

MIDWEST LAND GROUP PRESENTS

255 ACRES IN

---

# OKFUSKEE COUNTY OKLAHOMA



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# GREAT COMBINATION FARM IN OKFUSKEE COUNTY

This 255 +/- acre combination farm offers a great blend of seclusion, recreation, and natural beauty with the opportunity to run livestock. With 4 ponds and patches of timber, this property poses an opportunity to enhance the habitat and attract abundant wildlife, including whitetail deer and wild turkey. This property

offers gravel road frontage with good accessibility, with approximately 3,320 feet of gravel road frontage. Centrally located only 80 miles from Oklahoma City and 59 miles from Tulsa, this property can check a lot of boxes.



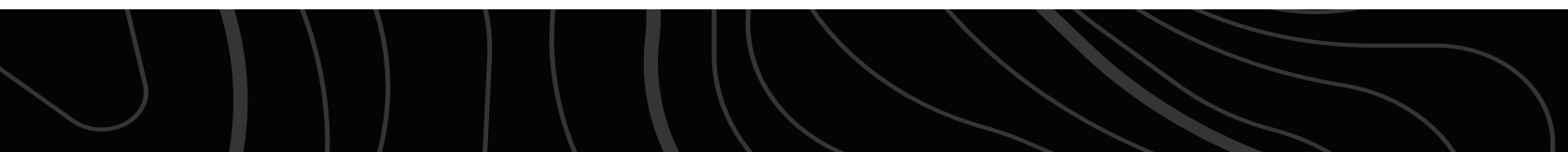
## PROPERTY FEATURES

COUNTY: **OKFUSKEE** | STATE: **OKLAHOMA** | ACRES: **255**

- Mix of pasture and timber
- Whitetail deer
- Wild turkey
- Gravel road frontage
- Over 110 feet of elevation change
- 4 ponds
- 2.3 miles to Weleetka, Oklahoma
- 59 miles to Tulsa, Oklahoma
- 80 miles to Oklahoma City, Oklahoma
- 9 miles south of Hwy 40
- 3 miles east of Interstate 75

# MIX OF PASTURE & TIMBER

---



# 3,350' OF ROAD FRONTAGE

---

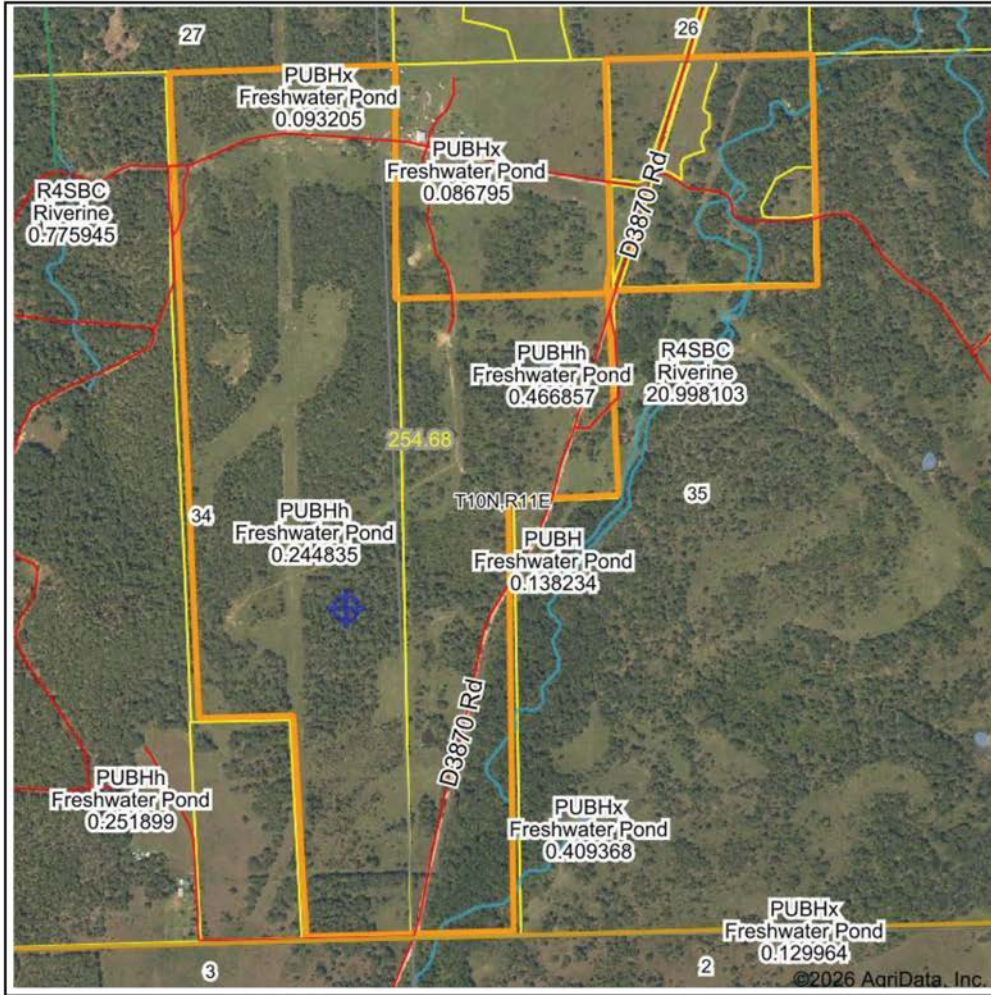


# 4 PONDS

---



# WETLANDS MAP



State: **Oklahoma**  
 Location: **35-10N-11E**  
 County: **Okfuskee**  
 Township: **Weleetka**  
 Date: **6/24/2026**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2025 www.AgriDataInc.com

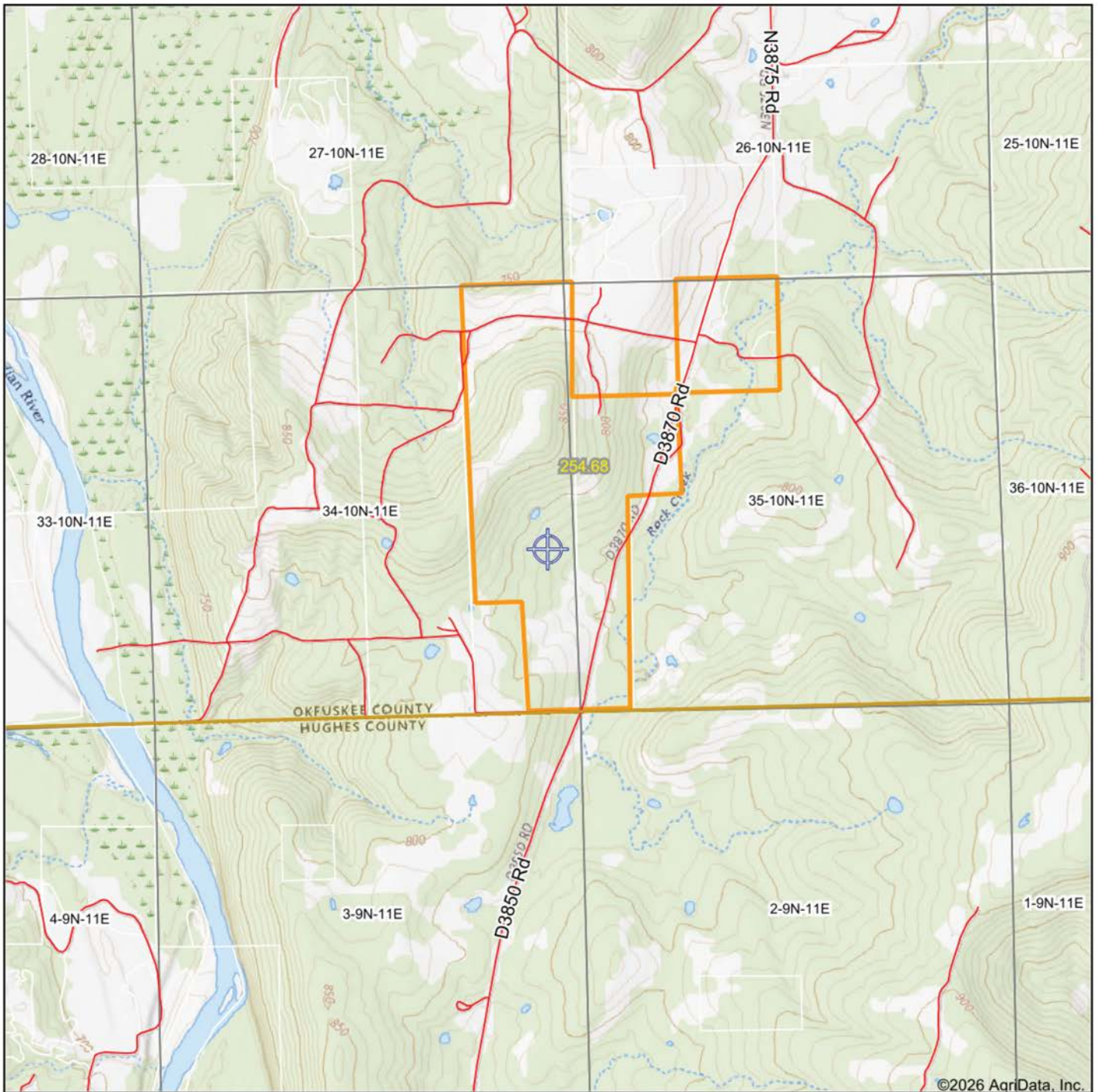


0ft 1241ft 2482ft

Classification Code	Type	Acres
R4SBC	Riverine	1.84
PUBHh	Freshwater Pond	0.71
PUBHx	Freshwater Pond	0.09
Total Acres		2.64

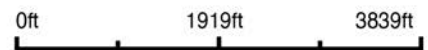
Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

# TOPOGRAPHY MAP



©2026 AgriData, Inc.

Map Center: 35° 17' 43.86, -96° 7' 26.6



**35-10N-11E**  
**Okfuskee County**  
**Oklahoma**



6/24/2026



Maps Provided By

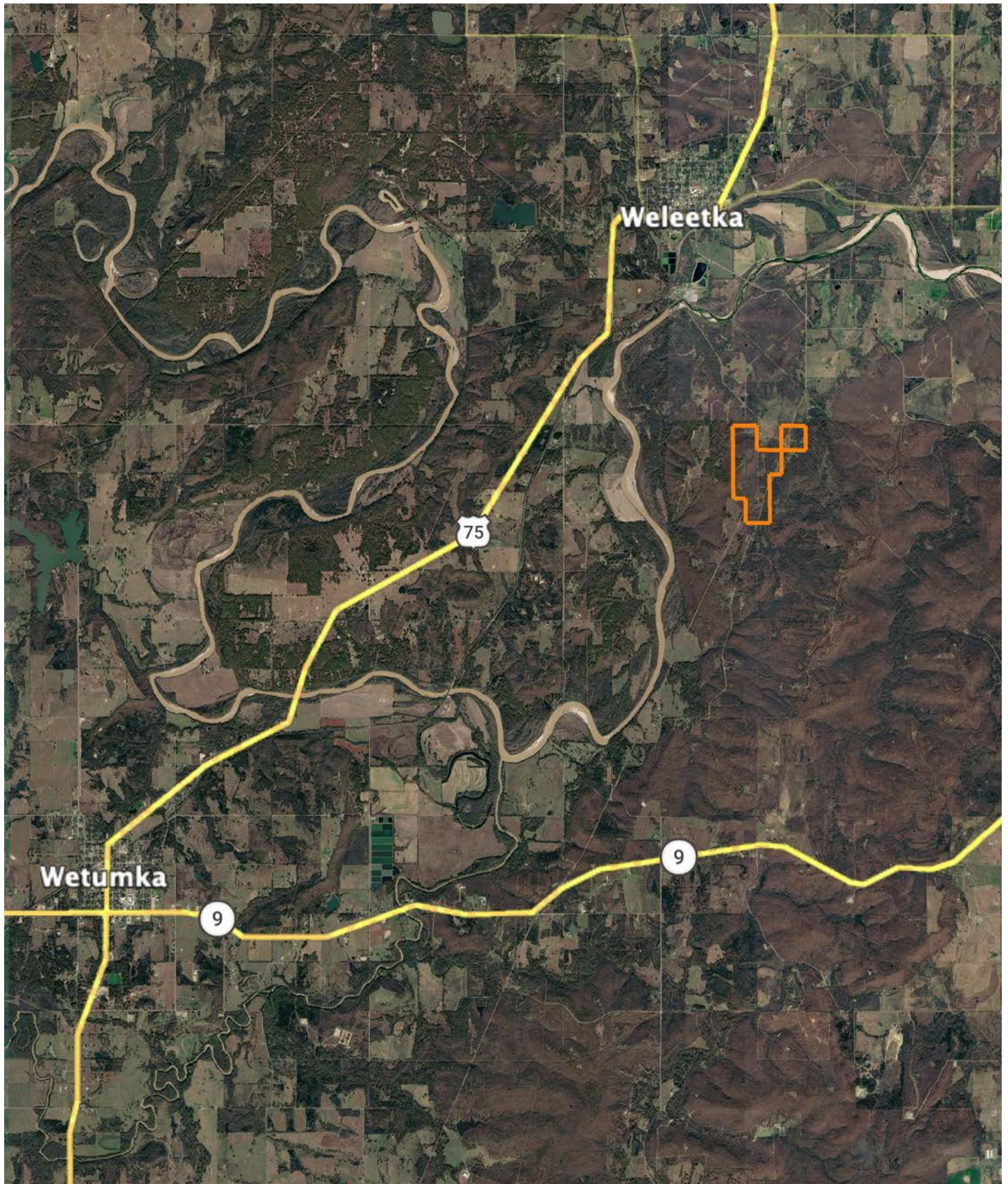


© AgriData, Inc. 2025

www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008

# 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](mailto:VMullendore@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.