



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

5 TRACTS AVAILABLE
VINITA | MAYES COUNTY, OK
ACREAGE & PRICES VARY



OFFICE (918) 301-0704 | WWW.SMALLTOWNPROPERTIES.COM

THE MAYES TRACTS

PROPERTY PROFILE

LOCATION:

- S 4450 Road
Vinita, Ok 74301
- Mayes County
- Near Grand Lake O' the Cherokees
- 7.1± Miles NW of Pensacola Dam
- 20± Miles SW of Bernice State Park
- 28.8± Miles SW of Shangri-La Resort
- 60.5± Miles SW of Joplin, Missouri
- 62.7± Miles NE of Tulsa

COORDINATES:

- 36.6988516, -96.0654442

PROPERTY USE:

- Potential Home Sites
- Homesteading
- Outdoor Recreation
- Small Hobby Farm
- Investment
- Hunting

TAX INFORMATION:

- TBD

PROPERTY INFORMATION:

- 5 Unrestricted Tracts
- Tract 1: \$114,225
15.23± Acres
- Tract 2: \$116,775
15.57± Acres
 - Pond
- Tract 3: \$116,850
15.58± Acres
 - Elm Creek
- Tract 4: \$117,225
15.63± Acres
 - Elm Creek
- Tract 5: \$88,875
11.85± Acres
 - Elm Creek
 - Slough
- Paved County Road Frontage
- Mixed Pasture/Timber
- Partial Barbed Wire Fencing
- Electric Available Nearby



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

TONY PRIDEAUX, ALC

LAND SPECIALIST

C: 918-960-1226

O: 918-301-0704

tprideaux@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE MAYES TRACTS

ENJOY SPACIOUS COUNTRY LIVING NEAR VINITA, OKLAHOMA, WITH GRAND LAKE RECREATION NEARBY. Ranging from 11.85± to 15.63± acres, five Mayes County tracts offer paved county road frontage, a mix of pasture and timber, and mature oaks and pecan trees along the edges and in clusters throughout each tract. The open pasture provides room to explore your plans for a country home, livestock, or a weekend retreat, while the wooded areas add shade and character. Each tract has its own features: Tract 2 includes a pond, and Elm Creek, a wet weather creek, flows through Tracts 3, 4, and 5. Tract 5 also features a slough surrounded by trees and an abundant amount of whitetail deer signs.

The unrestricted land is partially fenced, and electric service is nearby. Buyers will need to drill a well for water. When it's time to enjoy the lake, several well-known Grand Lake destinations are within driving distance. Pensacola Dam is approximately 7.1 miles away, offering outdoor adventure below the dam; bring your rock crawlers or ATV/UTV. The Bernice Area at Grand Lake State Park, roughly 20 miles away, offers fishing, camping, a swimming beach, and a nature center.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

TONY PRIDEAUX, ALC

LAND SPECIALIST

C: 918-960-1226

O: 918-301-0704

tprideaux@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

MORE ABOUT THE MAYES TRACTS

Shangri-La Resort on Monkey Island is 28.8± miles away, with golf, dining, and lake recreation. For a change of pace, Har-Ber Village Museum near Grove is approximately 32.4 miles away, featuring a lakeside setting, historic exhibits, and a nature trail. Tulsa and Joplin, Missouri, are approximately 62.7 miles and 60.5 miles away, respectively.

Whether you're looking for everyday country living or acreage near Grand Lake for a weekend escape, these tracts offer a blend of open ground, mature trees, and convenient road access.

**Contact Tony Prideaux today to learn more
and experience #TheSmallTownWay.**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

TONY PRIDEAUX, ALC

LAND SPECIALIST

C: 918-960-1226

O: 918-301-0704

tprideaux@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

5 TRACTS AVAILABLE

VINITA

MAYES COUNTY, OKLAHOMA



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

TONY PRIDEAUX, ALC

LAND SPECIALIST

C: 918-960-1226

O: 918-301-0704

tprideaux@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

TRACT 1



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

TONY PRIDEAUX, ALC

LAND SPECIALIST

C: 918-960-1226

O: 918-301-0704

tprideaux@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

5 TRACTS AVAILABLE

VINITA

MAYES COUNTY, OKLAHOMA

TRACT 2



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

TONY PRIDEAUX, ALC

LAND SPECIALIST

C: 918-960-1226

O: 918-301-0704

tprideaux@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

5 TRACTS AVAILABLE

VINITA

MAYES COUNTY, OKLAHOMA

TRACT 3



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

TONY PRIDEAUX, ALC

LAND SPECIALIST

C: 918-960-1226

O: 918-301-0704

tprideaux@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

TRACT 4



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

TONY PRIDEAUX, ALC

LAND SPECIALIST

C: 918-960-1226

O: 918-301-0704

tprideaux@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

5 TRACTS AVAILABLE

VINITA

MAYES COUNTY, OKLAHOMA

TRACT 5



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

TONY PRIDEAUX, ALC

LAND SPECIALIST

C: 918-960-1226

O: 918-301-0704

tprideaux@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

land id. LINK

TRACT 1- 15.23+/- ACRES

TRACT 2- 15.57+/- ACRES

TRACT 3- 15.58 +/- ACRES

TRACT 4- 15.63+/- ACRES

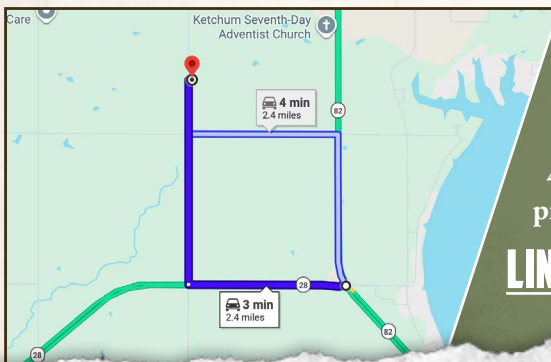
TRACT 5- 11.85+/- ACRES

E0360 RD

E0360 RD

CLIFT CREST RD

CLIFT



Directions From the Intersection of HWY 82 and N Third Street/360 Road in Landley, OK: Travel 1.0 mile west on 360 Road. Turn right on S 4450 Road and continue 1.4 miles to the property on the east side of the road.

LINK TO GOOGLE MAP DIRECTIONS



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

TONY PRIDEAUX, ALC

LAND SPECIALIST

C: 918-960-1226

O: 918-301-0704

tprideaux@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.