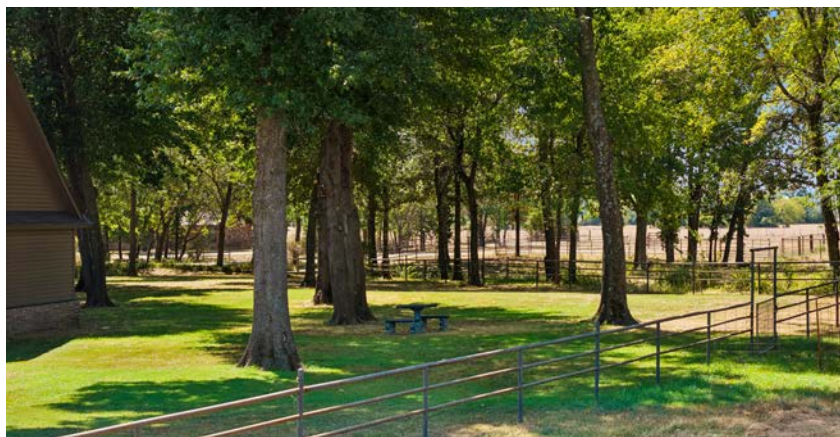


MIDWEST LAND GROUP PRESENTS



PITTSBURG COUNTY, OK

99 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PITTSBURG COUNTY CATTLE RANCH WITH CUSTOM HOME

Nestled on 99 +/- acres in a beautiful valley surrounded by the rolling hills of Pittsburg County, this remarkable property offers the space, privacy, and versatility that are becoming increasingly hard to find. At the heart of the property is a unique 3,800 square foot, 2 story home that was personally built by the homeowner, reflecting years of personal craftsmanship, vision, and pride of ownership. The home features three bedrooms and three bathrooms, including a Jack-and-Jill bathroom, a safe room along with a dedicated office space and a library. Two fireplaces—one in the breakfast nook and another in the primary bedroom—add warmth and character, while the spacious game room comes complete with a pool table and provides an ideal setting for entertaining family and friends.

The acreage is thoughtfully improved and ready for livestock from day one. The property is pipe-fenced with corrals and is cross-fenced with five-strand barbed wire, providing an established setup for cattle and other livestock. A substantial 40'x60' barn adds even more versatility, featuring a two bedroom, one bath apartment, six horse stalls, and a dedicated workshop. A covered lean-to provides convenient equipment

parking and additional storage, while power is already in place for two RV hookups. The combination of fencing, corrals, stalls, workshop space, equipment storage, and multiple living options makes this property exceptionally well suited for a working ranch, horse operation, multigenerational living arrangement, or family retreat.

The property also offers an impressive combination of rural infrastructure and water resources. Rural water and electric service the property, while a private well produces an exceptional 65 gallons per minute, providing an additional valuable water source. Beyond the existing improvements, there is room to add additional homes, creating the potential for a private family compound where multiple generations can live together while maintaining their own space. Whether your dream is to raise cattle, keep horses, establish a family compound, enjoy the peace and privacy of the countryside, or simply own a large piece of beautiful Oklahoma land, this 99 +/- acre property offers an uncommon combination of a custom owner-built home, established ranch infrastructure, multiple living spaces, and room to grow—all surrounded by the scenic hills and valley of Pittsburg County.



PROPERTY FEATURES

COUNTY: **PITTSBURG** | STATE: **OKLAHOMA** | ACRES: **99**

- Hand-built, custom 3,800 sq. ft. home
- 3 bed, 2 bath
- Fenced and cross-fenced
- Rural water/electric
- Well producing 65 gal/min
- Safe room
- 40'x60' barn with utilities
- 1,200 sq. ft. 2 bed, 1 bath apartment
- Multiple ponds
- Mature oaks
- Open pastures
- 1 mile of Highway 31 frontage
- Close to Eufaula Lake
- Close to McAllister, OK
- Additional room to build for a family compound



HAND-BUILT, CUSTOM 3,800 SQ. FT. HOME

At the heart of the property is a unique 3,800 square foot, 2 story home that was personally built by the homeowner, reflecting years of personal craftsmanship, vision, and pride of ownership.



40'X60' BARN WITH UTILITIES



1,200 SQ. FT. 2 BED, 1 BATH APARTMENT



OPEN PASTURES

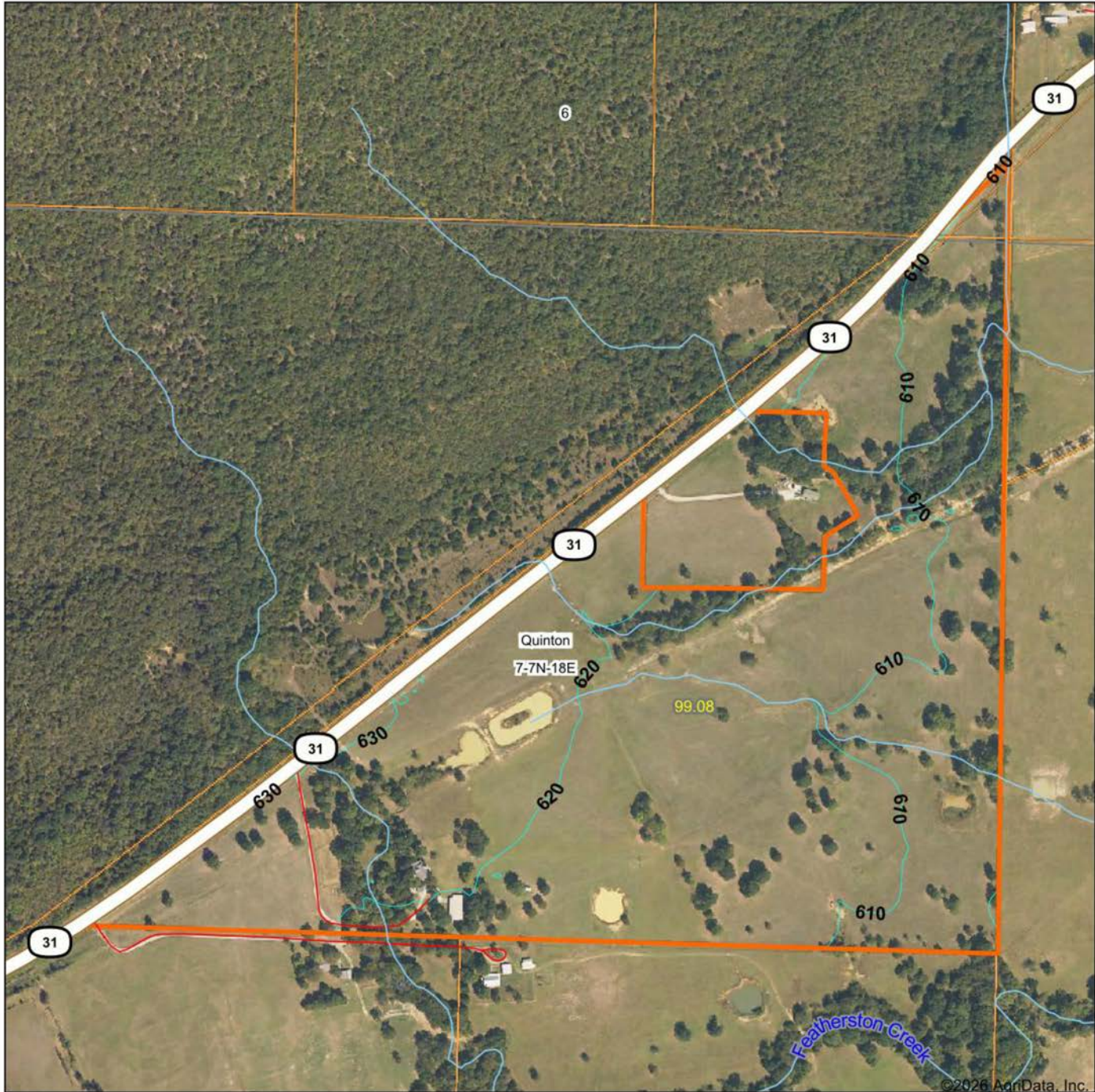
The acreage is thoughtfully improved and ready for livestock from day one. The property is pipe-fenced with corrals and is cross-fenced with five-strand barbed wire, providing an established setup for cattle and other livestock.



MULTIPLE PONDS & MATURE OAKS



AERIAL MAP



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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 602.6

Max: 634.0

Range: 31.4

Average: 615.7

Standard Deviation: 6.99 ft

0ft 574ft 1148ft

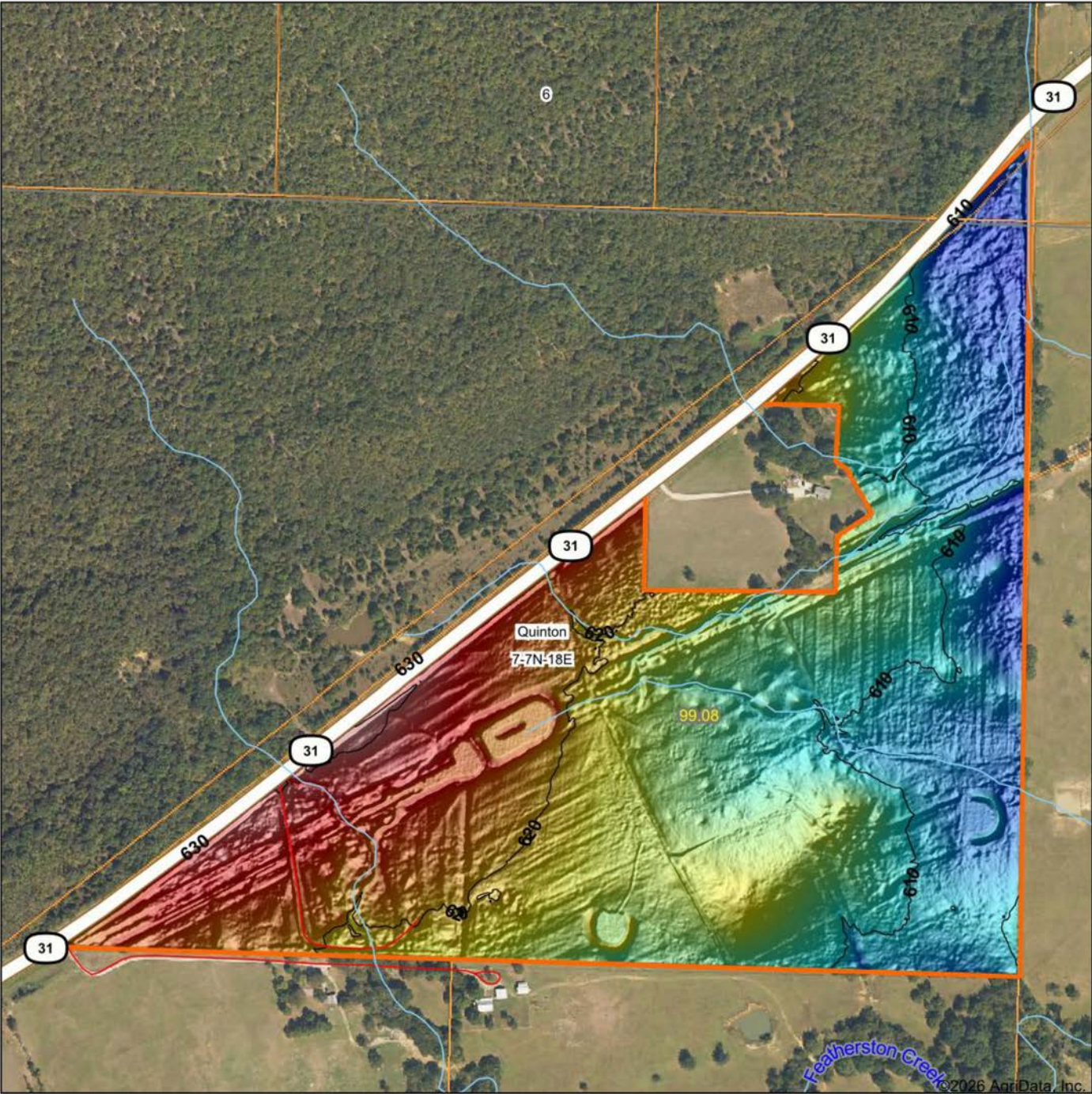


8/13/2026

7-7N-18E
Pittsburg County
Oklahoma

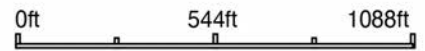
Boundary Center: 35° 5' 56.18, -95° 26' 51.69

HILLSHADE MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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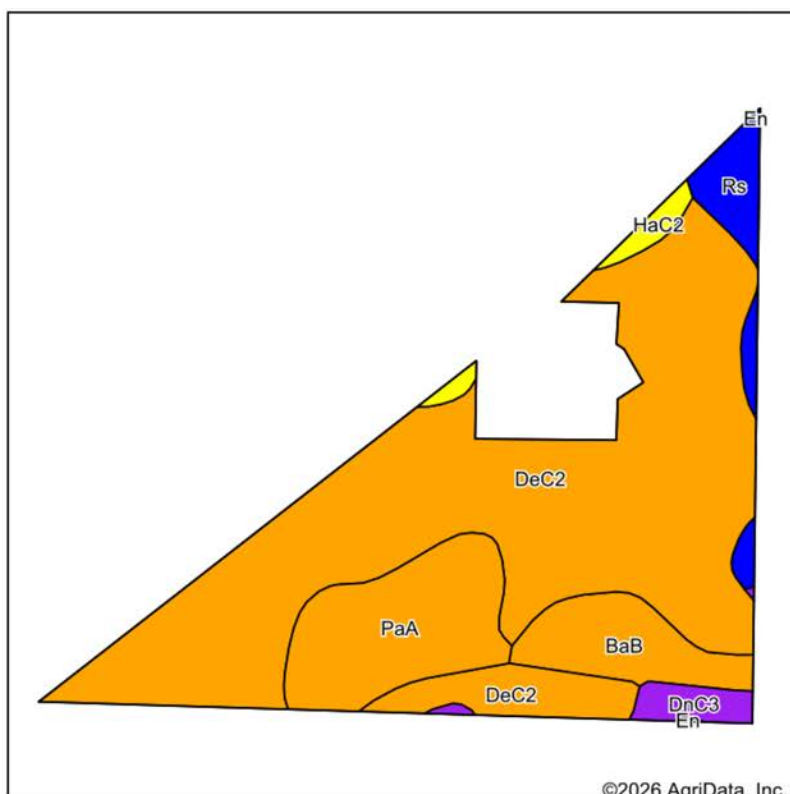
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Average: 615.7
Standard Deviation: 6.99 ft



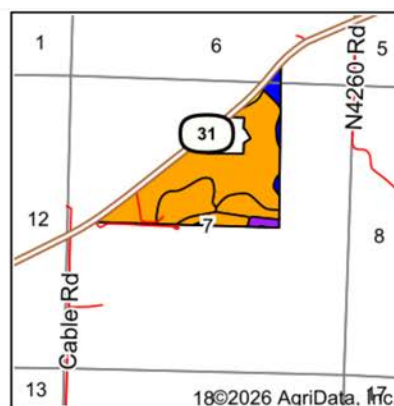
7-7N-18E
Pittsburg County
Oklahoma

Boundary Center: 35° 5' 56.18, -95° 26' 51.69

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Pittsburg**
 Location: **7-7N-18E**
 Township: **Quinton**
 Acres: **99.08**
 Date: **8/13/2026**



Maps Provided By:



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Area Symbol: OK121, Soil Area Version: 19											
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	
DeC2	Dennis loam, 3 to 5 percent slopes, eroded	69.53	70.2%		> 6.5ft.	IIle	0	58	45	46	
PaA	Parsons silt loam, 0 to 1 percent slopes	13.67	13.8%		> 6.5ft.	IIIs	2904	57	46	48	
BaB	Bates fine sandy loam, 1 to 3 percent slopes	7.43	7.5%		3.2ft. (Paralithic bedrock)	IIle	4875	59	47	50	
Rs	Cupco silt loam, 0 to 1 percent slopes, occasionally flooded	4.36	4.4%		> 6.5ft.	IIw	5850	76	75	75	
DnC3	Dennis-Pharoah-Eram complex, 3 to 5 percent slopes, severely eroded	2.30	2.3%		2.5ft. (Paralithic bedrock)	VIe	0	50	38	37	
HaC2	Clearview fine sandy loam, 3 to 5 percent slopes, eroded	1.69	1.7%		2.9ft. (Lithic bedrock)	IVe	0	51	45	36	
En	Rexor silt loam, 0 to 1 percent slopes, occasionally flooded	0.10	0.1%		> 6.5ft.	IIw	6650	79	69	69	
Weighted Average						3.04	1030.4	*n 58.4	*n 46.5	*n 47.5	

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OVERVIEW MAP



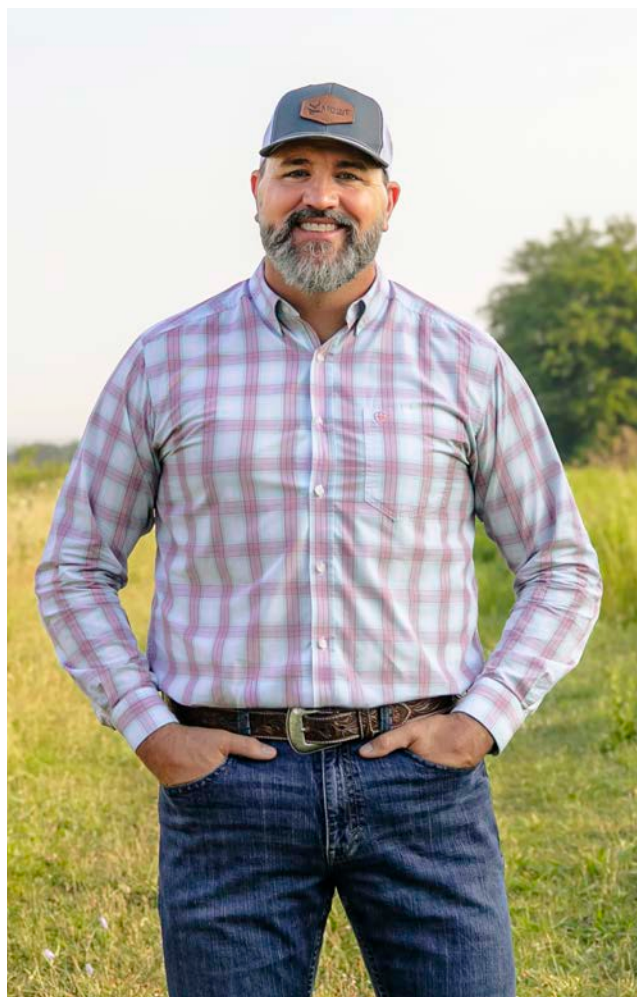
AGENT CONTACT

Jonathan Honeyman believes every piece of land has a story, and the best real estate relationships begin by understanding the people behind it. Born in Tulsa and now living in Broken Arrow, Jonathan has spent a lifetime connected to Oklahoma's rural landscape while raising his three children, Bella, Lyla, and JW. From hunting and fishing throughout his youth to spending time on his grandmother's ranch and learning tree identification while working around his father's nursery, his appreciation for the land was built through firsthand experience.

Before joining Midwest Land Group, Jonathan spent more than 20 years in business-to-business sales, developing the ability to build relationships, understand clients' goals, and negotiate solutions that create successful outcomes. He now brings those same skills to helping buyers and sellers confidently navigate the land market.

An avid hunter and outdoorsman with a passion for cattle and horses, Jonathan understands what ranchers value in productive ground and what deer and turkey hunters look for in quality recreational property. His firsthand experience gives him a practical understanding of the features that make land valuable.

Above all, Jonathan is committed to serving every client with honesty and integrity. The Honeyman name has stood for strong character in his family for generations, and he works hard to uphold that reputation by providing knowledgeable guidance, clear communication, and exceptional service throughout every transaction.



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