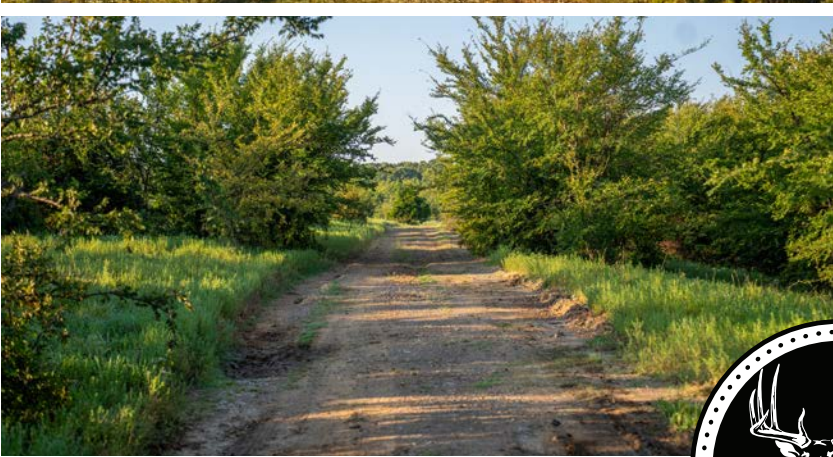


MIDWEST LAND GROUP PRESENTS

478 ACRES

PITTSBURG COUNTY, OK

0000 E 1290 ROAD, QUINTON, OKLAHOMA, 74561



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

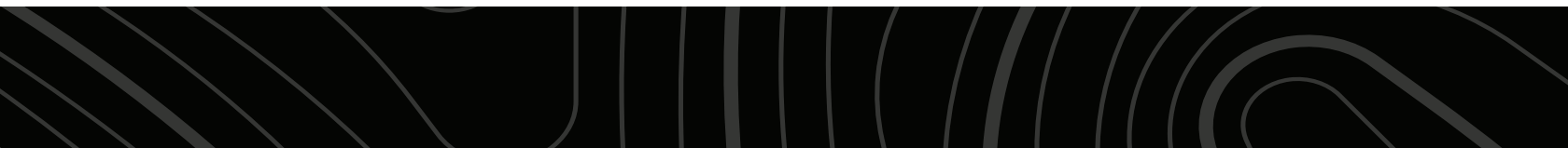
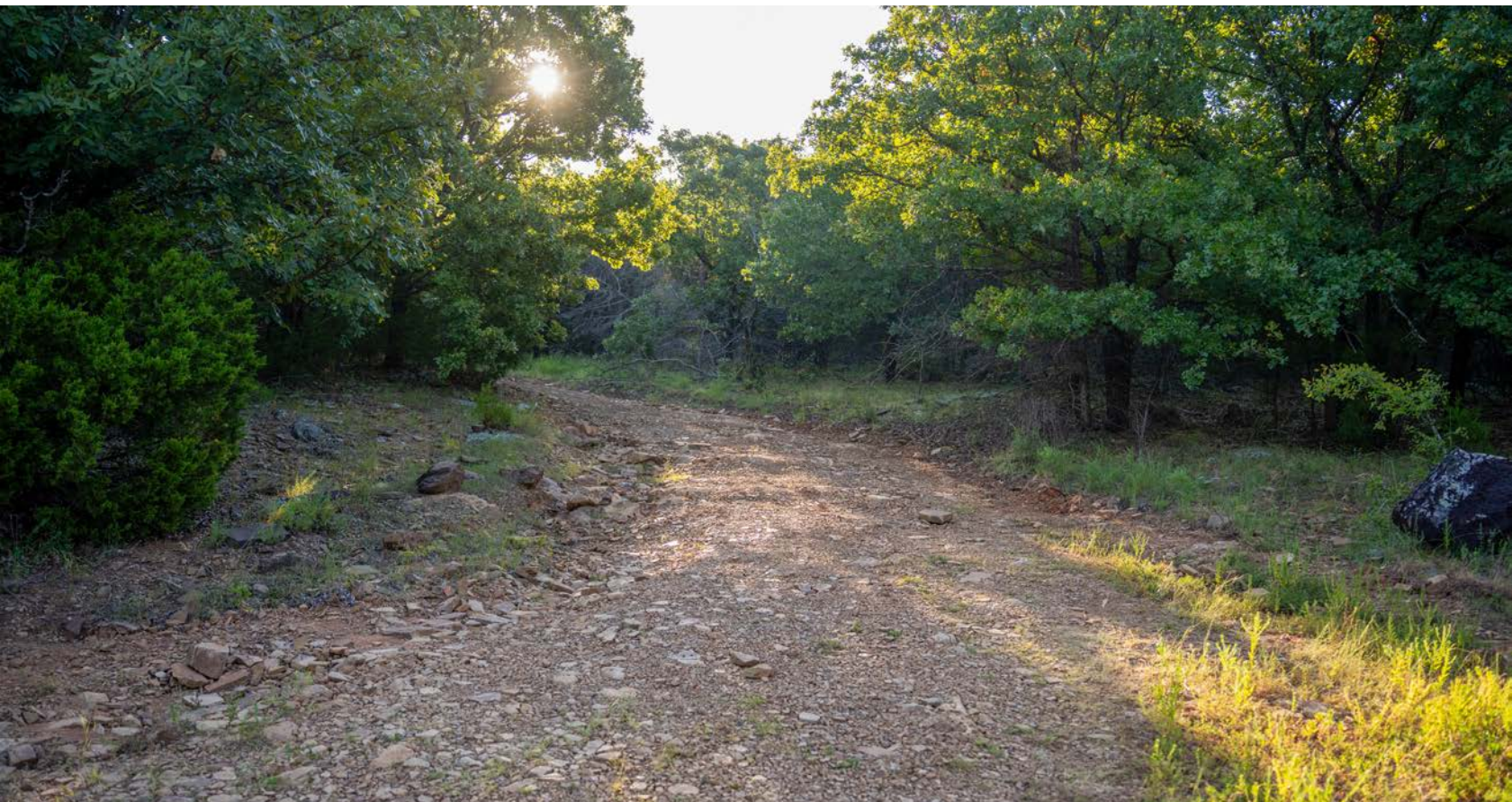
HEIFER CREEK FARM

This 478-acre tract in Pittsburg County, Oklahoma, offers a rare blend of beauty, functionality, and opportunity. With over 200 feet of elevation change, the property delivers rolling terrain, scenic views, and great hunting. This property is majority timber with pockets of pasture, creating a good balance for both recreation and agricultural use. Heifer Creek winds through the property, complemented by three ponds that provide water for both livestock and wildlife.

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 nature and its privacy. The combination of dense timber,

water features, and varied terrain creates prime habitat, making it a consistent and productive hunting property year after year.

In addition to its recreational appeal, the property is equipped with a hydraulic squeeze chute, tub and working pens for cattle. 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

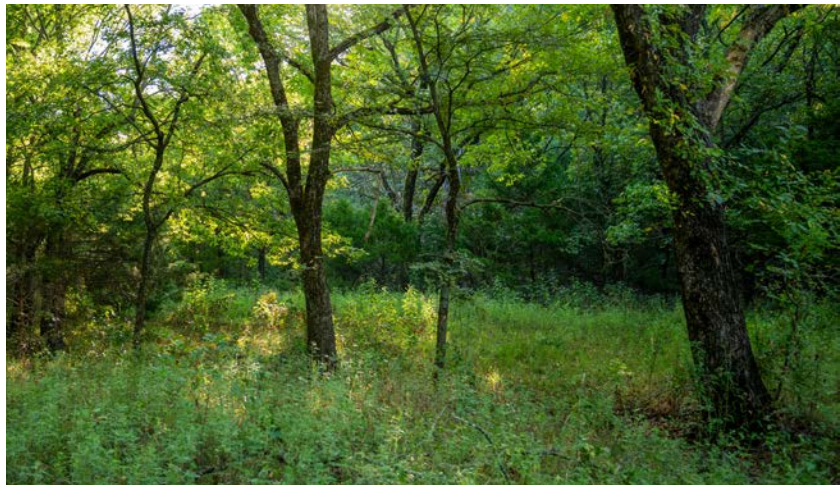
COUNTY: **PITTSBURG** | STATE: **OKLAHOMA** | ACRES: **478**

- Abundance of wildlife
- Roads/trails throughout property
- Hydraulic chute & tub
- Working pens
- Heifer Creek
- Mixture of timber and pasture
- Over 200' of elevation change
- 12 miles to Eufaula
- 62 miles to Ft Smith
- 75 miles to Tulsa

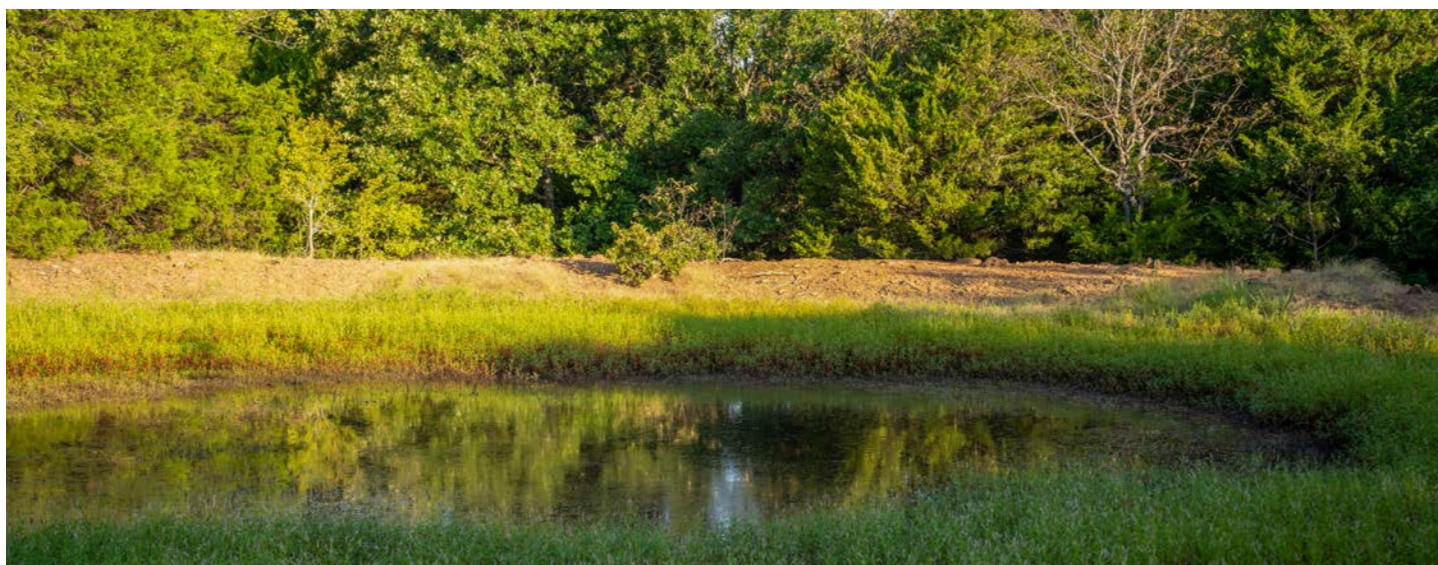


478 +/- SCENIC ACRES

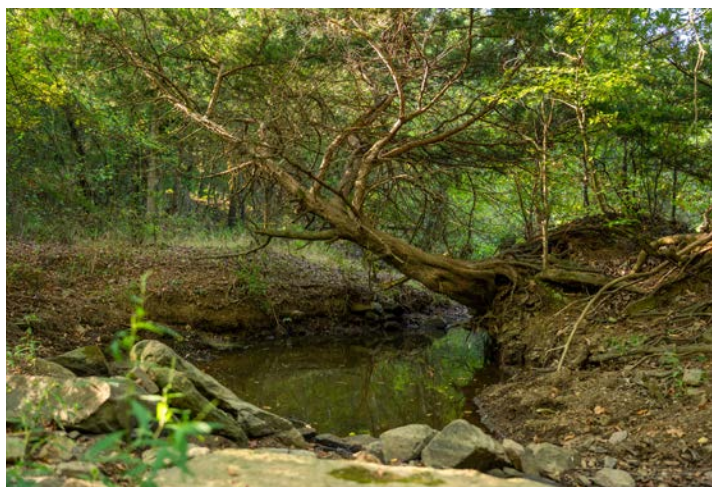
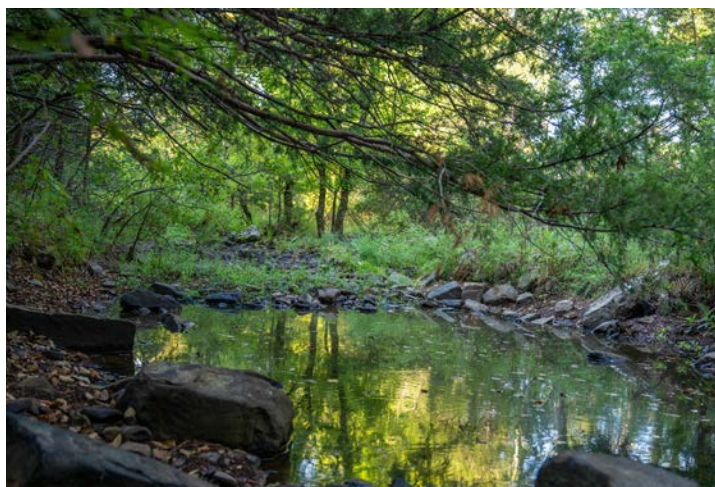
With over 100 feet of elevation change, the property delivers rolling terrain, scenic views, and great hunting locations.



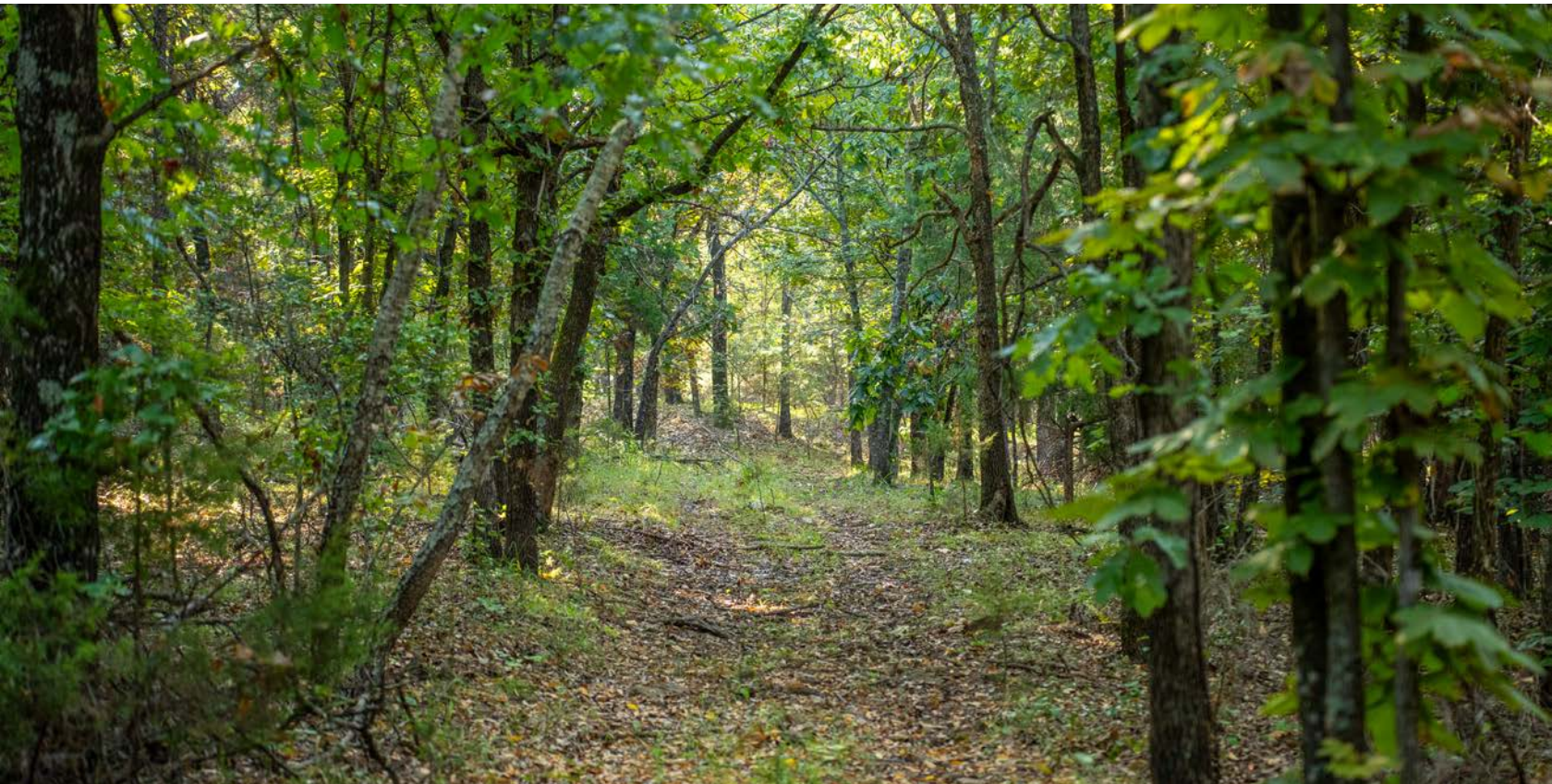
PONDS



HEIFER CREEK

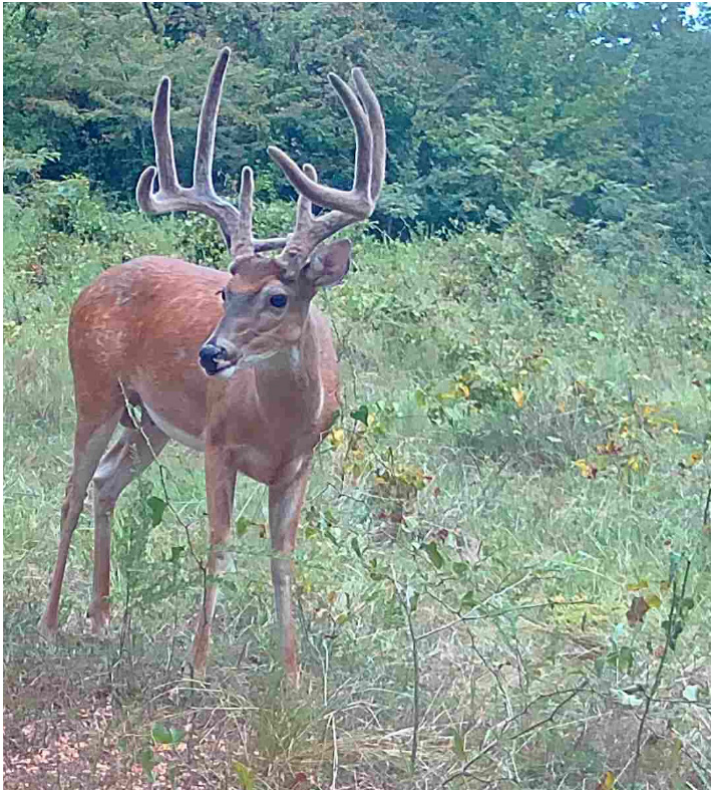


DENSE TIMBER



WILDLIFE HABITAT

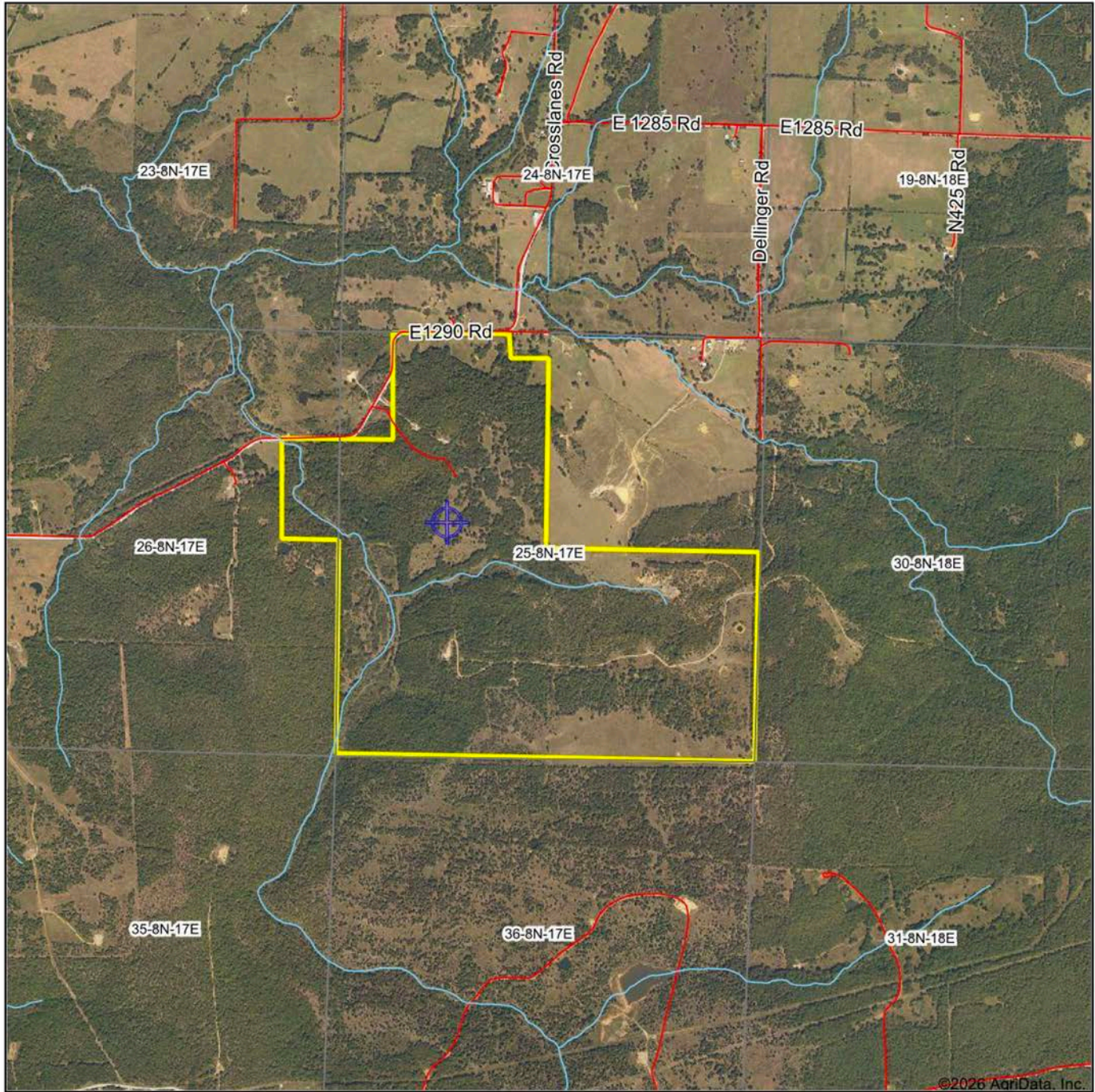
This property is a true wildlife haven. With thriving populations of whitetail deer and turkeys, the land is well-suited for hunting or simply enjoying the natural surroundings. The combination of dense timber, water features, and varied terrain creates prime habitat, making it a consistent and productive recreational property year after year.



CATTLE PENS



AERIAL MAP



©2026 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

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

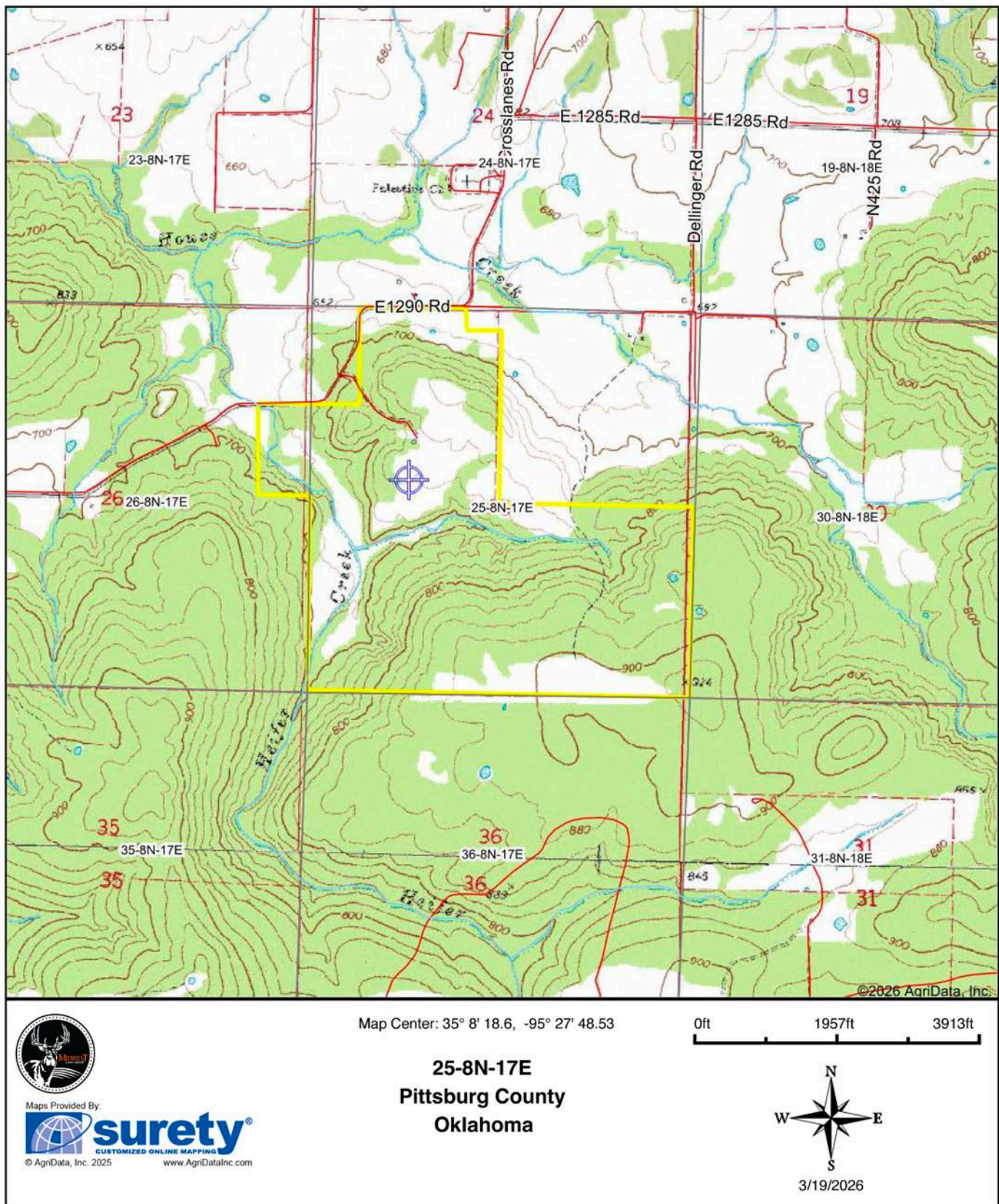
25-8N-17E
Pittsburg County
Oklahoma

0ft 1957ft 3913ft

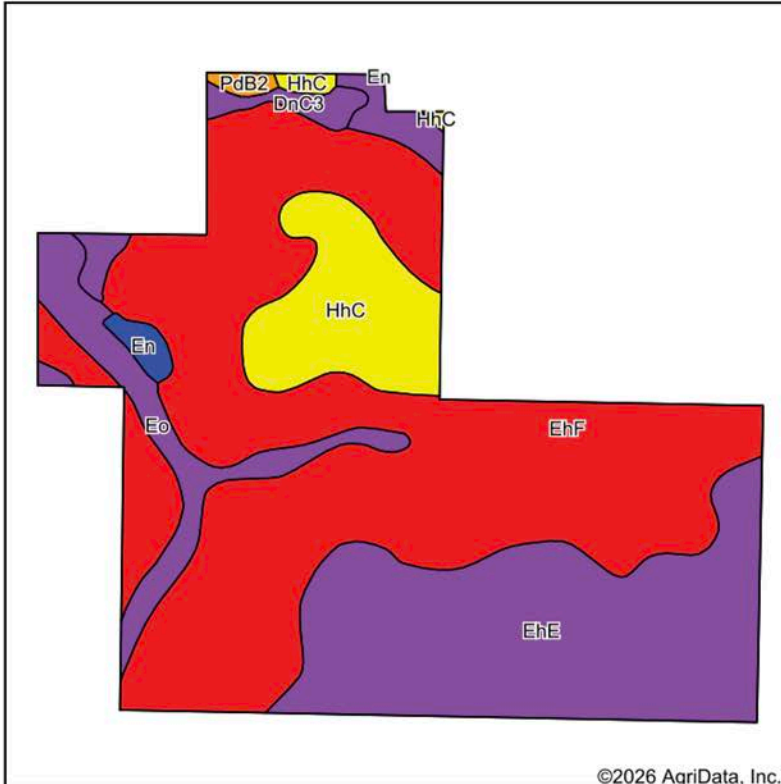


3/19/2026

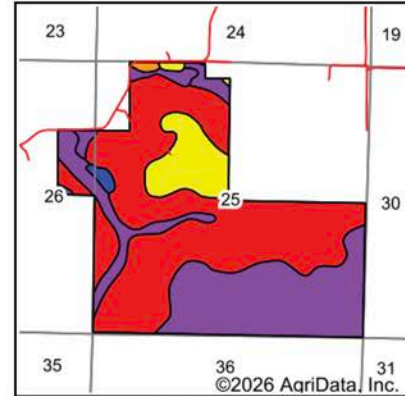
TOPOGRAPHY MAP



SOILS MAP



Soils data provided by USDA and NRCS.



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



Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com



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.	Vw	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.	IIw	6650	79	69	69
PdB2	Parsons-Pharoah complex, 1 to 3 percent slopes, eroded	2.08	0.4%		> 6.5ft.	IIle	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

Caleb Schweighardt developed his love for the outdoors at a young age while spending time on his grandparents' property in the hills of eastern Kentucky and the prairies of Oklahoma. Whether chasing spring turkeys, pursuing whitetail bucks with a bow in the fall, or simply spending every spare moment in the woods, those early experiences sparked a lifelong passion for land, wildlife, and the outdoors.

That passion has taken Caleb far beyond his home state, leading him on outdoor adventures across North America and around the world. From fishing for massive sturgeon in British Columbia to climbing high into the mountains of Tajikistan in pursuit of an ibex at over 16,000 feet, Caleb thrives in wild places. His travels have given him a deep appreciation for different landscapes, ecosystems, and the role that thoughtful land management plays in supporting healthy wildlife and habitat.

He also proudly served eight years in the military, an experience that instilled the discipline, professionalism, and drive for success that he brings to every client relationship. Having spent much of his life hunting, working outdoors, and learning the land firsthand, Caleb understands what makes a property truly special. His knowledge of wildlife habitat, native grasses, timber, and land improvement allows him to connect naturally with buyers and sellers who share the same appreciation for rural property. His passion for the outdoors has even earned him recognition in North American Whitetail magazine.

For Caleb, helping clients buy or sell land isn't just about a transaction, it's about helping people find the farm, ranch, or hunting property they've always dreamed of owning.



CALEB SCHWEIGHARDT
LAND AGENT
405.385.9181

CSchweighardt@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, North Dakota, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.