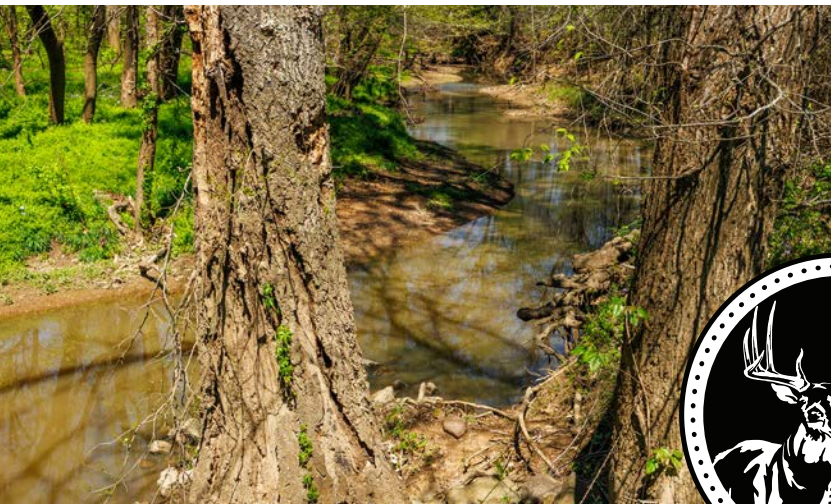


MIDWEST LAND GROUP PRESENTS

69 ACRES IN

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# CRAIG COUNTY OKLAHOMA



21010 SOUTH 4450 ROAD, VINITA, OK 74301

MIDWEST LAND GROUP IS HONORED TO PRESENT

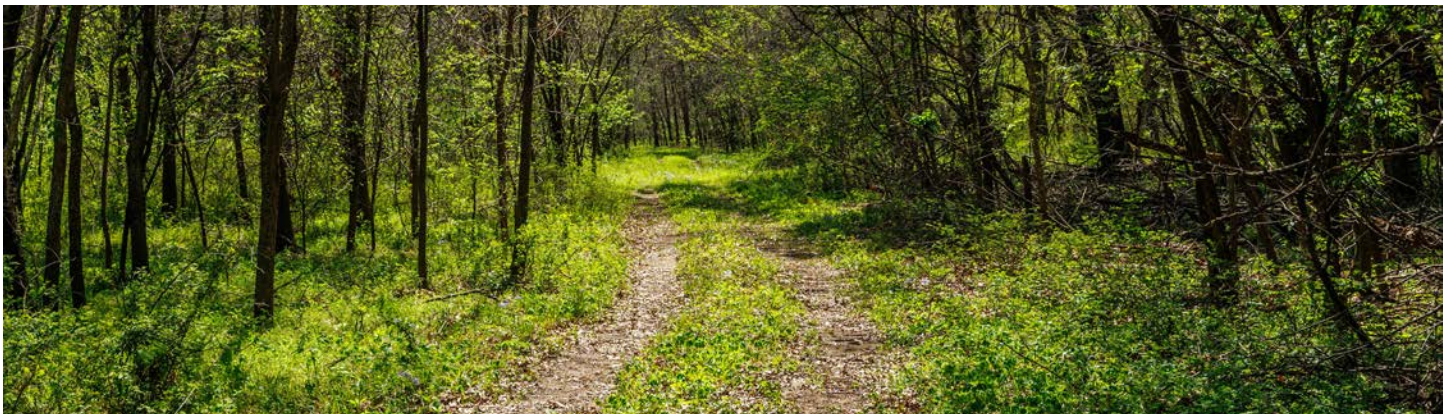
# TWO LIVE CREEKS, PONDS, HOUSE, & ULTIMATE WILDLIFE HABITAT IN NORTHEASTERN OKLAHOMA

Welcome to a rare and dynamic 69 +/- acre recreational retreat in the heart of Northeast Oklahoma, where water, wildlife, and wide-open opportunity come together. Tucked away just Northeast of Vinita, this property offers a unique blend of usability and natural beauty. A well-maintained 2-bedroom, 1-bath ranch-style cabin provides a comfortable basecamp or full-time residence, featuring warm wood flooring, an open-concept living space, and a large back porch perfect for taking in the quiet surroundings.

What truly sets this property apart is the land itself. A year-round slough stretches roughly 450 yards throughout the center of the property, complemented by two live-water creeks, Jones Creek and Little Cabin Creek, meandering across approximately three-quarters of a mile. Two ponds add even more water features, while approximately 9 acres of cultivated ground (currently planted in winter wheat) offer both agricultural and wildlife benefits.

The property is thoughtfully laid out with nearly 1.5 miles of established trails, allowing easy access to nearly every corner for multiple places to hunt. Mature hardwoods, including walnut, burr oak, white oak, and red oak, create an ideal habitat for thriving populations of deer, turkey, and waterfowl. For the serious outdoorsman or investor, the bottom ground presents a rare opportunity: the potential to develop a managed wetland system, creating a premier waterfowl hunting destination with access to water from multiple sources to pump from.

The seller has used this as a permanent residence over the years and boasts about how much wildlife this property holds year-round, especially the amount of deer that are on the wheat field in the fall/winter. You will be hard-pressed to find these many features on the market around this offering. Whether you're looking for a private hunting retreat, a weekend escape, or a place to build a legacy for a permanent residence, this property delivers. Call (918) 397-2737 today for listing agent Paul Smith.



# PROPERTY FEATURES

COUNTY: **CRAIG** | STATE: **OKLAHOMA** | ACRES: **69**

- 69 +/- acres of diverse recreational land with a perfect mix of timber, open ground, and water features
- 2 bed, 1 bath (1,344 sq. ft.) ranch/cabin-style home ideal for full-time living or a weekend retreat
- Year-round water sources, including Jones Creek, Little Cabin Creek, and a central slough
- Two ponds and a slough system create fishing and waterfowl habitat
- Prime hunting property loaded with deer, turkey, and waterfowl, with multiple stand locations
- Nearly 1.5 miles of established trail systems provide easy access across the entire property
- Approximately 9 acres of cultivated ground are currently planted in winter wheat for wildlife and income potential
- Mature hardwood timber, including walnut, burr oak, white oak, and red oak, throughout the bottom ground
- Development potential for wetland habitat, with the ability to pump water from creeks and slough, ideal for creating a waterfowl "honey hole"
- Sellers' mineral rights will convey
- 2025 taxes approximately \$600
- Approximately 10 minutes to Vinita, Oklahoma
- Approximately 20 minutes to Grand Lake
- Approximately 45 minutes to Joplin, Missouri
- Approximately 1 hour and 15 minutes to Tulsa, Oklahoma



# 69 +/- ACRES OF RECREATIONAL LAND

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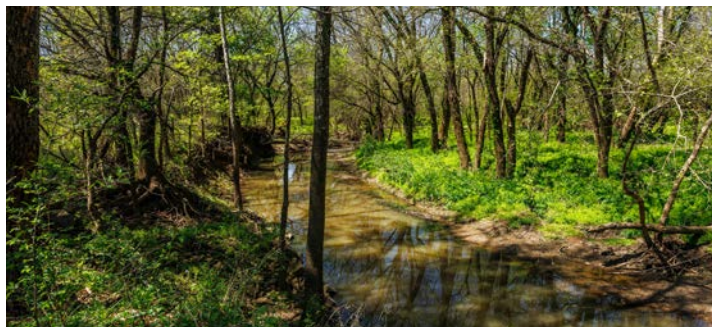
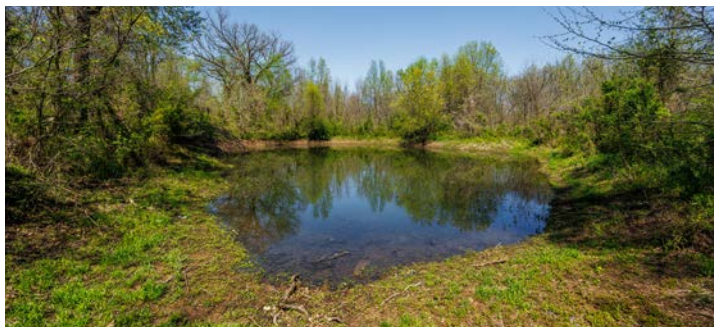
# RANCH/CABIN-STYLE HOME

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# YEAR-ROUND WATER SOURCES

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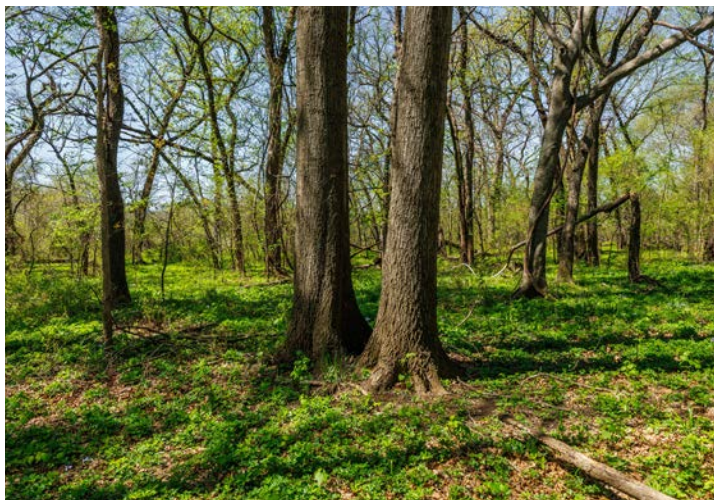
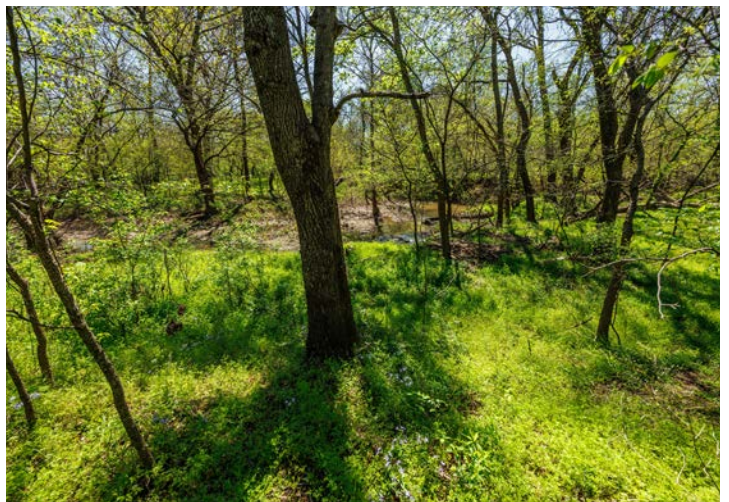
# ESTABLISHED TRAIL SYSTEMS

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# MATURE HARDWOOD TIMBER

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# TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 679.8

Max: 731.8

Range: 52.0

Average: 694.9

Standard Deviation: 6.1 ft

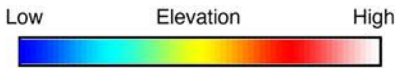
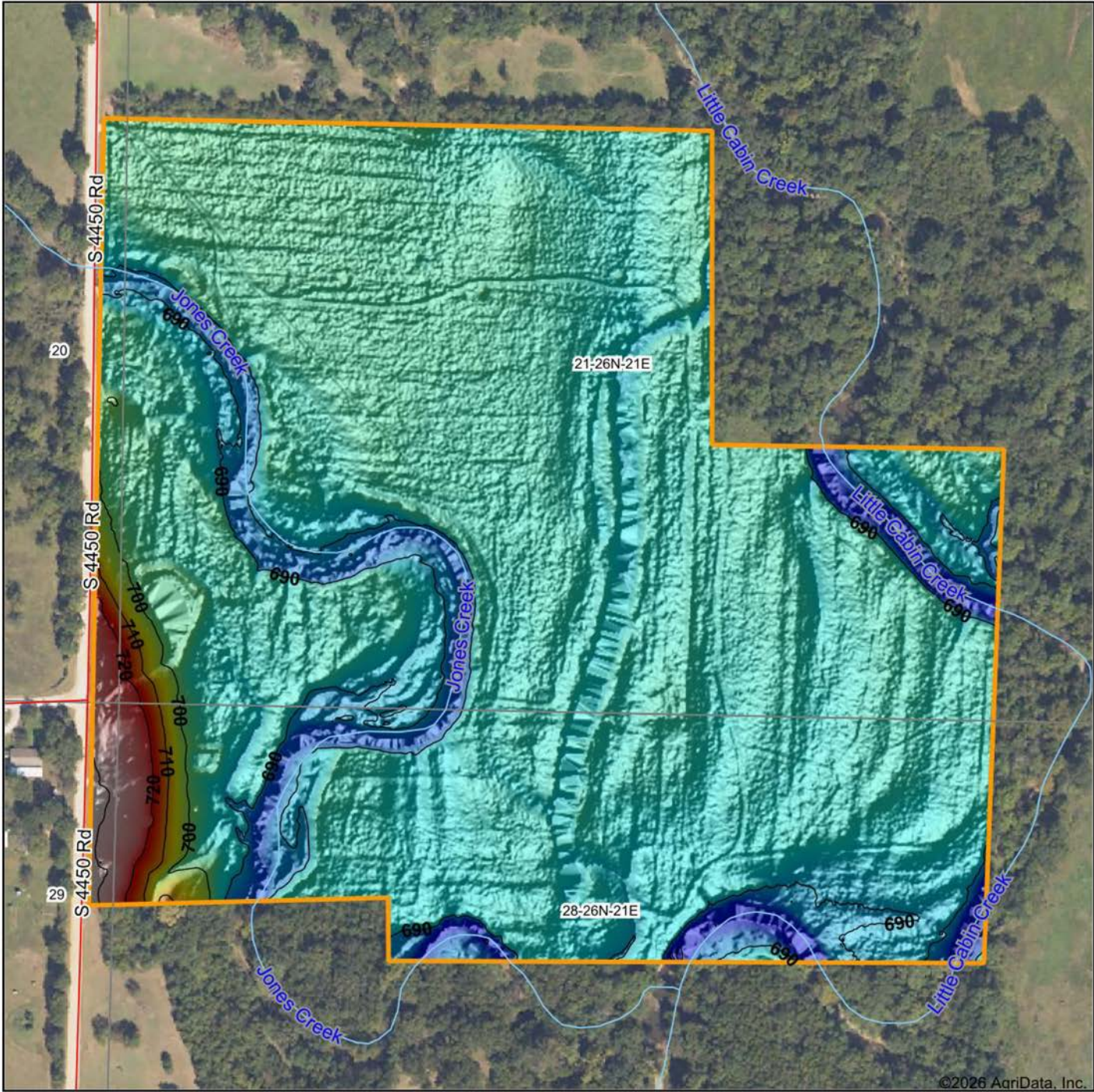


4/13/2026

**21-26N-21E**  
**Craig County**  
**Oklahoma**

Boundary Center: 36° 42' 54.67, -95° 4' 5.16

# HILLSHADE MAP

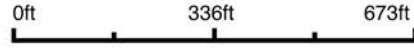


Maps Provided By:



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Source: USGS 1 meter dem  
 Interval(ft): 10  
 Min: 679.8  
 Max: 731.8  
 Range: 52.0  
 Average: 694.9  
 Standard Deviation: 6.1 ft

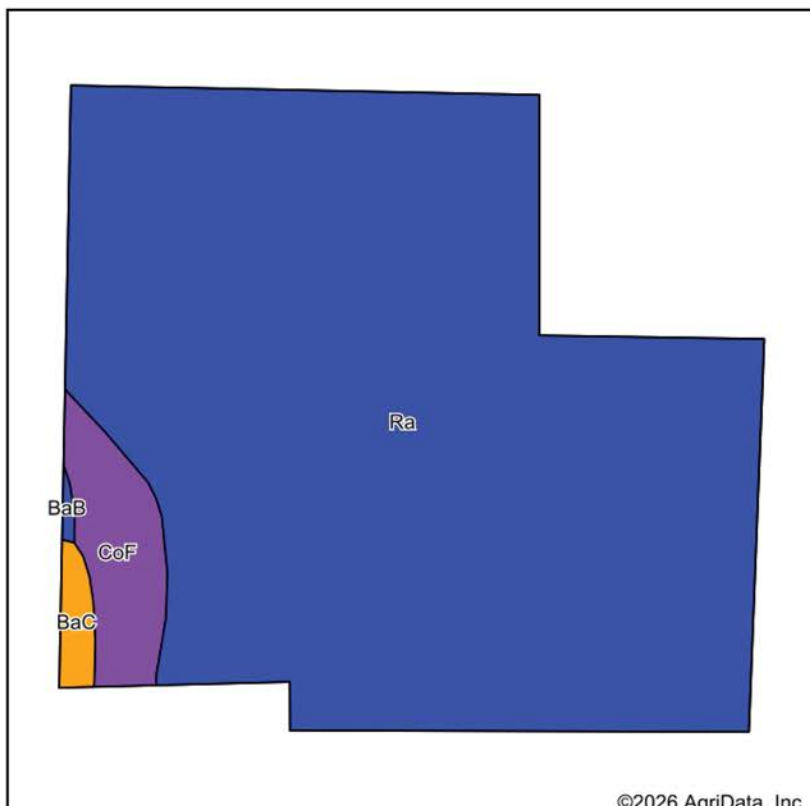


4/13/2026

**21-26N-21E**  
**Craig County**  
**Oklahoma**

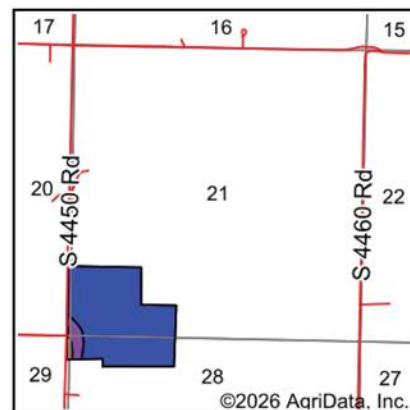
Boundary Center: 36° 42' 54.67, -95° 4' 5.16

# SOILS MAP



Soils data provided by USDA and NRCS.

©2026 AgriData, Inc.



State: **Oklahoma**  
 County: **Craig**  
 Location: **21-26N-21E**  
 Township: **Vinita East**  
 Acres: **69**  
 Date: **4/13/2026**



Maps Provided By:



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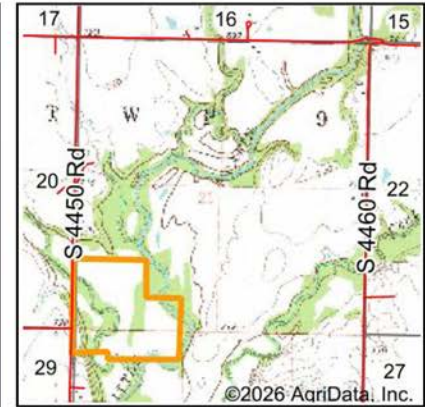
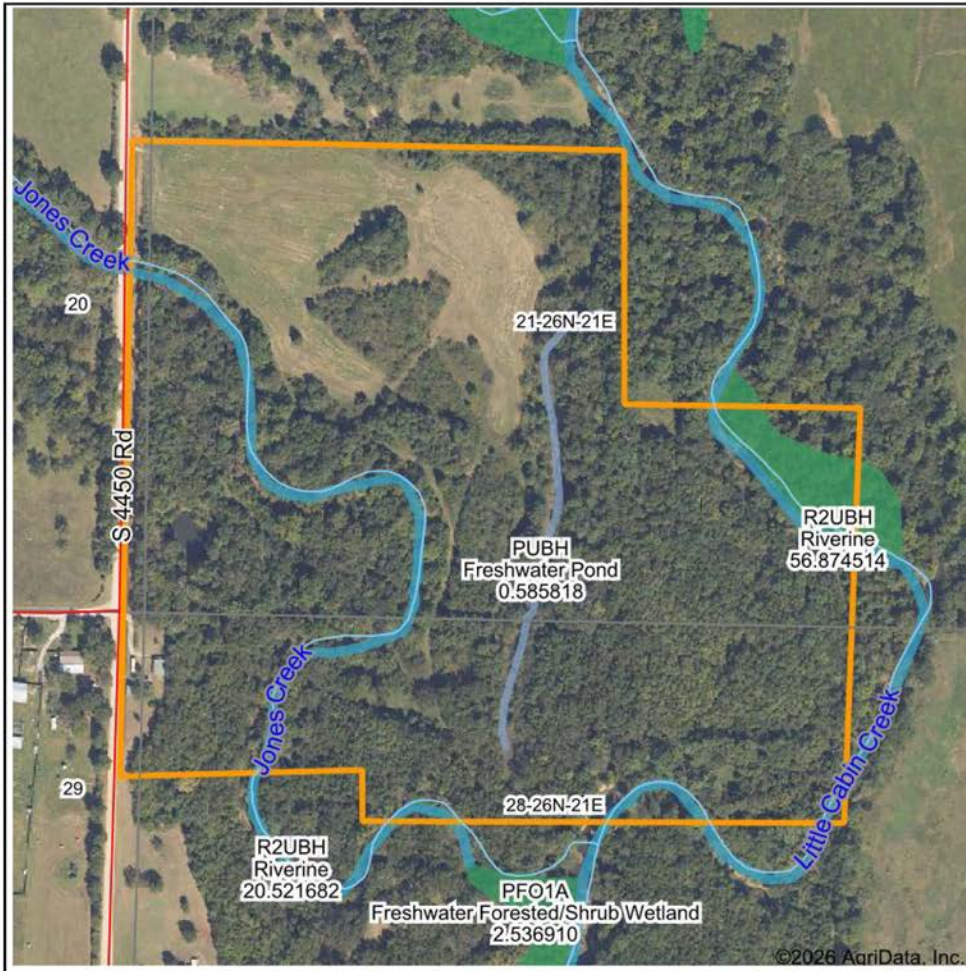
Area Symbol: OK035, Soil Area Version: 22

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
Ra	Radley silt loam, 0 to 1 percent slopes, occasionally flooded	64.51	93.5%		> 6.5ft.	IIw	7895	73	67	73
CoF	Collinsville-Vinita complex, 2 to 30 percent slopes	3.55	5.1%		1.2ft. (Lithic bedrock)	VIIe	4313	24	24	16
BaC	Bates loam, 3 to 5 percent slopes	0.81	1.2%		2.6ft. (Paralithic bedrock)	IIIe	4531	55	47	50
BaB	Bates loam, 1 to 3 percent slopes	0.13	0.2%		2.7ft. (Paralithic bedrock)	IIe	4735	65	65	52
<b>Weighted Average</b>							<b>2.27</b>	<b>*n 70.3</b>	<b>*n 64.5</b>	<b>*n 69.8</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# WETLANDS MAP



State: **Oklahoma**  
 Location: **21-26N-21E**  
 County: **Craig**  
 Township: **Vinita East**  
 Date: **4/13/2026**



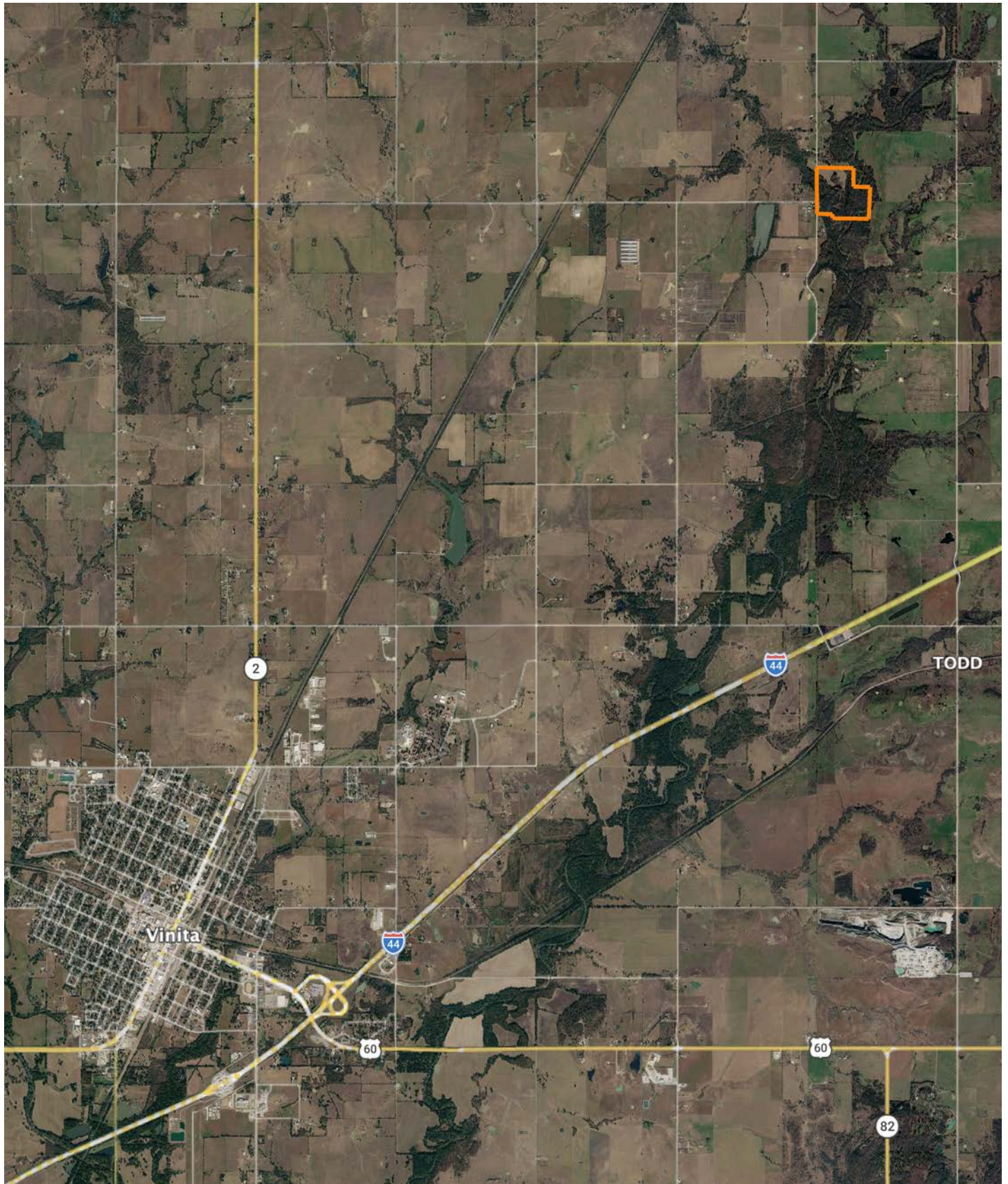
Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Classification Code	Type	Acres
R2UBH	Riverine	2.05
PFO1A	Freshwater Forested/Shrub Wetland	1.38
PUBH	Freshwater Pond	0.59
Total Acres		4.02

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

# OVERVIEW MAP



## AGENT CONTACT

Buying or selling real estate can be stressful and overwhelming and Paul is the kind of agent that loves to help people with their real estate needs. One of the reasons Paul came into this market is because he loves meeting new people and building lifelong relationships. Paul was born and raised in Oklahoma and a graduate of Oklahoma State University. He and his wife moved their family to live in Kansas for several yrs giving him an opportunity to know both markets and areas well.

With a lifelong obsession for the outdoors, hunting, and improving the land, Paul found his calling at Midwest Land Group, where he's able to fulfill his dream of working outdoors. He enjoys sharing a passion and talking with people about all facets of land – whether hunting, habitat improvement or investing – all while being able to create value for both his buyer and seller clients. When you work with Paul, rest assured he'll do everything he can to provide great customer service to reach the end goal of his clients.

Paul and his family reside in Oklahoma now and when he's not working, you can find Paul enjoying life and the outdoors year-round with his family. Paul is very active in his community helping coach youth sports and serving at his local Church. Paul lives with his wife Whitney and, together, they have three children, Ryker, Tymber, and PC. Give Paul a call today and let him help serve you in your real estate needs!



**PAUL SMITH,** LAND AGENT  
**918.397.2737**  
PSmith@MidwestLandGroup.com



**MidwestLandGroup.com**

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