

MIDWEST LAND GROUP PRESENTS

100 ACRES IN

DELAWARE COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TIMBER TRACT IN EASTERN OKLAHOMA

This exceptional 100 +/- acre timber tract offers the perfect blend of seclusion, recreation, and natural beauty. Featuring mature timber with a strong presence of oak trees, the property provides both immediate aesthetic appeal and long-term value. A wet-weather creek winds through the front of the property, enhancing the habitat and attracting abundant wildlife, including whitetail deer. With over 110 feet of elevation change, this property delivers dynamic topography - ideal for

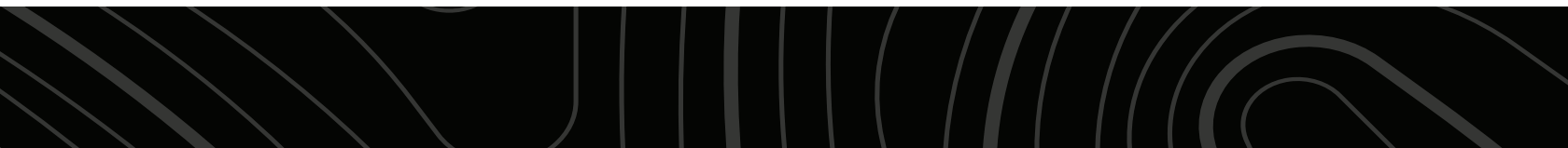
scenic views, strategic hunting setups, and exploring diverse terrain. Conveniently located just 10 miles from Lake Eucha, 22 miles from Siloam Springs, Arkansas, and only 60 miles from Tulsa, Oklahoma, this property strikes a rare balance between accessibility and escape.

Whether you're looking for a premier hunting property, a recreational getaway, or a place to build your dream cabin in the woods, this tract checks all the boxes.

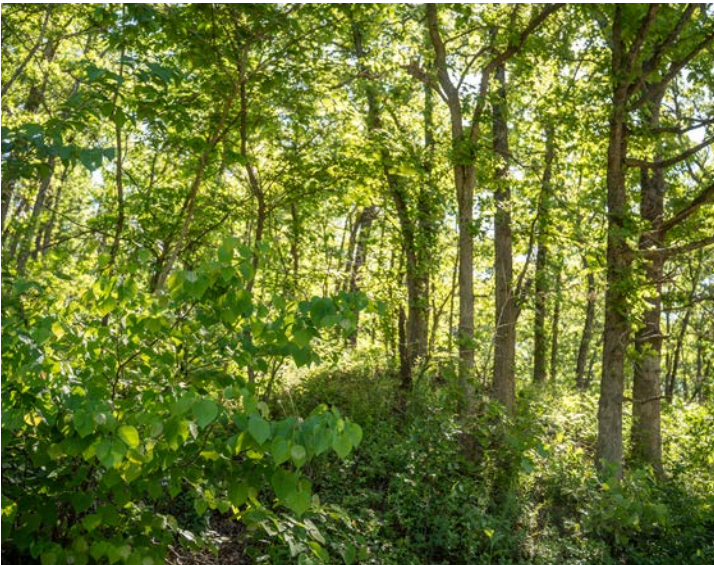
PROPERTY FEATURES

COUNTY: **DELAWARE** | STATE: **OKLAHOMA** | ACRES: **100**

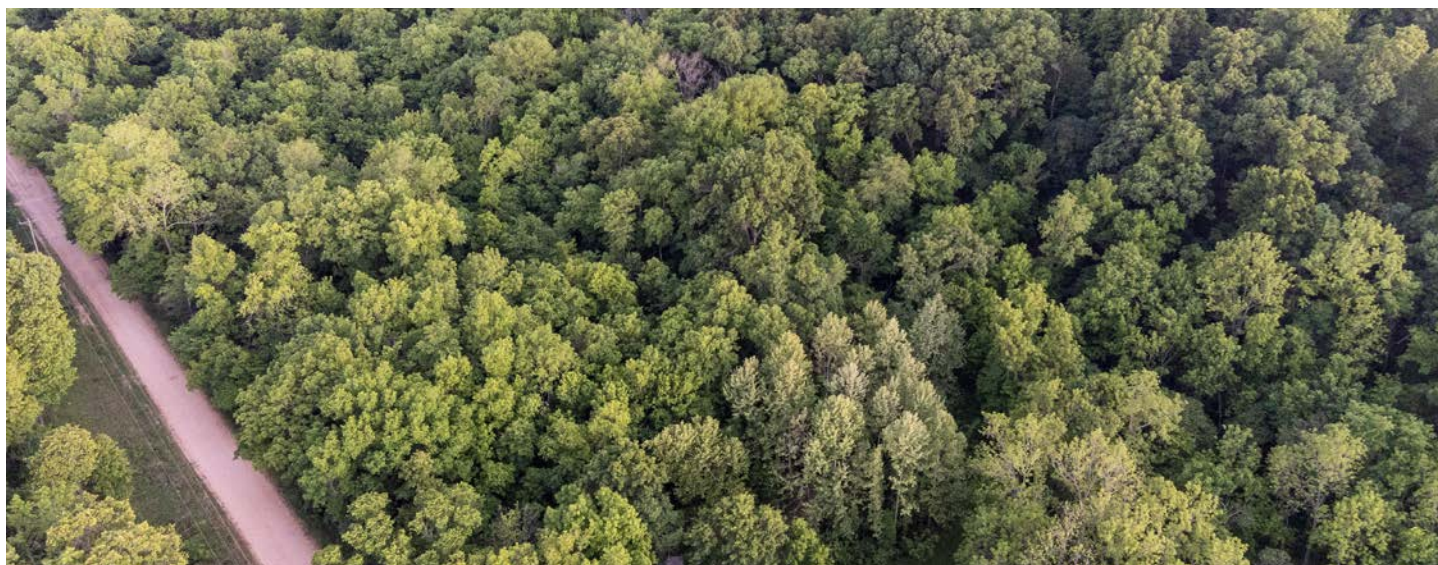
- Wet-weather creek
- Mature timber
- Whitetail deer
- Gravel road frontage
- Oak trees
- Over 110 feet of elevation change
- Maintained gravel road
- 10 miles to Lake Eucha
- 60 miles to Tulsa, OK
- 22 miles from Silom Springs, AR



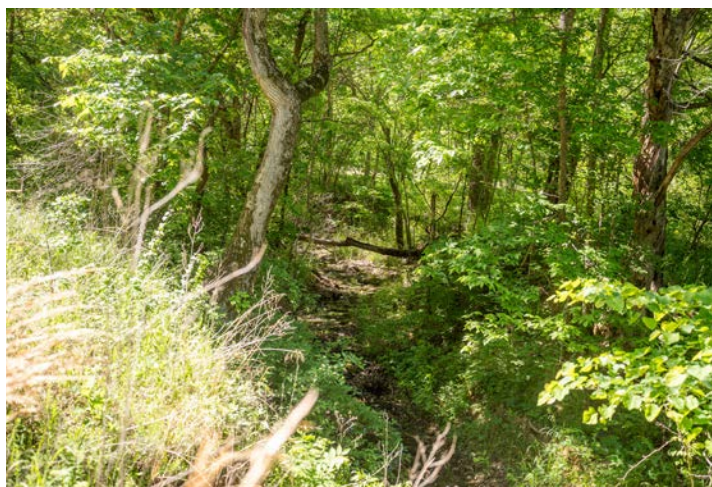
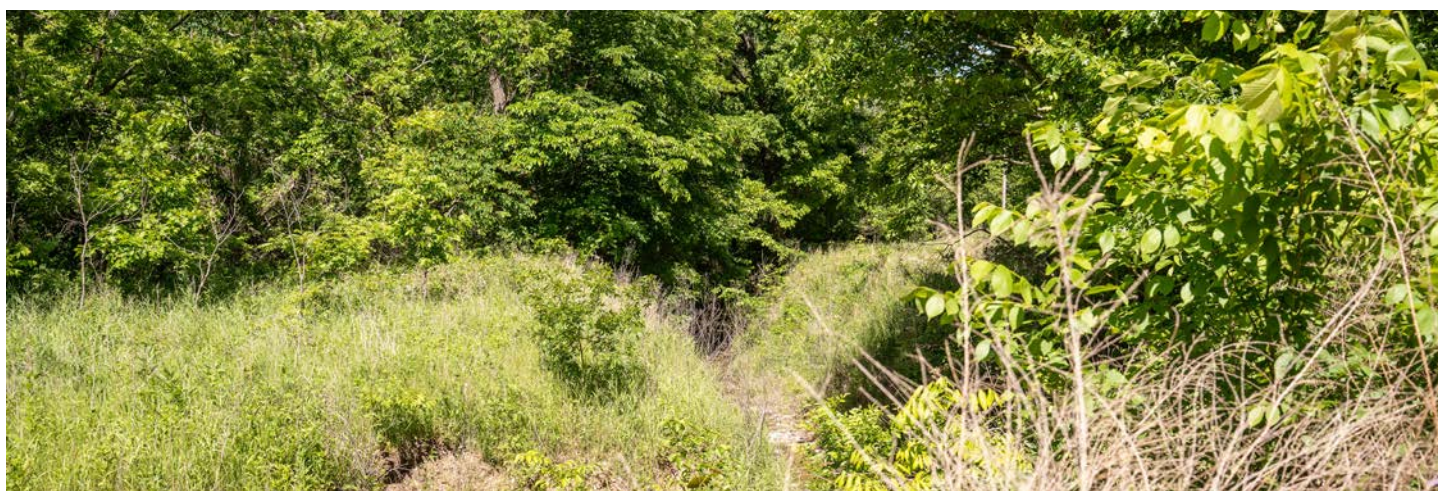
MATURE TIMBER



GRAVEL ROAD FRONTAGE



WET-WEATHER CREEK



OVER 110 FEET OF ELEVATION CHANGE



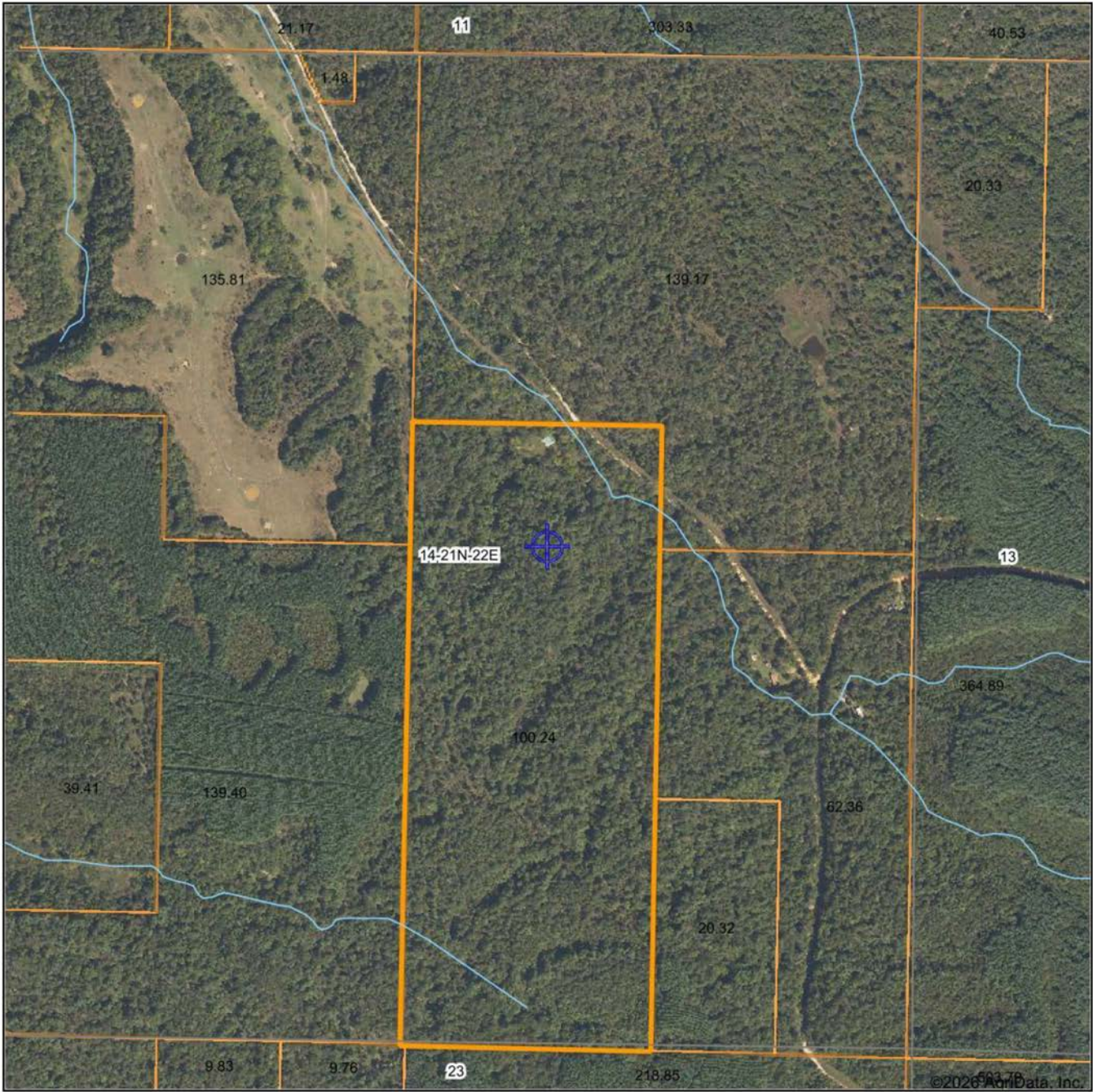
ABUNDANT WILDLIFE & HUNTING



ADDITIONAL PHOTOS



AERIAL MAP



Map Center: 36° 18' 0.93, -94° 55' 23.59



LandUse	ActualAcres
No Data	

Client:

Total Acres:

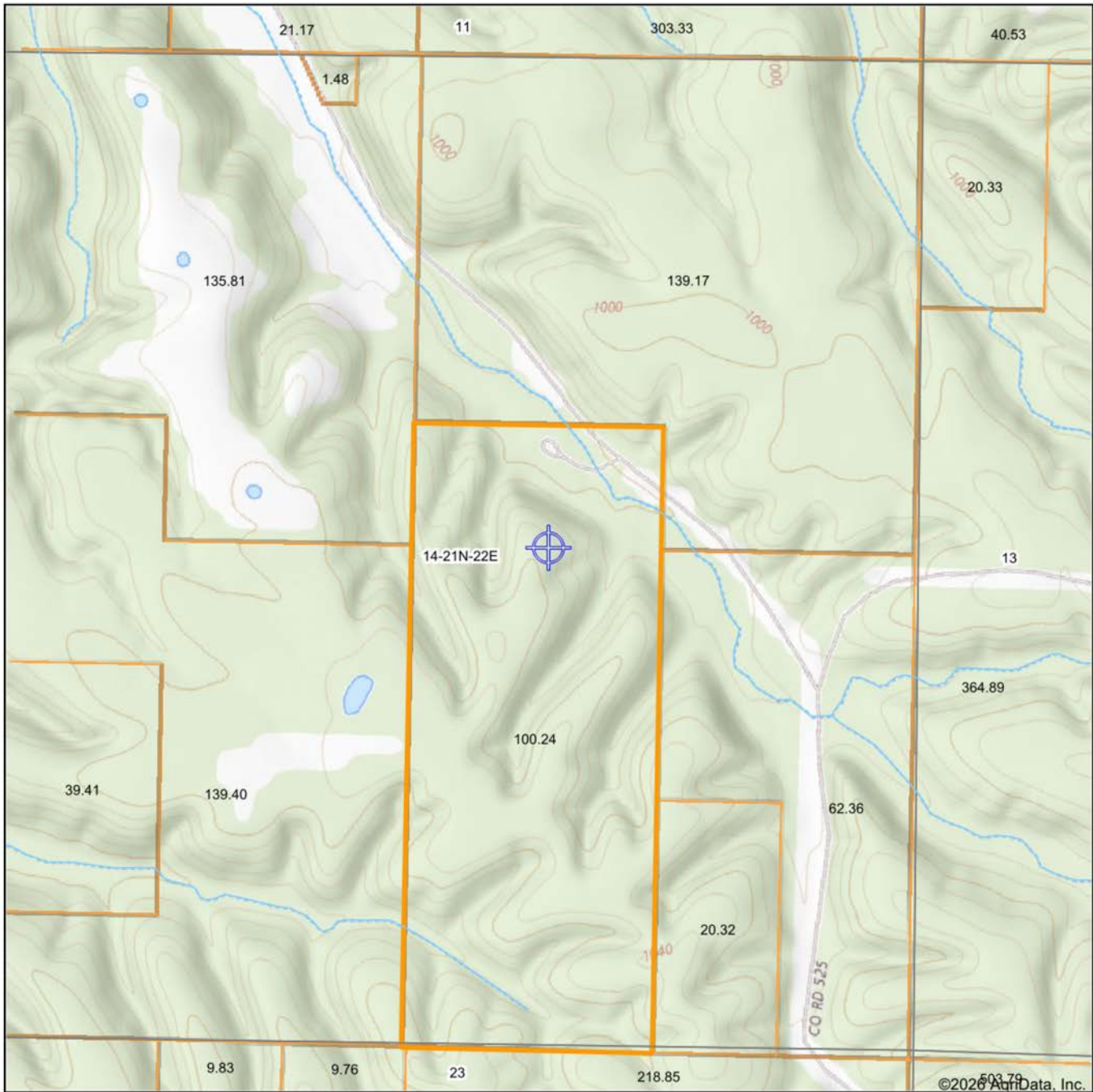
Date: 5/11/2026

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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TOPOGRAPHY MAP



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Map Center: 36° 18' 0.93, -94° 55' 23.59

0ft 823ft 1645ft



Maps Provided By:



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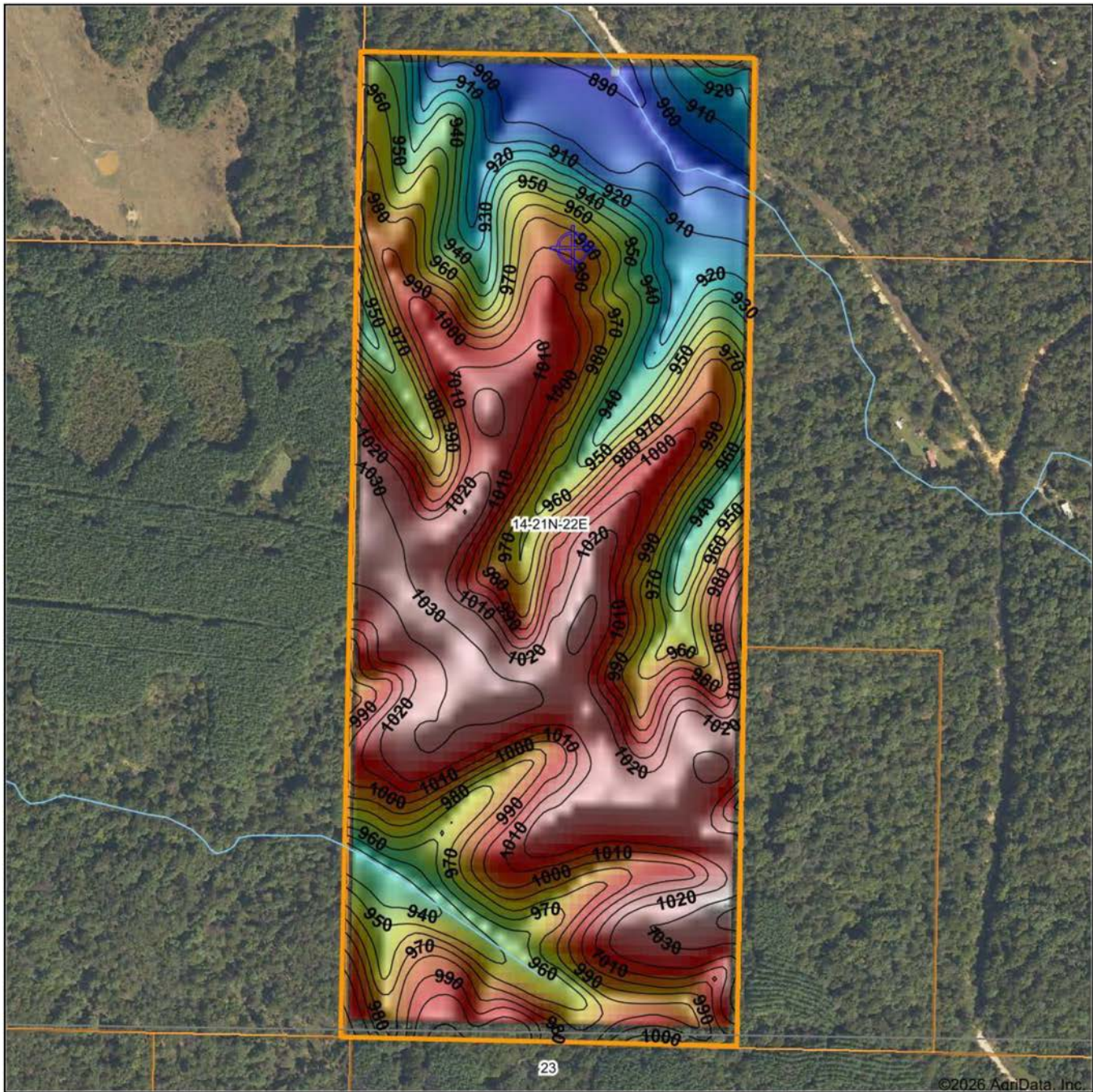
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14-21N-22E
Delaware County
Oklahoma



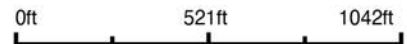
5/11/2026

HILLSHADE MAP



Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 887.2
 Max: 1,043.3
 Range: 156.1
 Average: 979.3
 Standard Deviation: 39.37 ft

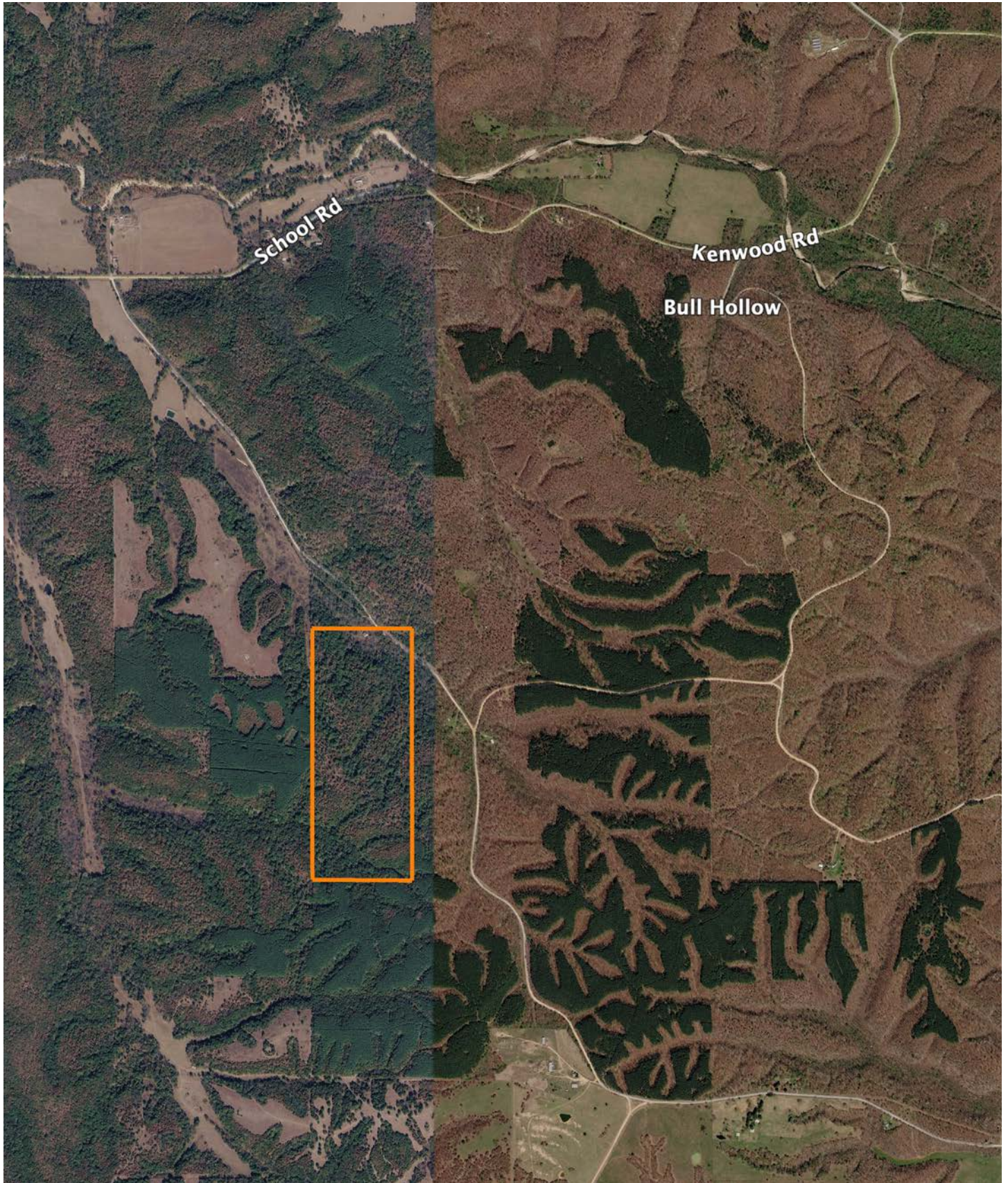


5/11/2026

14-21N-22E
Delaware County
Oklahoma

Boundary Center: 36° 17' 50.97, -94° 55' 24.36

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



MidwestLandGroup.com

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