

MIDWEST LAND GROUP PRESENTS

110 ACRES IN

OKFUSKEE COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

110 +/- ACRES WITH I-40 FRONTAGE

This 110 +/- acre property is a great opportunity to own productive farm ground with excellent recreational use. Roughly 90% of the land is improved grass pasture, making it ideal for hay production, cattle grazing, or both. The property is fully fenced and cross-fenced with multiple 16-foot gates, making it easy to move livestock and equipment.

A large 3-acre pond and a second smaller pond provide plenty of water for livestock and excellent waterfowl hunting. Additionally, about 10% of the property is

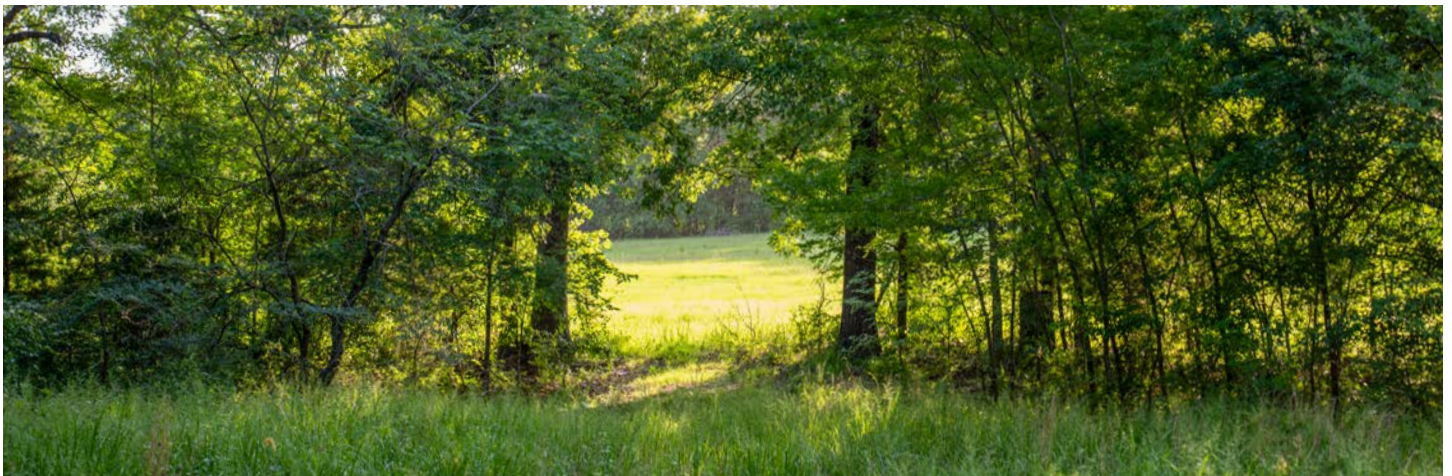
heavily wooded with mature timber making great habitat for deer and turkey with an excellent hunting history to prove it. Whether you enjoy hunting or simply appreciate the outdoors, this property has plenty to offer.

With approximately half a mile of I-40 frontage and easy access to town, this land is well-suited for ranching, recreation, or as a long-term investment. If you're looking for a versatile property that's ready to use, this one is worth a look.

PROPERTY FEATURES

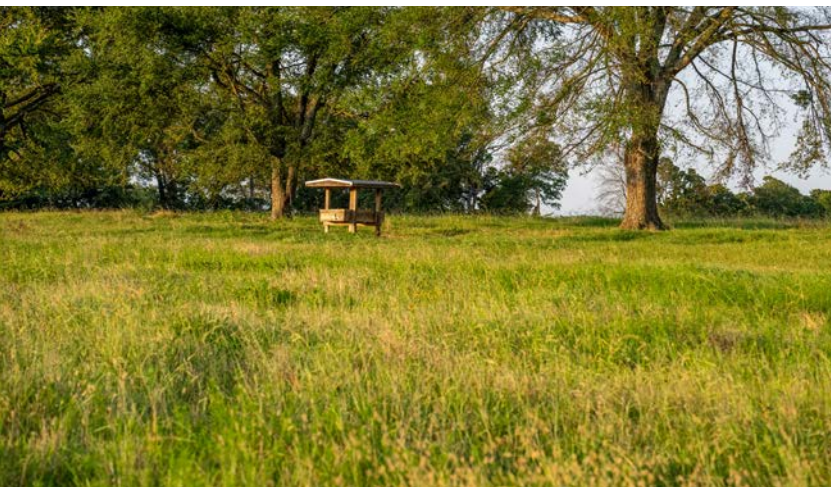
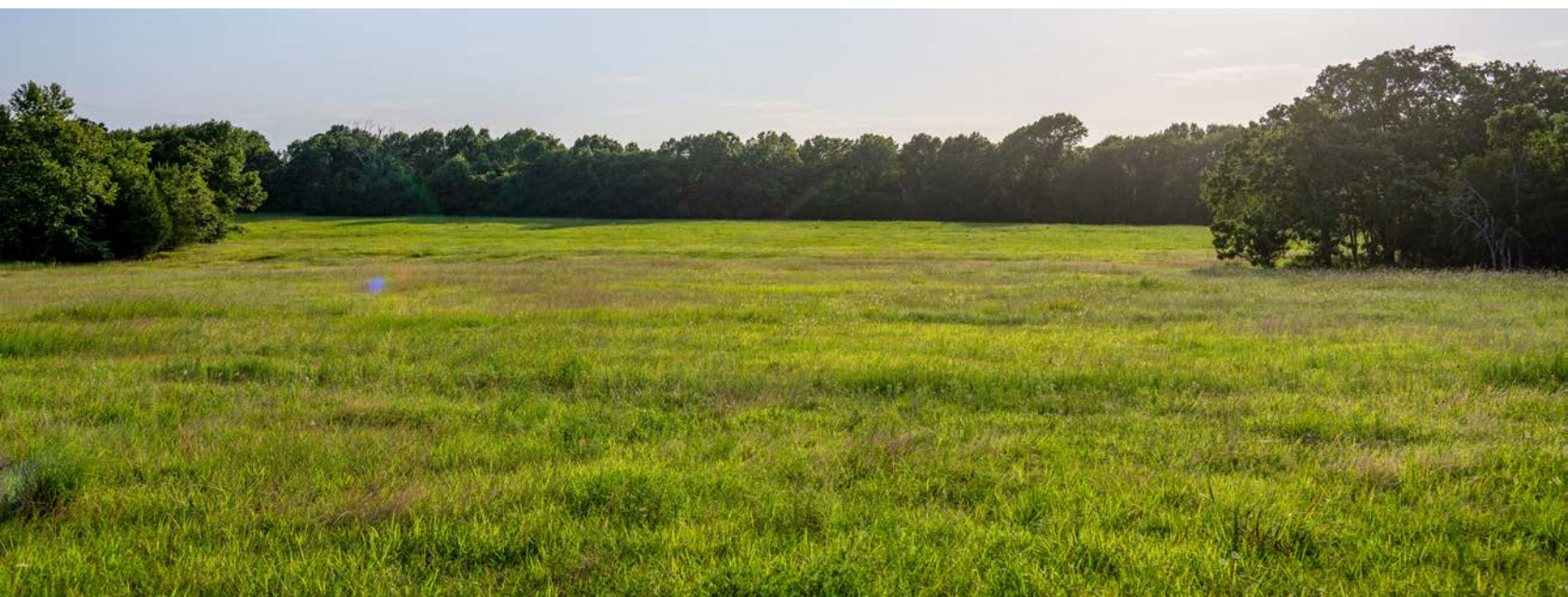
COUNTY: **OKFUSKEE** | STATE: **OKLAHOMA** | ACRES: **110**

- Improved grass pasture
- Fully fenced, cross-fenced
- Large 3-acre pond
- Mature timber
- Excellent deer and turkey hunting
- Ideal for cattle and hay production
- I-40 frontage
- 3 miles to Okemah
- 40 miles to Shawnee
- 1 hour to Oklahoma City
- 1 hour to Tulsa



IMPROVED GRASS PASTURE

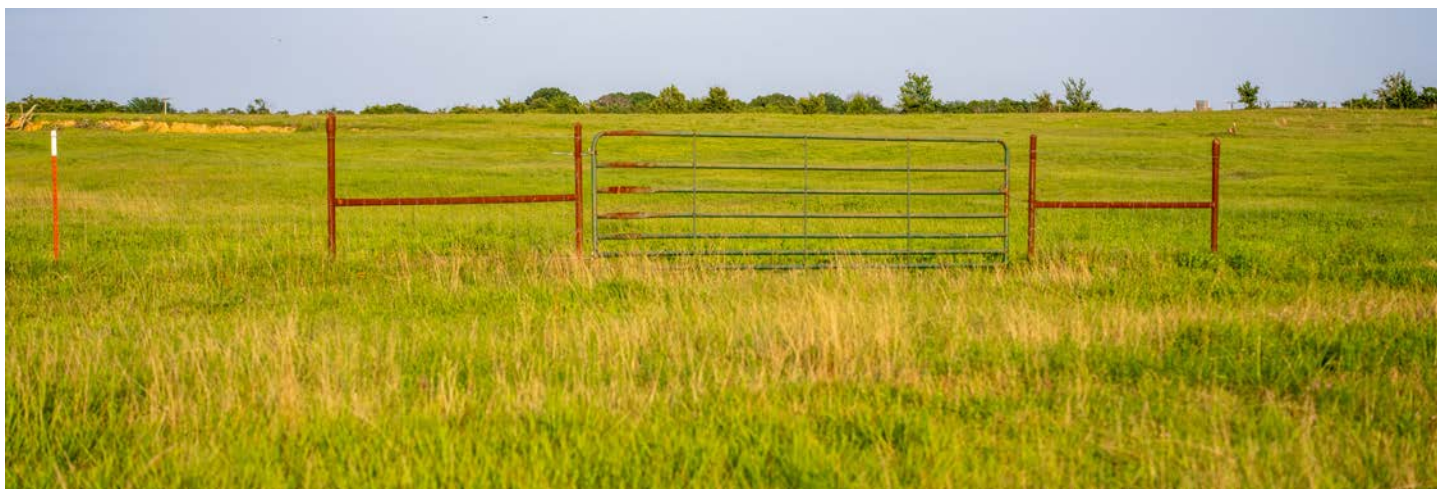
Roughly 90% of the land is improved grass pasture, making it ideal for hay production, cattle grazing, or both.



LARGE 3-ACRE POND

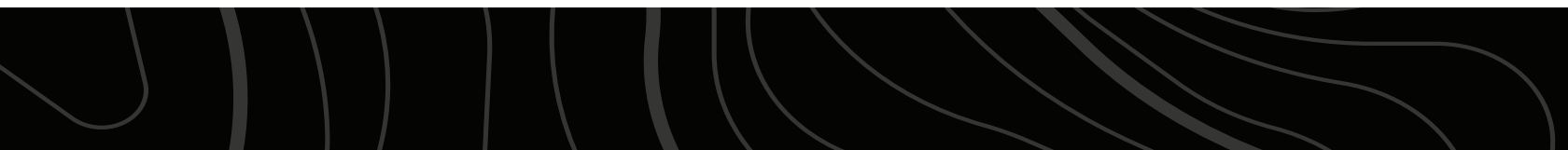


FULLY FENCED, CROSS-FENCED



MATURE TIMBER

About 10% of the property is heavily wooded with mature timber making great habitat for deer and turkey with an excellent hunting history to prove it.



TRAIL CAM PHOTOS



AERIAL MAP



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Boundary Center: 35° 24' 37.78, -96° 21' 26.33

21-11N-9E
Okfuskee County
Oklahoma

0ft 477ft 953ft



6/29/2026

TOPOGRAPHY MAP



Maps Provided By

surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 868.9

Max: 920.5

Range: 51.6

Average: 894.9

Standard Deviation: 10.14 ft

0ft 454ft 909ft

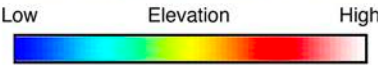
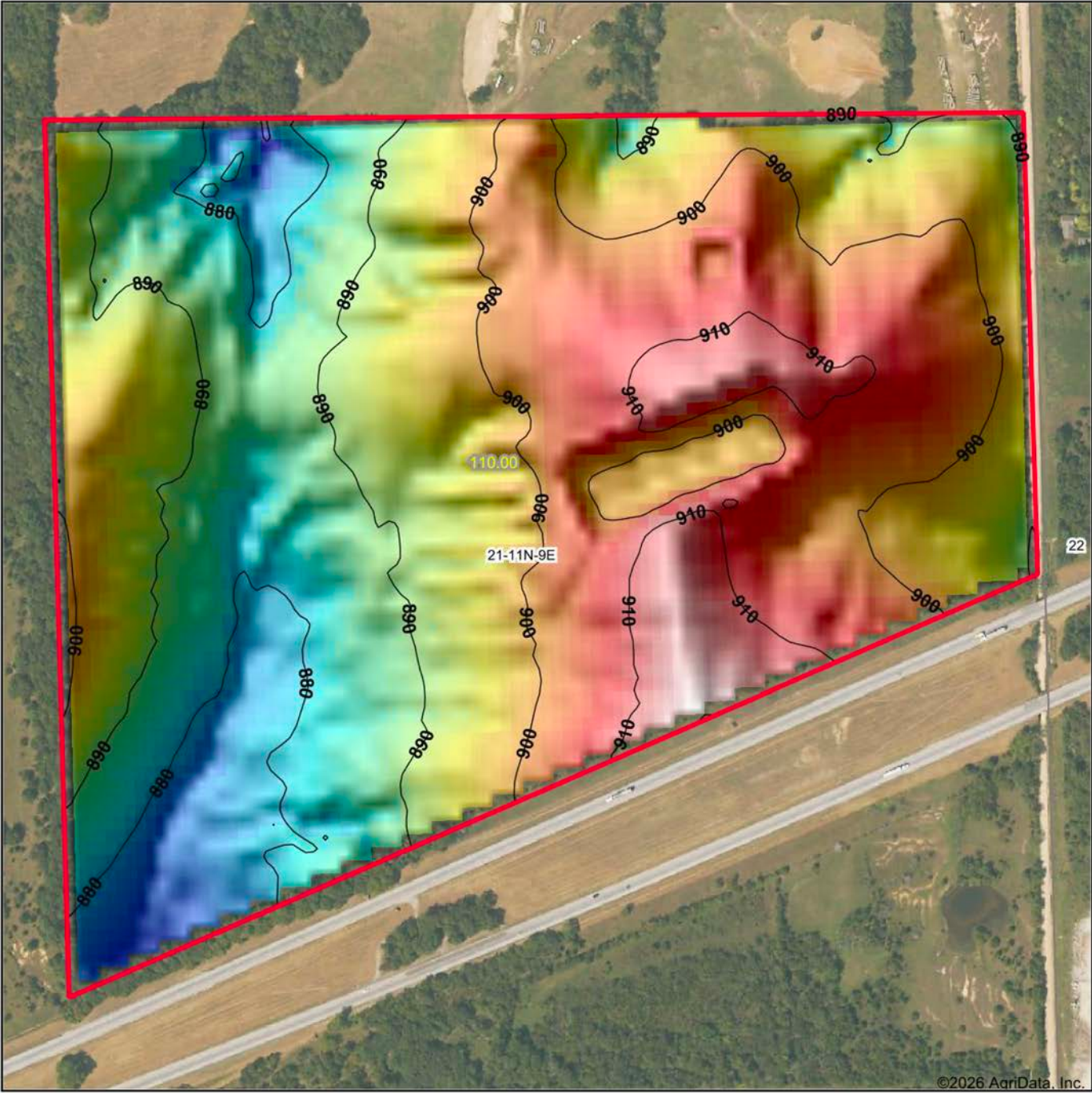


6/22/2026

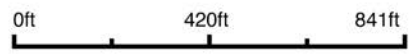
21-11N-9E
Okfuskee County
Oklahoma

Boundary Center: 35° 24' 37.55, -96° 21' 26.55

HILLSHADE MAP

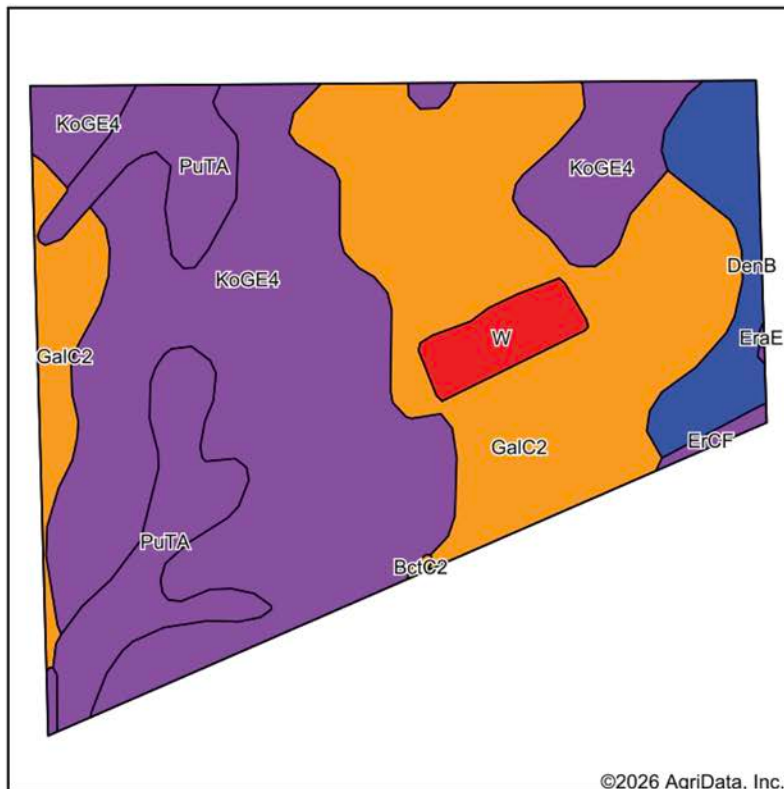


Source: USGS 10 meter dem
Interval(ft): 10
Min: 868.9
Max: 921.0
Range: 52.1
Average: 895.0
Standard Deviation: 10.2 ft

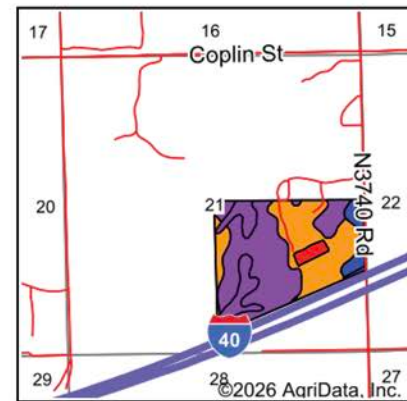


21-11N-9E
Okfuskee County
Oklahoma
6/29/2026
Boundary Center: 35° 24' 37.78, -96° 21' 26.33

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Okfuskee**
 Location: **21-11N-9E**
 Township: **Okemah**
 Acres: **110**
 Date: **6/29/2026**



Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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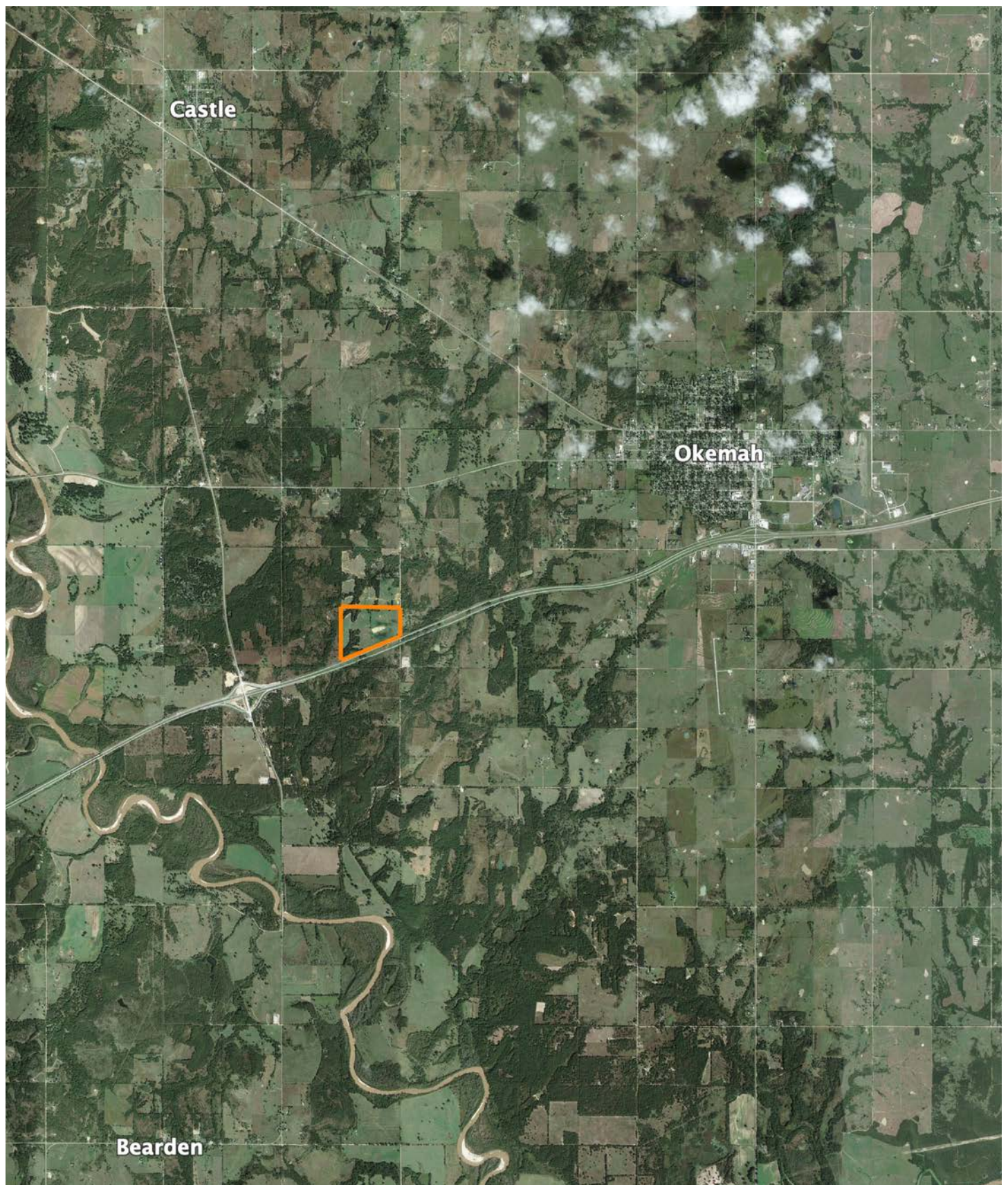


Area Symbol: OK107, Soil Area Version: 24										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
KoGE4	Konawa-Gullied land complex, 3 to 12 percent slopes	48.95	44.5%		> 6.5ft.	Vle	0	7	6	6
GalC2	Galey fine sandy loam, 3 to 5 percent slopes, eroded	37.31	33.9%		> 6.5ft.	Ille	0	64	63	58
PuTA	Pulaski and Tribbey soils, 0 to 1 percent slopes, frequently flooded	13.48	12.3%		> 6.5ft.	Vw	7580	43	41	40
DenB	Dennis silt loam, 1 to 3 percent slopes	6.63	6.0%		> 6.5ft.	Ile	4838	79	78	64
W	Water	3.05	2.8%		> 6.5ft.	VIII	0			
ErCF	Eram-Coweta complex, 8 to 20 percent slopes	0.49	0.4%		2.3ft. (Paralithic bedrock)	Vle	3908	39	38	33
BctC2	Bates loam, 3 to 5 percent slopes, eroded	0.09	0.1%		2.5ft. (Paralithic bedrock)	Ille	4448	47	40	37
Weighted Average						4.67	1241.5	*n 35.1	*n 34	*n 31.3

*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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