

MIDWEST LAND GROUP PRESENTS

74 ACRES IN

CARTER COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HUNT, BUILD AND PLAY IN SOUTH CENTRAL OKLAHOMA

This conveniently located combination farm allows a little mixture for everyone. The property has the grass and water for grazing, the topography and cover to chase your choice of game, and a wonderful school district to build your home in. The outline shape of this property provides excellent seclusion from the road and allows for a peaceful escape once inside the property. Exposed rock features line the wet weather creek and provide a calming coolness under the thick oak canopy.

Take a ride across this south-central Oklahoma property and imagine your outdoor getaway or future homesite. The 2 ponds provide ample water for livestock and wildlife with paved road frontage and available utilities providing truly endless possibilities. The wet weather creek that travels the property provides future pond build sites as well as hunting drainages to plan food plots and hunting stand locations. For more information or to schedule a private tour, please call (580) 222-5265.



PROPERTY FEATURES

PRICE: **\$390,000** | COUNTY: **CARTER** | STATE: **OKLAHOMA** | ACRES: **74**

- 50/50 pasture to timber
- 2 ponds
- 68.6 feet of elevation
- Wet weather creek
- Approximately 38" of annual rainfall
- Established trails
- Multiple food plot sites
- Paved road access
- No building restrictions
- Lone Grove School District
- 1.5 hours from Dallas/Ft. Worth
- 1.5 hours from Oklahoma City



50/50 PASTURE TO TIMBER

The property has the grass and water for grazing, the topography and cover to chase your choice of game, and a wonderful school district to build your home in. The outline shape of this property provides excellent seclusion from the road and allows for a peaceful escape once inside the property.



ESTABLISHED TRAILS



WET WEATHER CREEK



2 PONDS



MULTIPLE FOOD PLOT SITES

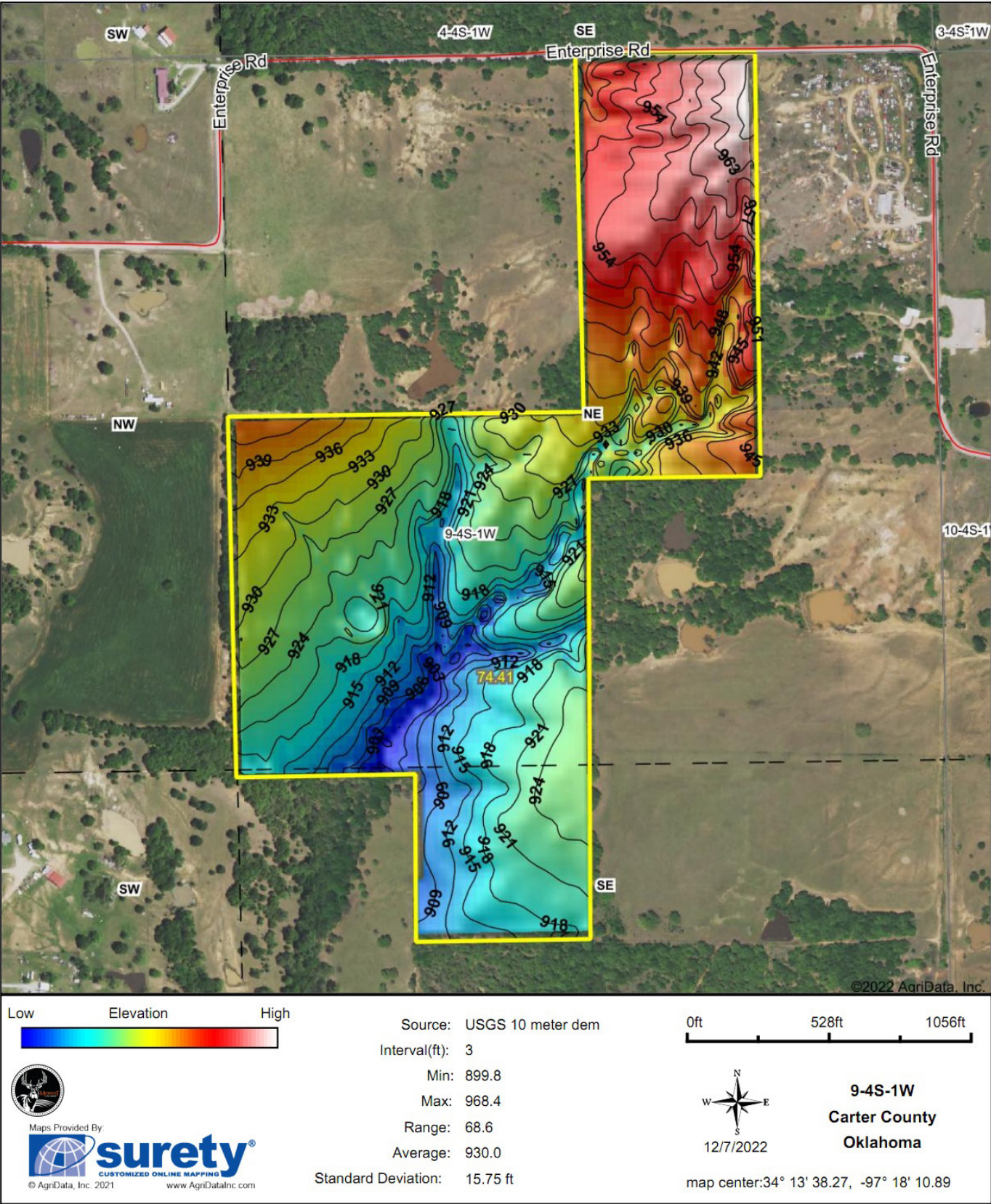
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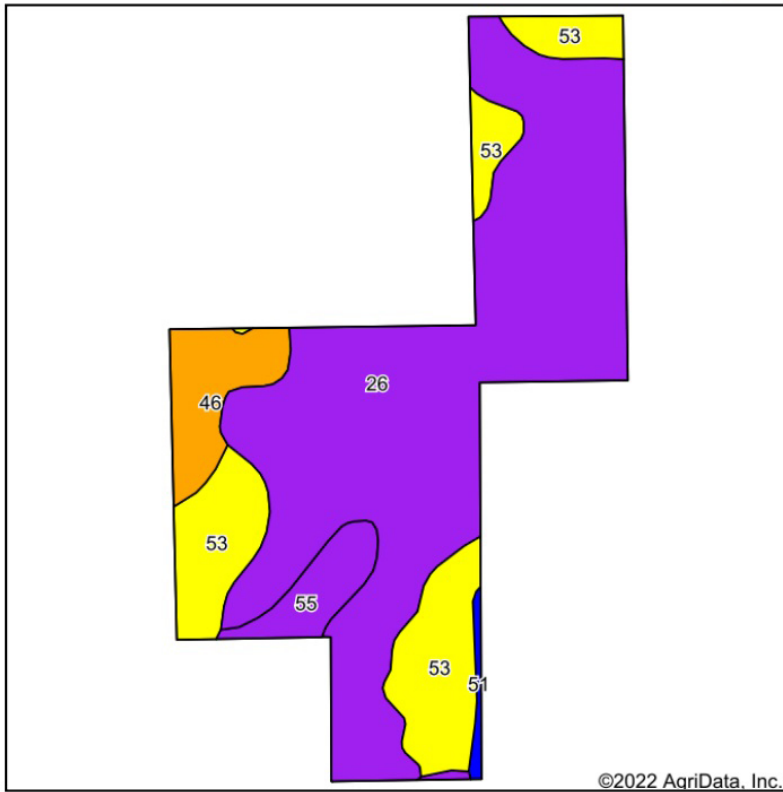
ADDITIONAL PHOTOS



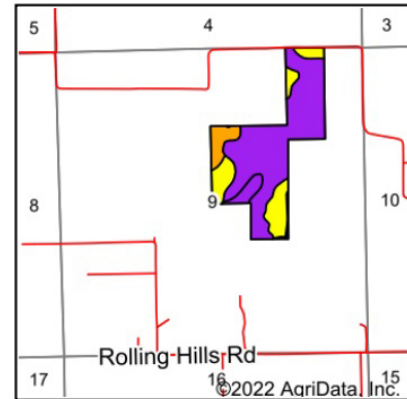
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Carter**
 Location: **9-4S-1W**
 Township: **Ardmore**
 Acres: **74.41**
 Date: **12/7/2022**



Maps Provided By

surety
 CUSTOMIZED ONLINE MAPPING
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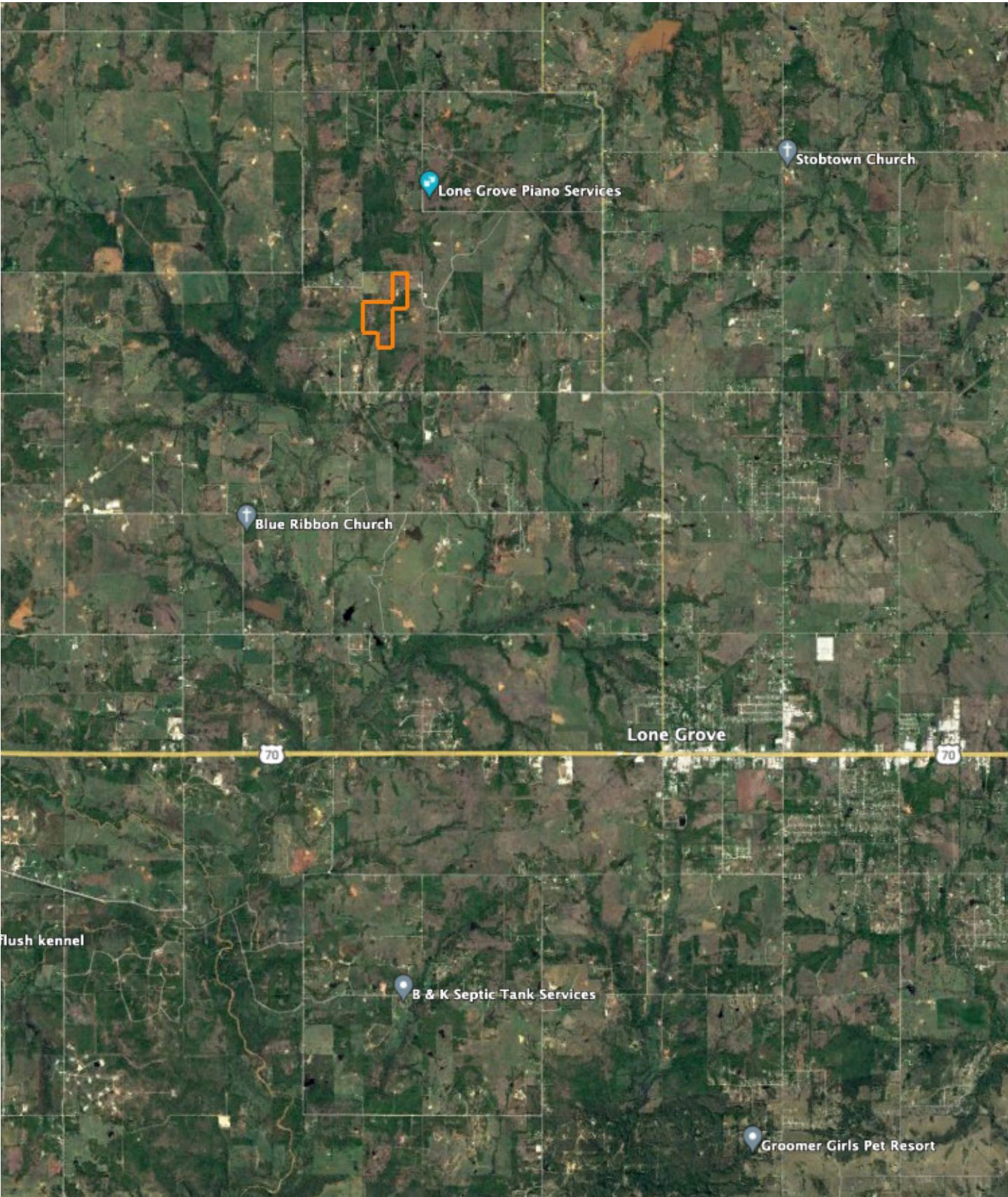


Area Symbol: OK019, Soil Area Version: 18												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
26	Konsil and Weatherford soils, 1 to 8 percent slopes, gullied	49.82	67.0%		Well drained	Vle	0	25	5	7	25	
53	Windthorst fine sandy loam, 3 to 8 percent slopes, eroded	15.37	20.7%		Moderately well drained	IVe	3825	48	46	40	48	30
46	Weatherford fine sandy loam, 1 to 5 percent slopes, eroded	5.14	6.9%		Well drained	IIle	1890	40	40	37	38	19
55	Windthorst-Weatherford complex, 5 to 12 percent slopes	3.49	4.7%		Well drained	Vle	3825	49	45	43	49	27
51	Windthorst very fine sandy loam, 1 to 3 percent slopes	0.59	0.8%		Moderately well drained	Ile	4050	55	50	43	55	32
Weighted Average						5.35	1132.2	*n 32.2	*n 18.1	*n 17.9	*n 32	*n 9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Braden Pollard has a great passion for land and the outdoors, something his clients easily relate to. He's seen land use from all sorts of different angles, from being the landowner to negotiating with them. He'll have you covered no matter buying or selling, regardless of what you're looking to achieve. Braden was born and raised in Ardmore, Oklahoma, a city that sits 90 miles from both Oklahoma City and the Dallas-Ft. Worth metroplex. After graduating from Ardmore High School, he went to the University of Oklahoma in Norman, OK, where he received his bachelor's degree. He spent over 12 years in the oil and gas industry, working up the ladder as a landman, project manager, land manager, and manager of corporate development.

At Midwest Land Group, he's able to utilize his passion for land and the great outdoors, while connecting buyers to sellers and vice versa. A lover of the land, Braden has been a hunting guide for many years, guiding deer, turkey and waterfowl hunts in southern Oklahoma. When he's not working, you might find him golfing, hunting, or spending time outdoors and with his family. Braden serves as a little league coach for his kids, sits on the Canadian County United Way Board of Directors, has guided for Stuart Ranch Outfitters, and is a Certified Oklahoma Abstractor. He lives in Piedmont with his wife Renee, son Easton, and daughter Scotty.



BRADEN POLLARD,
LAND AGENT

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