

MIDWEST LAND GROUP PRESENTS

20 ACRES IN

LOVE COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SOUTHERN OKLAHOMA RANCH HOME ON 20 +/- ACRES

This home and 20 +/- acres on the north side of Thackerville, Oklahoma will allow you to settle in just miles away from the Oklahoma/Texas border. This immaculately maintained 20 acres has been home to generations of farm fresh gardens and home canned goods. The home is surrounded by a beautiful white pipe fence with an entrance gate off of a blacktop surface. From blackberries to watermelons and everything in between there will be no shortage of fruits and vegetables to produce! The 1,468 square foot home has

2 bedrooms and 2 bathrooms with an over-sized laundry room off of the back porch. The in-ground storm shelter is just steps from the back door.

Multiple barns and lean-to structures provide a vast amount of storage or covering for your toys or animals. The additional 560 square foot living quarters with a carport and storage building are located on the western half of the property and provide a great option for weekend or overflow guests.



PROPERTY FEATURES

PRICE: **\$598,500** | COUNTY: **LOVE** | STATE: **OKLAHOMA** | ACRES: **20**

- 1,468 square foot home
- 2 bedroom, 2 bathroom
- Built in 1987
- Metal roof
- White pipe fenced yard with gate
- Attached carport
- 24'x30' shop with electricity
- 24'x36' barn and shop
- Multiple lean-to sheds and barns
- Additional separate 560 square foot living quarters
- Additional carport and storage building
- Blackberry vines
- Elderberry bushes
- Peach trees
- Cherry and apricot trees
- Nectarine tree
- Water well and city water
- 1.5 hours from Dallas/Fort Worth
- 2 hours from Oklahoma City
- 3 miles from WinStar World Casino



1,468 SQUARE FOOT HOME

The 1,468 square foot home has 2 bedrooms and 2 bathrooms with an over-sized laundry room off of the back porch. The in-ground storm shelter is just steps from the back door.



ATTACHED CARPORT



24'X30' SHOP WITH ELECTRICITY

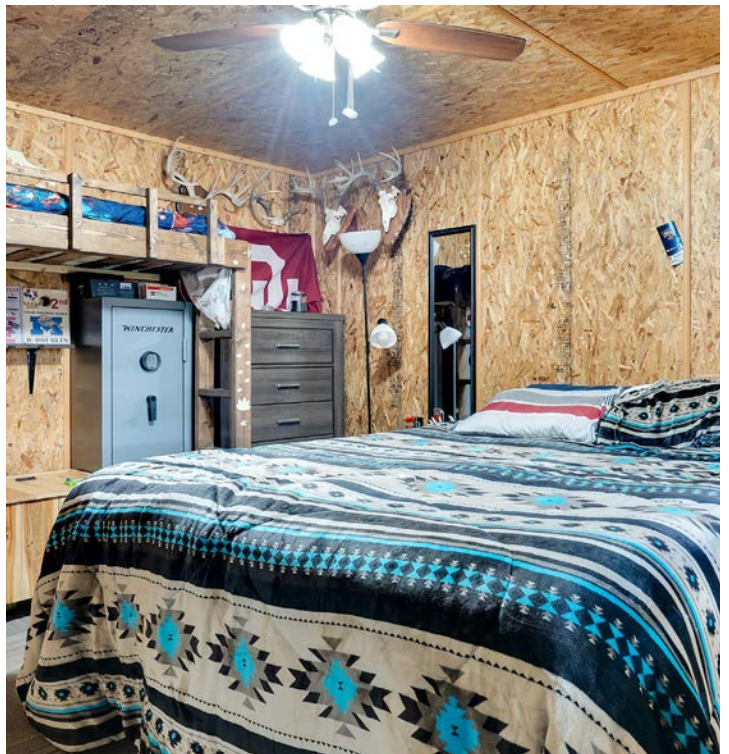


MULTIPLE LEAN-TO SHEDS AND BARN



SEPARATE 560 SQ. FT. LIVING QUARTERS

The additional 560 square foot living quarters with a carport and storage building are located on the western half of the property and provide a great option for weekend or overflow guests.



MAINTAINED GARDEN

This immaculately maintained 20 acres has been home to generations of farm fresh gardens and home canned goods. From blackberries to watermelons and everything in between there will be no shortage of fruits and vegetables to produce!



WHITE PIPE FENCED YARD WITH GATE



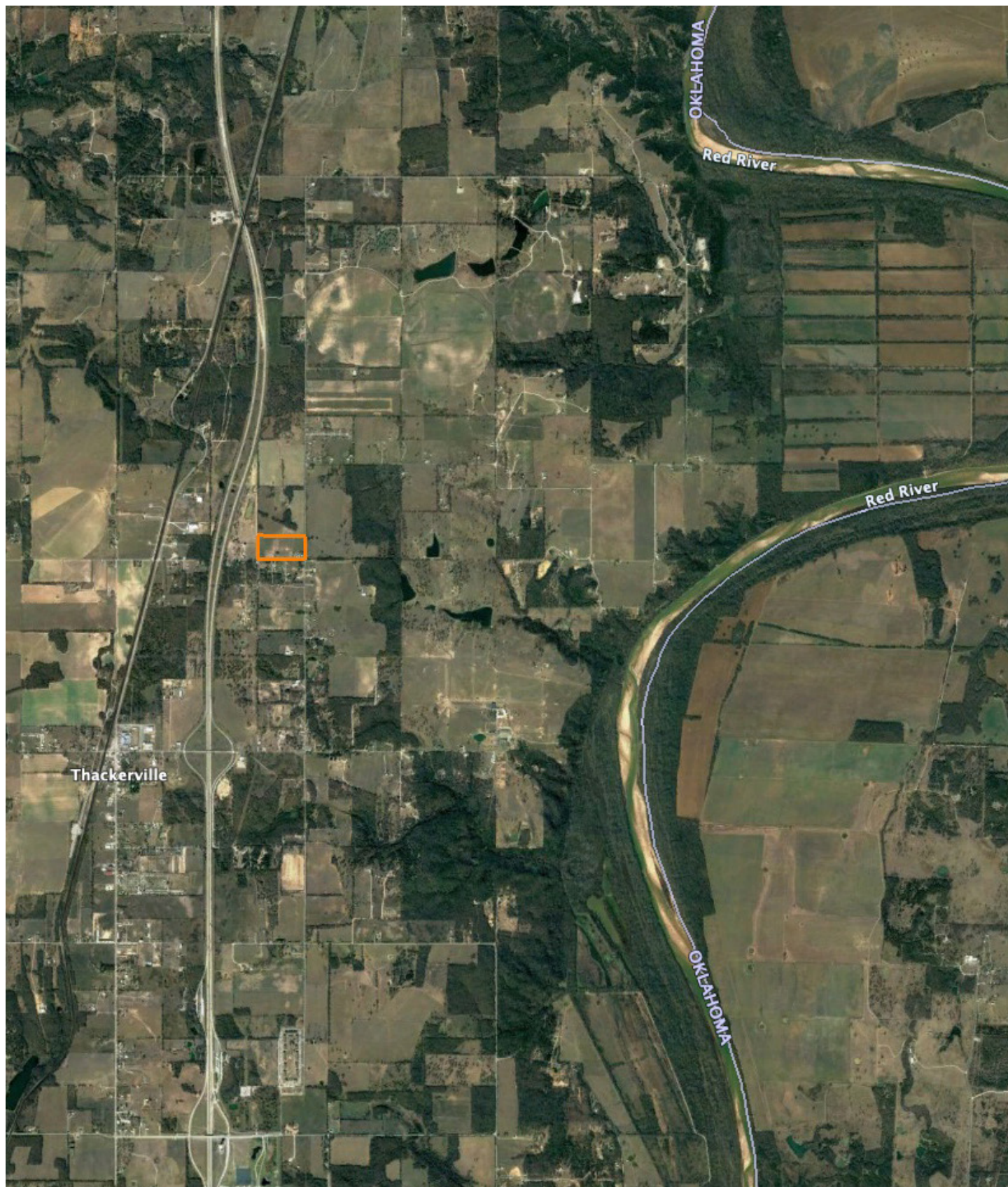
ADDITIONAL PROPERTY PHOTOS



AERIAL MAP



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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