

MIDWEST LAND GROUP PRESENTS

30 ACRES IN

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# GARFIELD COUNTY OKLAHOMA



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# PASTURELAND WITH GRAZING, HUNTING, AND BUILD SITE OPTIONS

Located just 4 miles south of Enid, lies this beautiful 30 +/- acre property. Whether you are looking for a property for your livestock, a place to do some occasional hunting, or even a place to build or set up your new home, this one can accommodate all of those desires. The property itself is comprised of gently rolling pastureland, but due to the surrounding area consisting of wheat fields and a wooded creek line, there is no shortage of deer sign all over the property. The pond that lies in the middle of the property provides that much-needed water source for

the wildlife in the area and would also be essential for a livestock operation. The pond has continued to hold water throughout the drought which has proven to be difficult for most. The property is fenced on three sides and the fencing is in overall good condition. There is rural water at the road, but no meter is currently in place. An added bonus, the property is in the highly sought-after Waukomis School District and is only 2 miles from Waukomis. Give Kyle Schroder a call at (405) 833-6555 to schedule a showing on this incredible 30 +/- acre property.



# PROPERTY FEATURES

PRICE: **\$119,000** | COUNTY: **GARFIELD** | STATE: **OKLAHOMA** | ACRES: **30**

- Rolling pastureland
- Nice pond
- Tons of deer sign
- Grazing potential
- Native grasses
- Build site
- Waukomis School District
- 2 miles to Waukomis
- 2 miles to Vance Air Force Base
- 4 miles south of Enid



# NATIVE GRASSES

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# TONS OF DEER SIGN

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# NICE POND

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# BUILD SITE

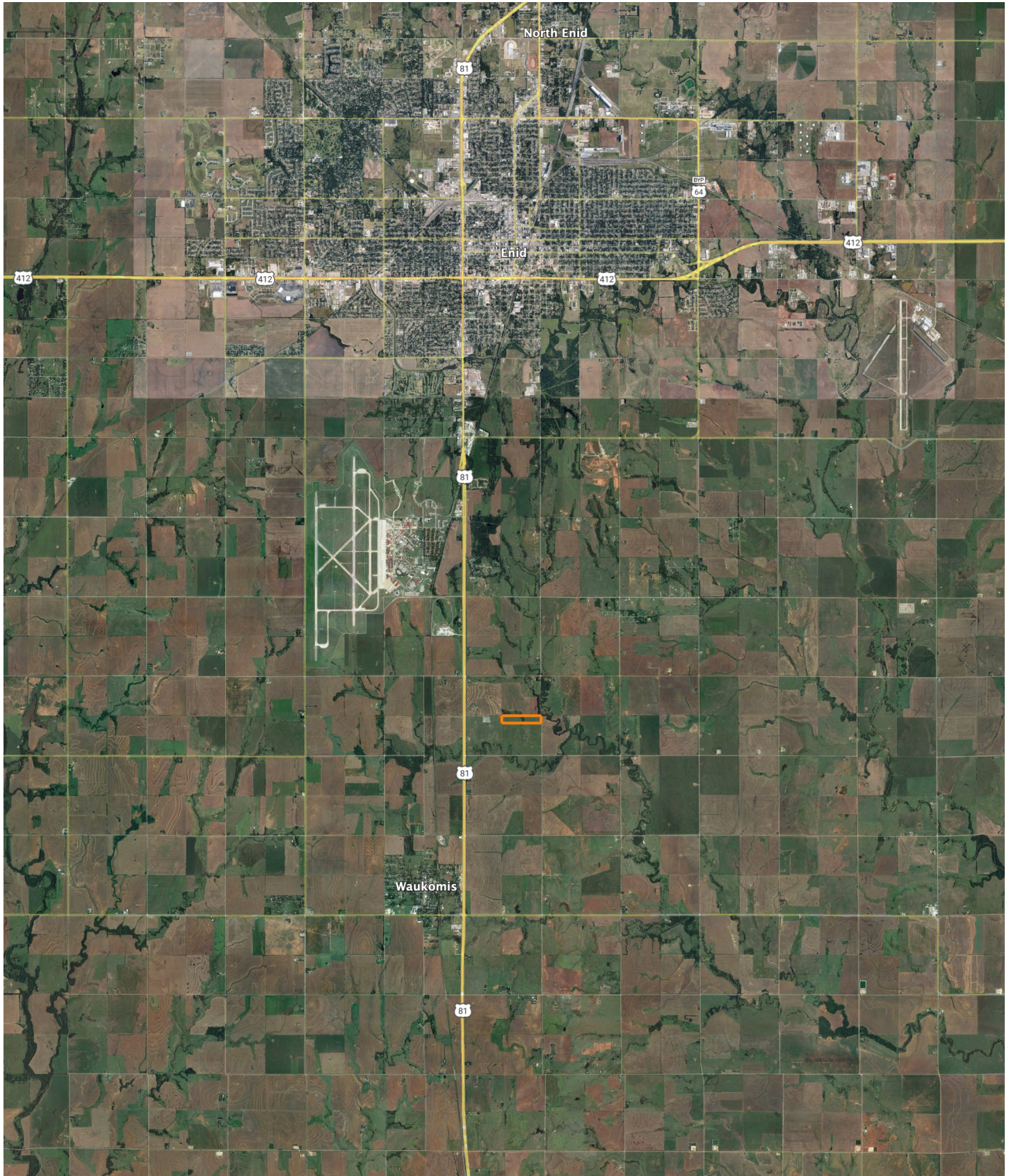
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# AERIAL MAP



# OVERVIEW MAP





# AGENT CONTACT

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If there's one person who was raised to love and respect the land, it's Kyle Schroder. Born in Okarche, Oklahoma, and a graduate of Okarche High School, Kyle stands as a third-generation farmer of wheat, hay, and cattle. He attended Oklahoma State University, where he majored in Agricultural Education, and has run a cow/calf operation with his father for quite some time. This experience has provided him with the vast knowledge of stocker cattle operations, as well how to maintain tillable ground and pasture.

This former career firefighter and farmer has an undeniable passion for land. When you work with Kyle, there will be no doubt in your mind that he shares this love with all of his clients, no matter if they're buying or selling. Thanks to his background and connections, he'll be able to connect you with all the right resources to ensure the land is reaching its full potential – from soil management and crop production to food plots and habitat management.

An avid hunter since he was a teen, Kyle enjoys hunting dove, pheasant, turkey, deer, ducks and geese. When he's not farming, hunting, or spending time at the lake, he loves to look at new properties and envision their potential. Kyle is an active member of his church and lives in Okarche, OK, with his wife, Katie, and daughters, Grace and Madelyn.



**KYLE SCHRODER,**

LAND AGENT

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