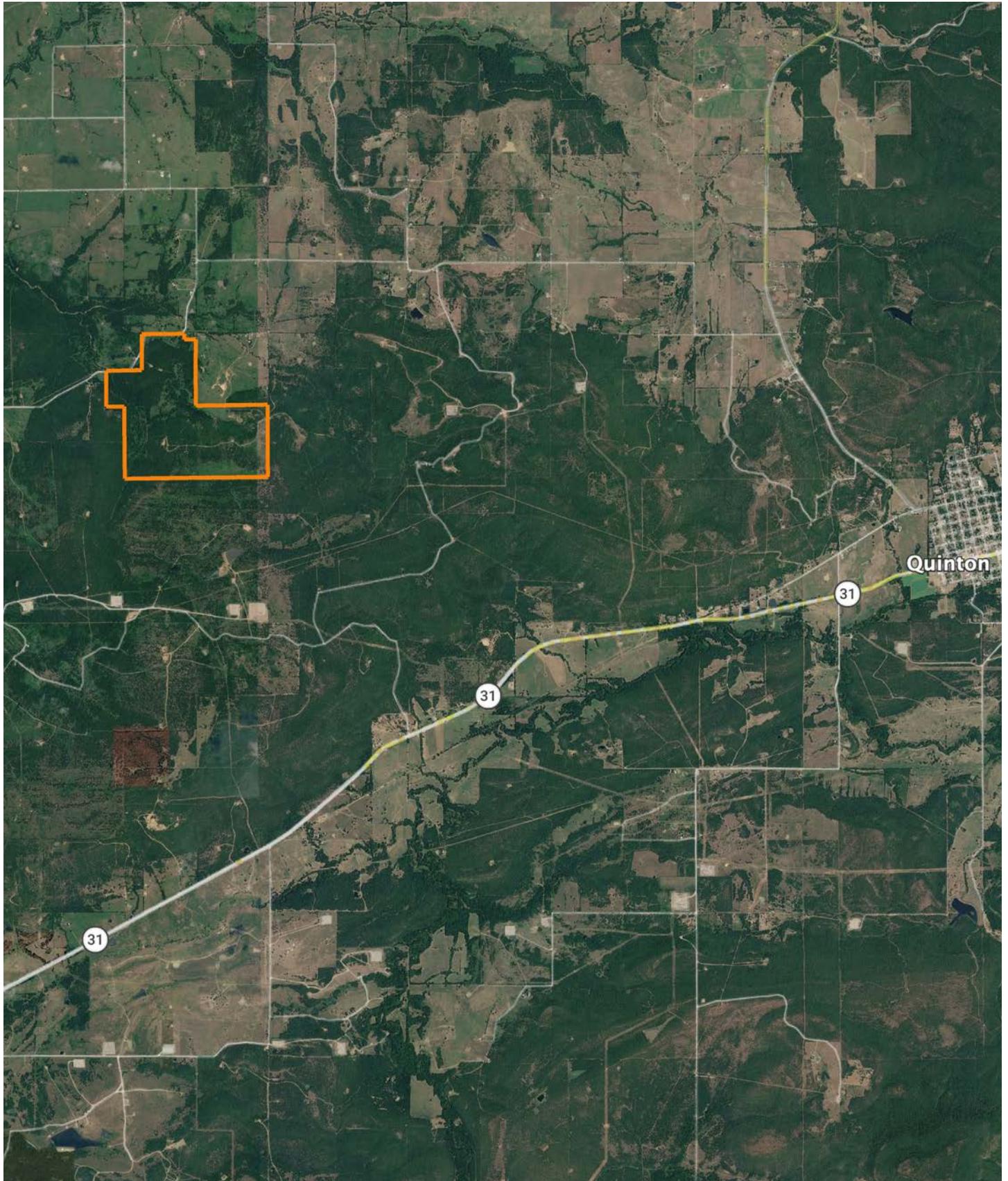


Soils data provided by USDA and NRCS.

Area Symbol: OK121, 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 Soybeans
EhF	Bengal-Clebit-Rock outcrop complex, 30 to 60 percent slopes	257.06	54.0%		2ft. (Paralithic bedrock)	Ville	2280	7	6	2
EhE	Bengal-Clebit-Clearview complex, 5 to 30 percent slopes	125.15	26.2%		2ft. (Paralithic bedrock)	Vile	3290	21	19	15
HhC	Clebit-Clearview complex, 3 to 5 percent slopes	44.60	9.3%		1.2ft. (Lithic bedrock)	IVs	3080	37	32	29
Eo	Rexor and Verdigris soils, 0 to 1 percent slopes, frequently flooded	29.14	6.1%		> 6.5ft.	Vvw	6875	63	62	61
DnC3	Dennis-Pharoah-Eram complex, 3 to 5 percent slopes, severely eroded	9.06	1.9%		2.5ft. (Paralithic bedrock)	Vle	0	50	38	37
HhD3	Clebit-Clearview complex, 3 to 8 percent slopes, severely eroded	6.43	1.3%		1.2ft. (Lithic bedrock)	Vle	0	26	24	20
En	Rexor silt loam, 0 to 1 percent slopes, occasionally flooded	3.78	0.8%		> 6.5ft.	Ilw	6650	79	69	69
PdB2	Parsons-Pharoah complex, 1 to 3 percent slopes, eroded	2.08	0.4%		> 6.5ft.	Ille	0	56	43	46
Weighted Average						7.05	2850.8	*n 18.7	*n 16.8	*n 13.2

*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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