

MIDWEST LAND GROUP PRESENTS



OKMULGEE COUNTY, OK

117 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

117 +/- ACRE VERSATILE PROPERTY WITH HIGHWAY FRONTAGE

This beautiful 117 +/- acre property offers the ideal blend of open pasture and timber, creating a versatile landscape suited for a variety of uses. Two ponds are already in place, providing reliable water sources for both livestock and wildlife, while the gently rolling terrain offers excellent views, perfect for a future homesite. With direct highway frontage, access to the property is easy and convenient.

Located just a short drive from Beggs and Okmulgee, this tract combines rural privacy with proximity to nearby towns. The property is fully fenced and cattle tight, making it ready for a cattle operation or livestock grazing from day one. In addition, the mix of timber and open land creates excellent habitat, offering strong potential as a hunting or recreational property. Whether you're looking to build your dream home, run cattle, or enjoy the outdoors, this is a well-rounded opportunity with endless potential.



PROPERTY FEATURES

COUNTY: **OKMULGEE** | STATE: **OKLAHOMA** | ACRES: **117**

- 117 +/- acres with perfect mix of pasture and timber
- 2 ponds providing water for livestock and wildlife
- Excellent views for future homestead
- Highway frontage for convenient access
- Great potential for a hunting property
- Amazing opportunity for cattle operation
- Good tight fence all around perimeter
- All around versatile piece for recreational use, cattle grazing, and home build site
- 8 miles from Highway 75
- 12 miles to Beggs
- 13 miles to Okmulgee



GREAT BUILD SITES



HIGHWAY FRONTAGE



CATTLE-TIGHT FENCING



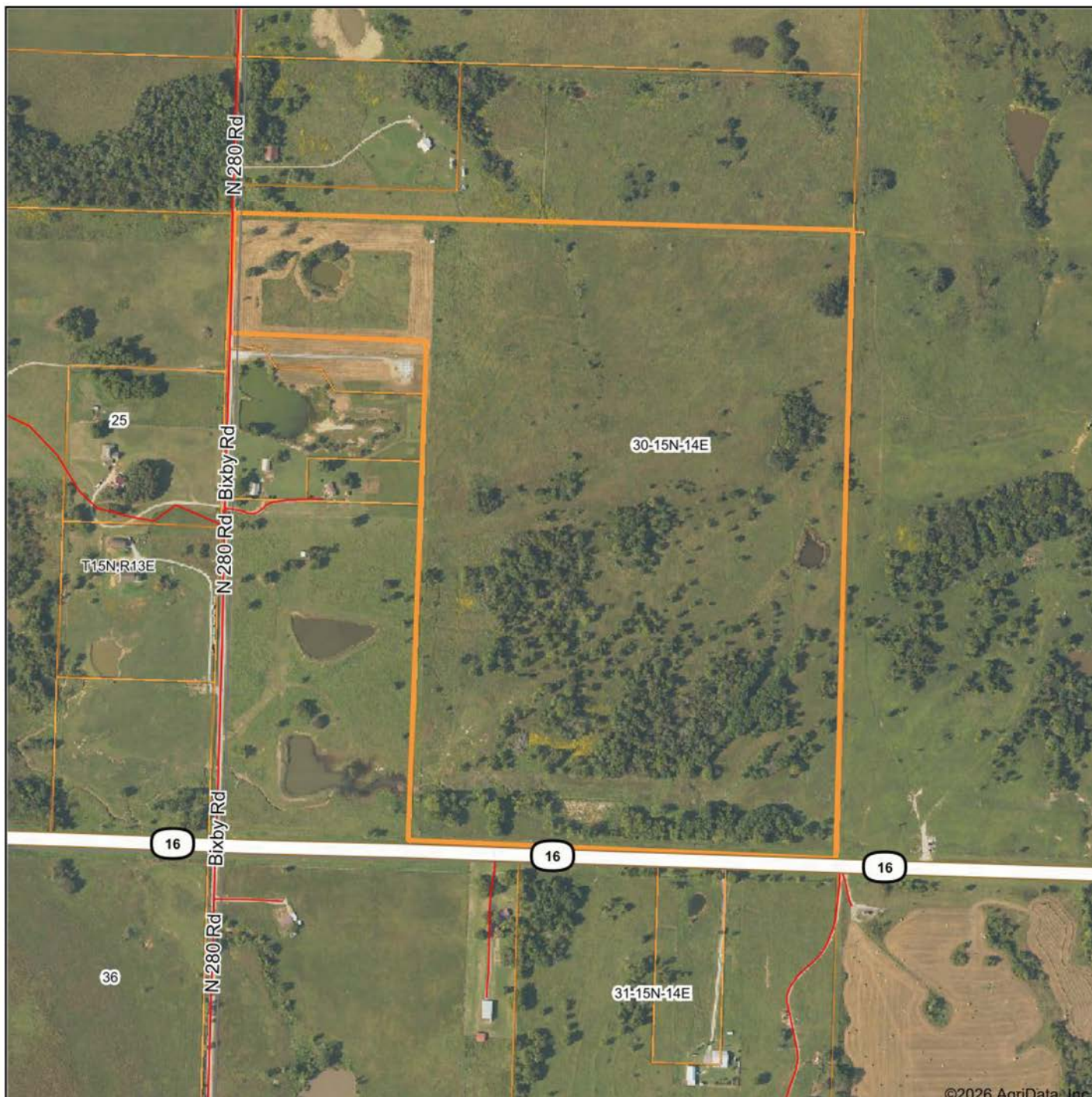
2 PONDS



PERFECT MIX OF PASTURE & TIMBER



AERIAL MAP



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Boundary Center: 35° 44' 38.57, -95° 52' 7.06

0ft 648ft 1295ft



Maps Provided By:



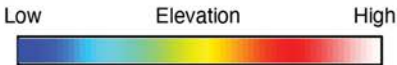
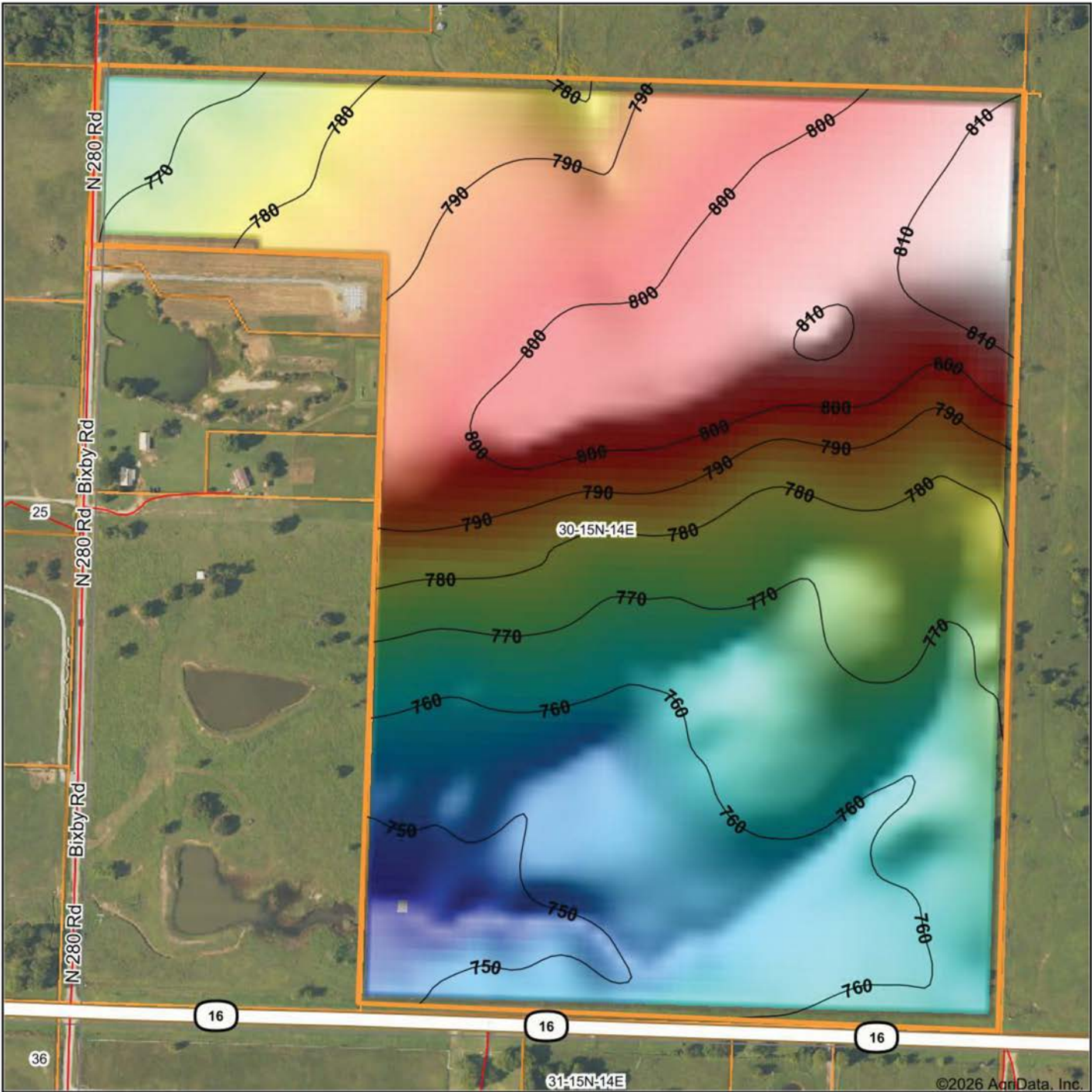
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30-15N-14E
Okmulgee County
Oklahoma



4/26/2026

HILLSHADE MAP



Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 740.3
 Max: 818.0
 Range: 77.7
 Average: 778.0
 Standard Deviation: 19.72 ft



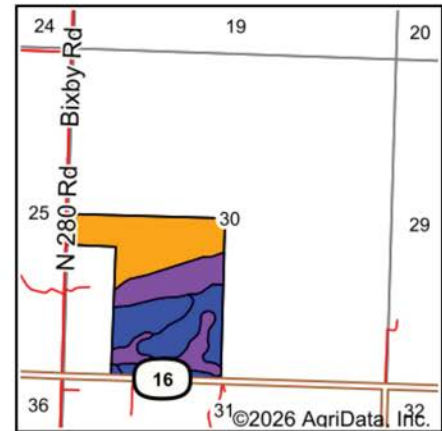
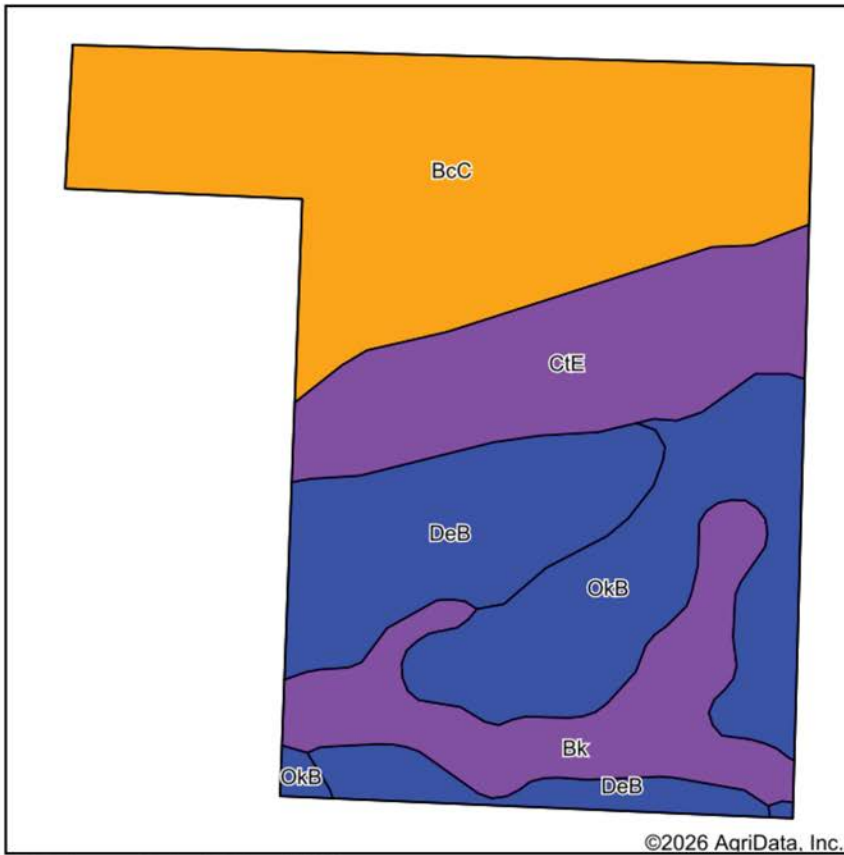
30-15N-14E
Okmulgee County
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Boundary Center: 35° 44' 38.57, -95° 52' 7.06



Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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SOILS MAP



State: **Oklahoma**
 County: **Okmulgee**
 Location: **30-15N-14E**
 Township: **Morris**
 Acres: **114.31**
 Date: **4/26/2026**



Maps Provided By:

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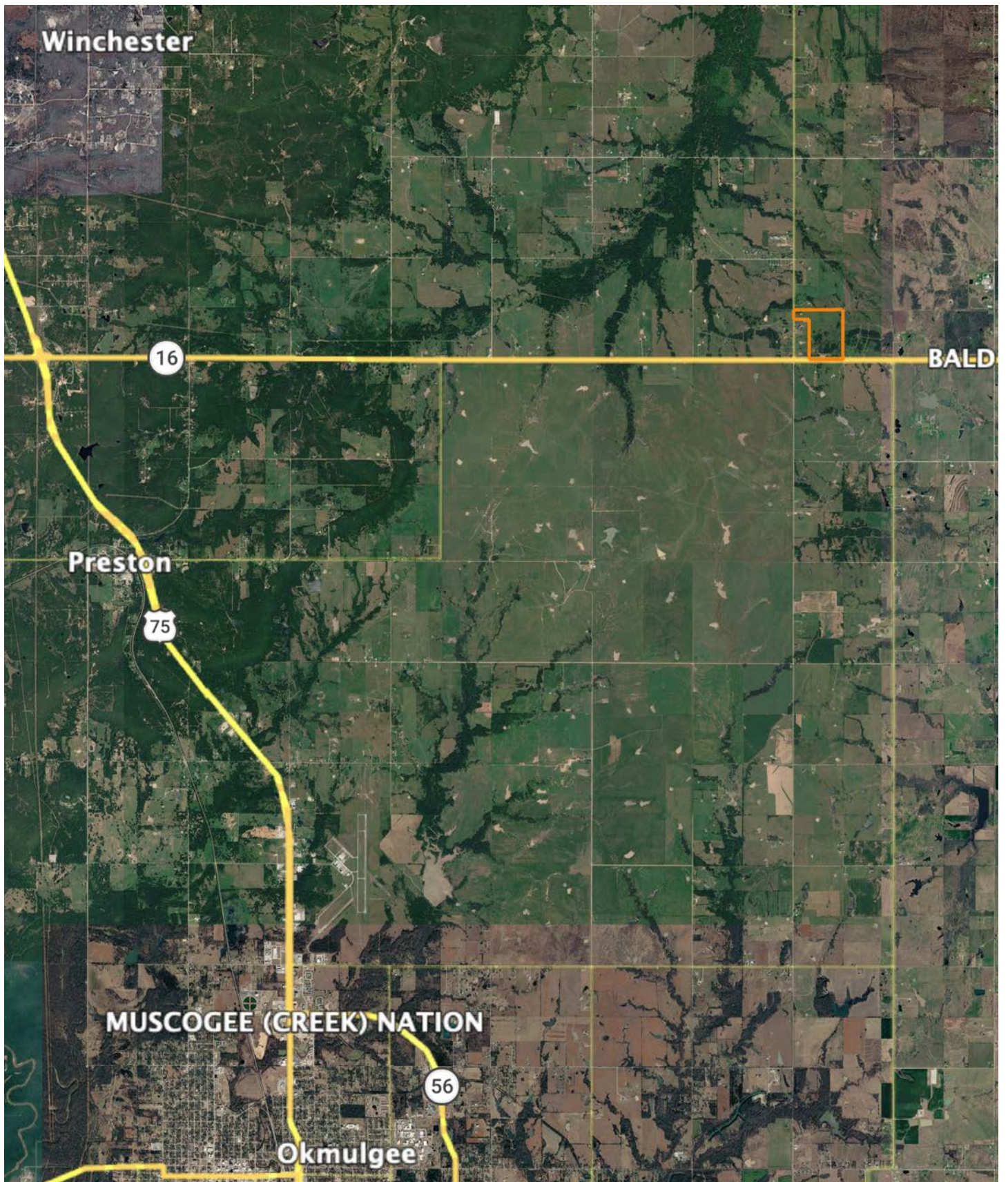
Area Symbol: OK111, Soil Area Version: 20

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
BcC	Bates-Collinsville complex, 1 to 5 percent slopes	43.11	37.8%		2.2ft. (Paralithic bedrock)	IIIe	4147	47	44	37
DeB	Dennis silt loam, 1 to 3 percent slopes	19.12	16.7%		> 6.5ft.	Ile	4838	79	78	64
OkB	Okemah silt loam, 1 to 3 percent slopes	18.89	16.5%		> 6.5ft.	Ile	4173	75	74	71
CtE	Collinsville-Talihina complex, 10 to 30 percent slopes	18.78	16.4%		0.9ft. (Lithic bedrock)	VIIIs	2838	13	13	9
Bk	Eram-Verdigris complex, 0 to 20 percent slopes	14.41	12.6%		3ft. (Paralithic bedrock)	VIe	5961	61	59	54
Weighted Average						3.70	4280.5	*n 53.2	*n 51.4	*n 44.7

*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.



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