

MIDWEST LAND GROUP PRESENTS

160 ACRES IN

---

# BECKHAM COUNTY OKLAHOMA



[MidwestLandGroup.com](http://MidwestLandGroup.com)



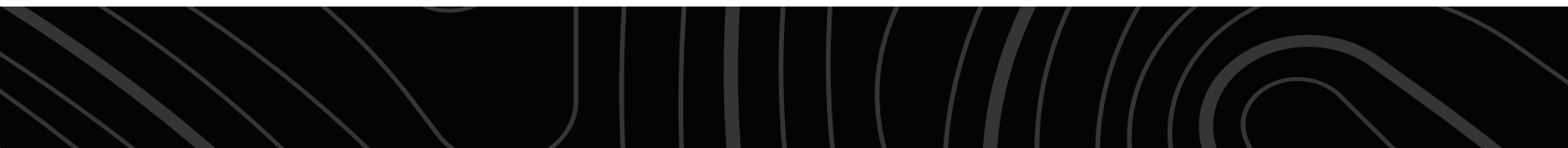
MIDWEST LAND GROUP IS HONORED TO PRESENT

# INCREDIBLE HUNTING WITH PROVEN GENETICS

---

Located on a paved road just north of Erick, lies this 160 +/- acre hunting property. From the moment you pull in the gate, the amount of thought and work put into this place is easily noticeable. The trail entering the property leads you over a hill and down onto the first food plot. Also accessed from this main artery are a well thought out and designed set of trails that will provide you quick and quiet access to almost every point of the property. Along these trails, they will lead you to the incredible feeder and stand sites that are set among the additional 5 food plots. The commitment to raising healthy and mature deer includes a year-round food supply of various feeds and a protein supplement. The current owner even went so far as to supply buckets of water to every feeder site that have been filled twice a week. The topography of the farm is gently rolling hills

that are covered with oaks, cedars, thickets, and very thick native grasses that combined, serve as unlimited bedding areas for the wildlife in the area. Aside from the impressive number of whitetail deer on this farm, there are turkeys and wild hogs that are frequently seen on the farm as well. In the southwest corner of the farm, you will find a solar-powered water well that is left running for all of the wildlife to catch a drink at. Next to this well, there is an old corral with a nice lean-to that would serve to be a great place for storage. There is also electricity ran to this site and with little work, it could be turned into the perfect place to set up camp. This is one of those farms that doesn't come along very often and there are numerous trail cam pics included to prove just that. Call Kyle Schroder at (405) 833-6555 to set up a showing.





# PROPERTY FEATURES

PRICE: **\$360,000** | COUNTY: **BECKHAM** | STATE: **OKLAHOMA** | ACRES: **160**

---

- Whitetail deer
- Turkey
- Wild hogs
- 6 food plots
- Well established trails
- Water well
- Electric on site
- Paved road frontage
- 10 minutes to I-40
- 15 miles to Sayre
- 1 hour 45 minutes to Amarillo
- 2 hours to OKC





# 6 FOOD PLOTS

---





# WATER WELL

---



# WELL ESTABLISHED TRAILS

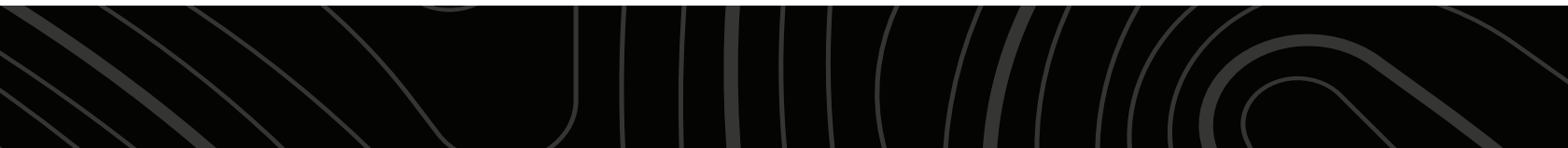
---





# PAVED ROAD FRONTAGE

---





# WHITE TAIL DEER

---





# ADDITIONAL PHOTOS

---





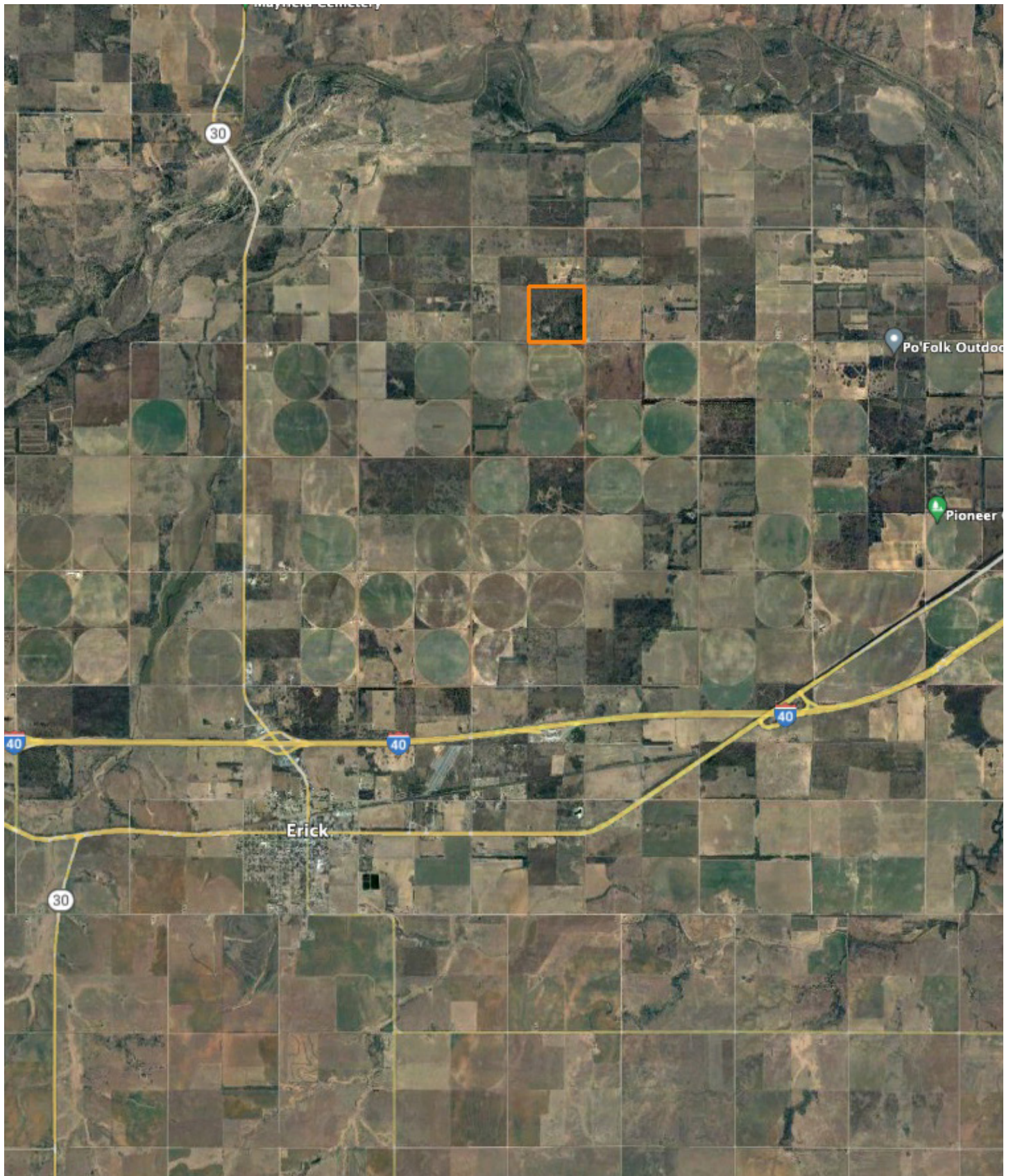
# AERIAL MAP

---



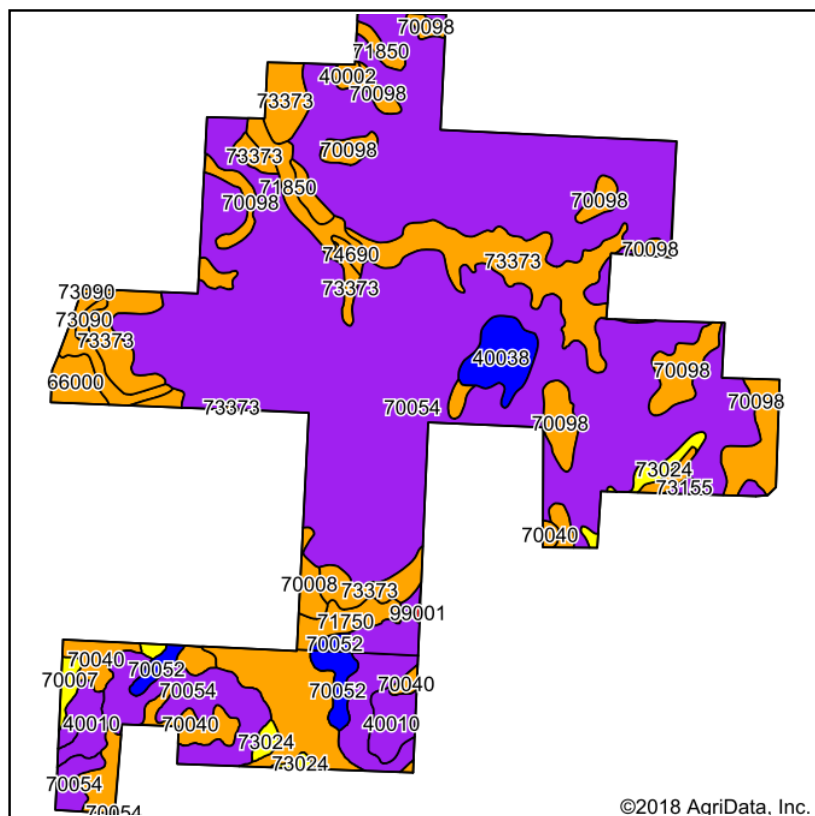


# OVERVIEW MAP



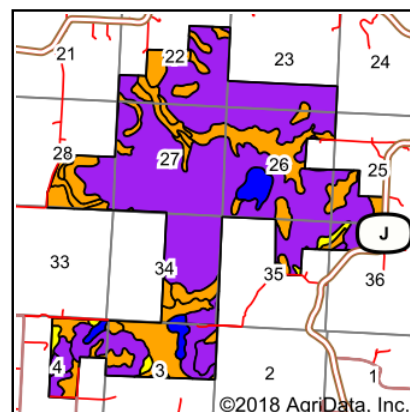


# SOIL MAP



Soils data provided by USDA and NRCS.

©2018 AgriData, Inc.



State: **Missouri**  
 County: **St Clair**  
 Location: **27-36N-26W**  
 Township: **Washington**  
 Acres: **3054**  
 Date: **5/12/2018**



Maps Provided By:

**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2018 www.AgriDataInc.com



Area Symbol: MO039, Soil Area Version: 20

Area Symbol: MO185, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Alfalfa hay	Caucasian bluestem	Tall fescue	Warm season grasses	Common bermudagrass	Orchardgrass red clover	Tall fescue seed	Winter wheat	Soybeans
70054	Cliquot gravelly loam, 3 to 20 percent slopes, very stony	1808.55	59.2%		Vlle		4		7	5	7	5	6		
73373	Bolivar fine sandy loam, 5 to 9 percent slopes	300.43	9.8%		Ille										
70054	Cliquot gravelly loam, 3 to 20 percent slopes, very stony	187.36	6.1%		Vlle		4		7	5	7	5	6		
70098	Bolivar fine sandy loam, 2 to 5 percent slopes	182.54	6.0%		Ille										
71750	Cleora fine sandy loam, 0 to 2 percent slopes, frequently flooded	106.90	3.5%		Illw	2	5		8	6	8	7	6	6	1
70040	Cliquot-Bolivar complex, 3 to 8 percent slopes	80.15	2.6%		Ille		5		8	6	8	6	7		



# AGENT CONTACT

---

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

**405.459.7675**

[KSchroder@MidwestLandGroup.com](mailto:KSchroder@MidwestLandGroup.com)



## MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Missouri, Nebraska, Oklahoma, South Dakota, and Wisconsin.