

MIDWEST LAND GROUP PRESENTS

157.99 ACRES IN

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# COMANCHE COUNTY OKLAHOMA



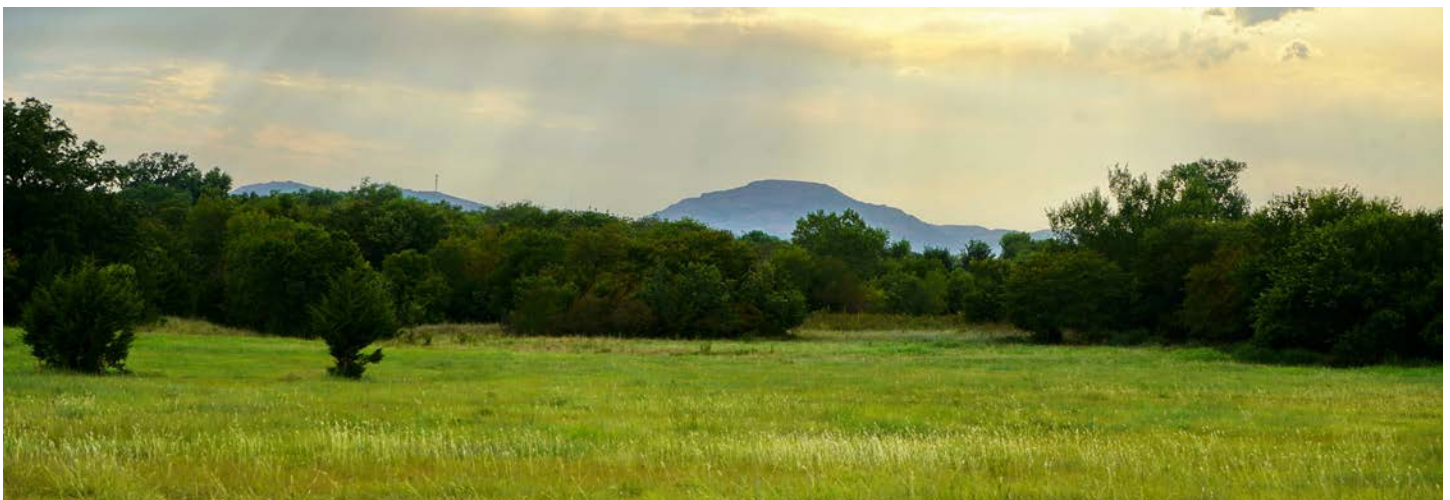
[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# DIVERSE INVESTMENT PROPERTY WITH INCREDIBLE WICHITA MOUNTAIN VIEWS

Located at the foothills of the historic Wichita Mountain Range in Comanche County, Oklahoma, lies a sprawling expanse of natural beauty spanning 157.99 +/- acres. This piece of southwest Oklahoma property presents a prime opportunity for those seeking a slice of pure wilderness. With its proximity to the Wichita Mountains, outdoor enthusiasts are granted a front-row seat to the breathtaking landscapes that Oklahoma has to offer. Situated within the highly coveted Elgin school district, this property boasts a sought-after location. Bound by county blacktop roads to the north and west, and Highway 62 to the southeast, convenient access to multiple highways lies just a stone's throw away. This strategic positioning facilitates seamless journeys to neighboring towns and exceptional outdoor attractions, including the scenic Lake Lawtonka, the serene Lake Ellsworth, and the renowned Wichita Mountain Wildlife Refuge. For those with an eye towards development, the northeast portion of the property features a 20-lot platted area

accompanied by 20 water meters. The land's natural features are nothing short of impressive. With a generous 1.7-acre pond glistening amidst the landscape and nearly a mile of creek bottom meandering through, an ideal habitat is established for an array of wildlife, including deer, turkey, and dove. The property's 35-acre hayfield presents a myriad of possibilities, serving as an excellent candidate for a food plot or continued hay production for livestock. Diverse in its topography, the land boasts over 66 feet of elevation change, granting an array of build site options. Each location promises stunning landscapes, showcasing the breathtaking allure that is unique to the southwest Oklahoma landscape. For those envisioning the realization of a dream home or the development of multiple sites that capture the essence of southwest Oklahoma, this property is an unmissable opportunity. To secure your private showing and explore the boundless potential that this land holds, don't hesitate to reach out to Braden Pollard at (580) 222-5265.



# PROPERTY FEATURES

PRICE: **\$1,026,935** | COUNTY: **COMANCHE** | STATE: **OKLAHOMA** | ACRES: **157.99**

- Elgin School District
- Wet weather creek
- 1.7 acre pond
- Over 66.3' of elevation
- 60.5 +/- acres of Class 2 Ashport Loam Soils
- 35 +/- acres of producing hayfield
- Scenic views of the Wichita Mountain Range
- 20 water meters Available
- Paved road access
- Less than 15 minutes from Lawton and Elgin, OK
- 1 hour from Oklahoma City, OK



157.99 +/- ACRES



# 1.7 ACRE POND

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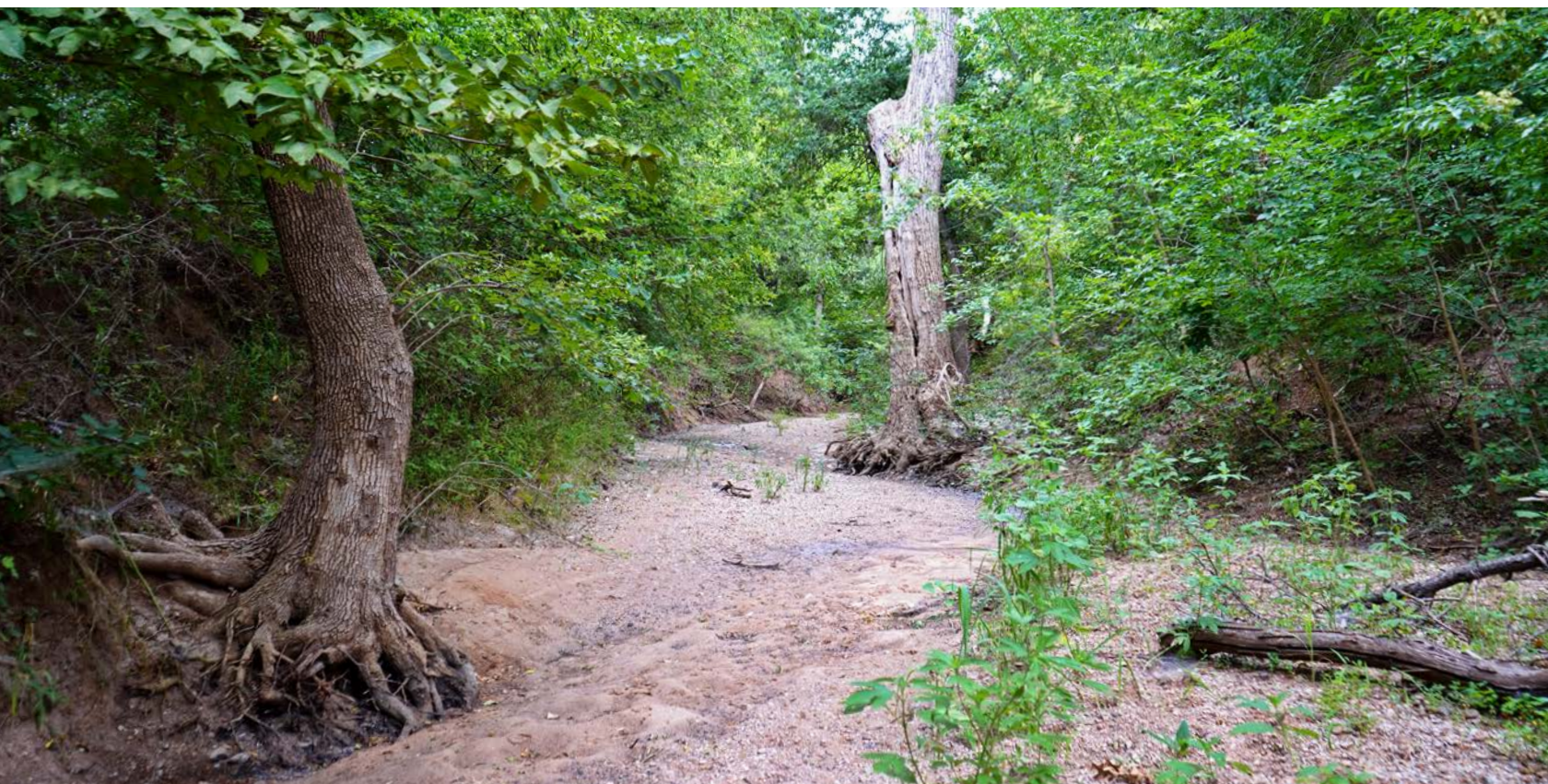
# 35 +/- ACRES OF PRODUCING HAYFIELD

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# WET WEATHER CREEK

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# TOPOGRAPHY MAP



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Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Source: USGS 10 meter dem  
 Interval(ft): 3.0  
 Min: 1,129.8  
 Max: 1,196.1  
 Range: 66.3  
 Average: 1,161.7  
 Standard Deviation: 15.42 ft

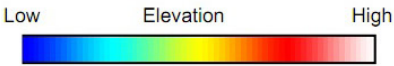
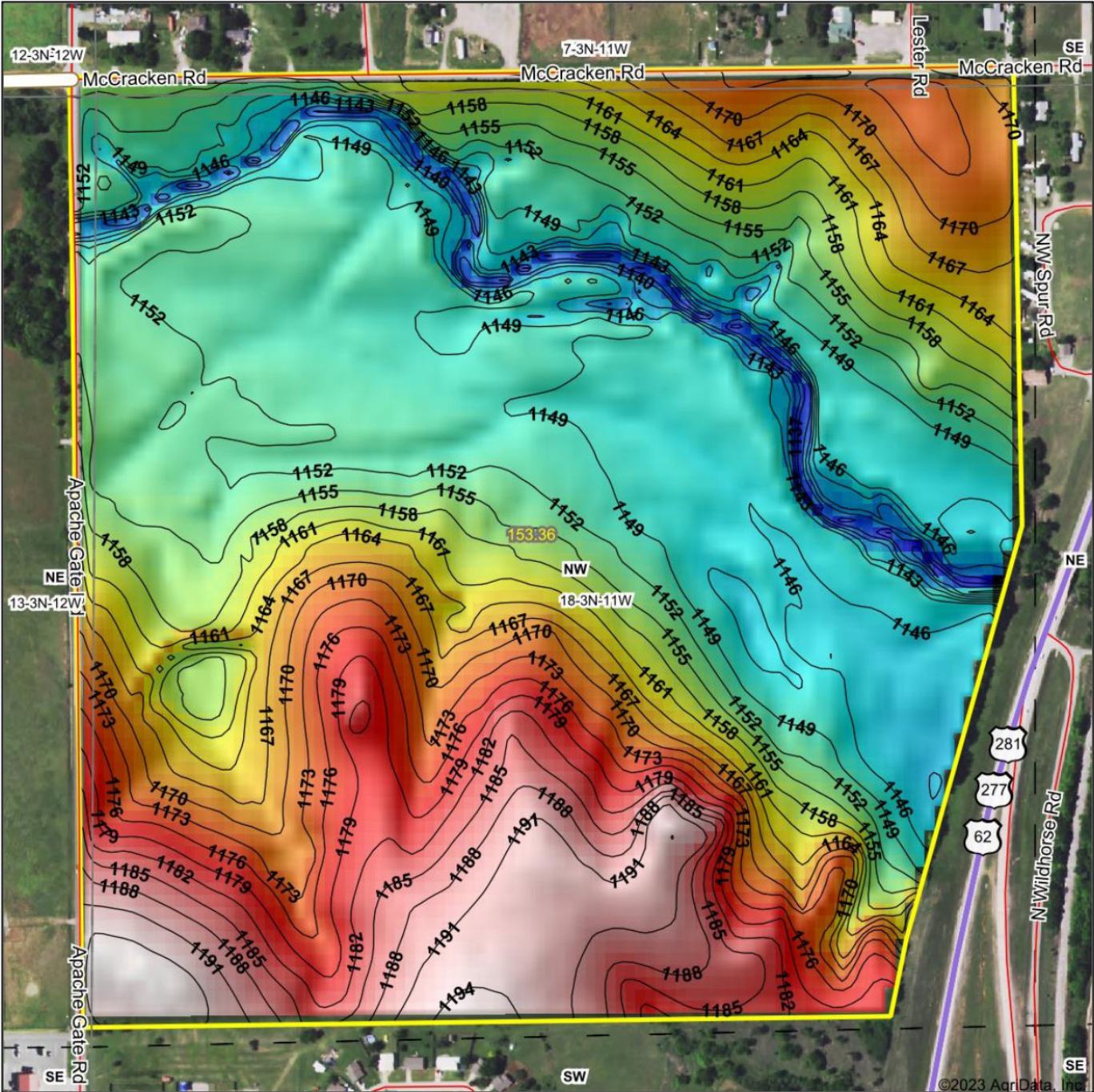


6/22/2023

**18-3N-11W**  
**Comanche County**  
**Oklahoma**

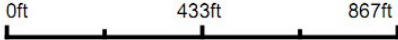
Boundary Center: 34° 44' 7.49, -98° 24' 1.61

# HILLSHADE MAP



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Source: USGS 10 meter dem  
 Interval(ft): 3  
 Min: 1,129.8  
 Max: 1,196.1  
 Range: 66.3  
 Average: 1,161.7  
 Standard Deviation: 15.42 ft



6/22/2023

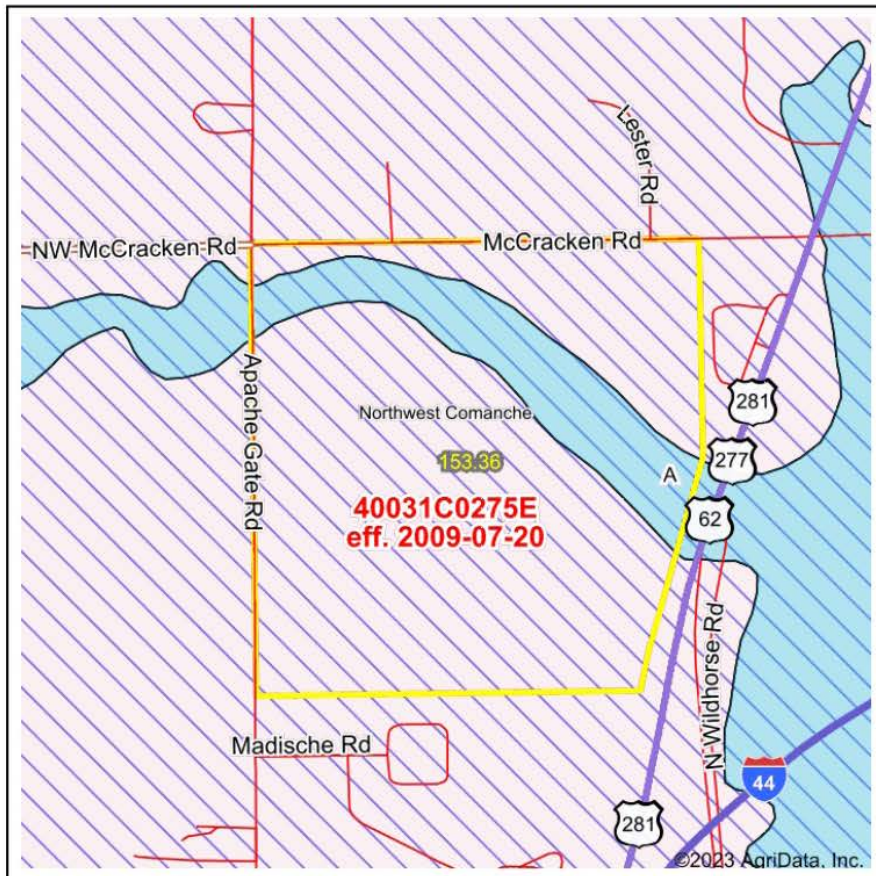
**18-3N-11W**  
**Comanche County**  
**Oklahoma**

Boundary Center: 34° 44' 7.49", -98° 24' 1.61"

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# FEMA REPORT



Map Center: 34° 44' 8.95, -98° 24' 3.82  
 State: OK Acres: 153.36  
 County: Comanche Date: 6/22/2023  
 Location: 18-3N-11W  
 Township: Northwest Comanche



Maps Provided By:  
  
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Name	Number	County	NFIP Participation	Acres	Percent
COMANCHE COUNTY	400489	Comanche	Regular	153.36	100%
<b>Total</b>				153.36	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

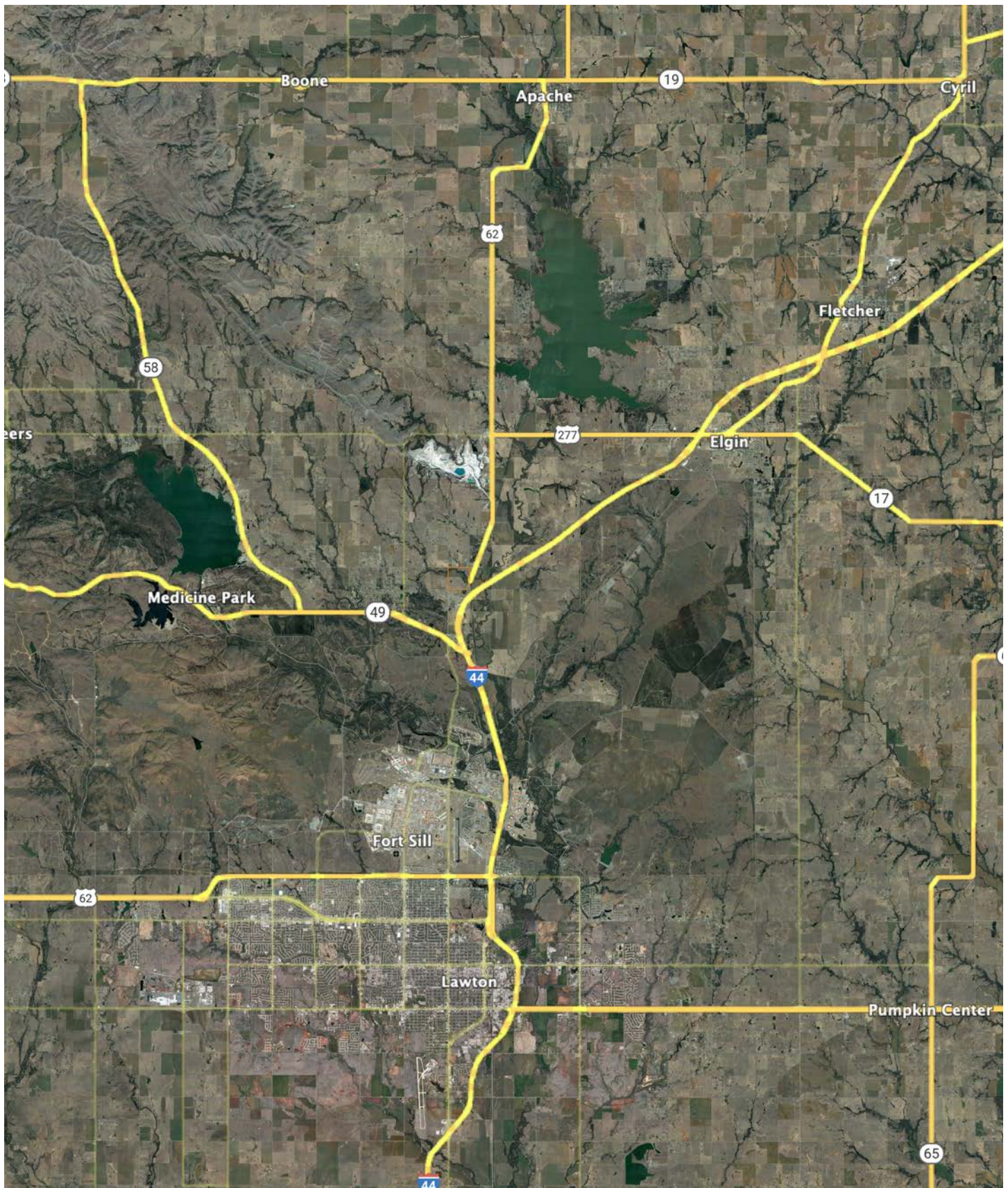
  

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	128.76	84.0%
A		100-year Floodplain	24.6	16.0%
<b>Total</b>			153.36	100%

Panel	Effective Date	Acres	Percent
40031C0275E	7/20/2009	153.36	100%
<b>Total</b>		153.36	100%

# OVERVIEW MAP



## AGENT CONTACT

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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

**580.222.5265**

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