

MIDWEST LAND GROUP PRESENTS

160 ACRES IN

COMANCHE COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

160 ACRE MESQUITE THICKET WITH INVESTMENT POTENTIAL

Discover the perfect blend of natural beauty and investment potential with this remarkable 160 +/- acre property in Comanche County, Oklahoma. Boasting a dense mesquite thicket that creates a haven for wildlife and provides ultimate privacy, this land is a true retreat for nature enthusiasts. Nestled within this scenic landscape is a serene 6+ acre pond, perfect for recreation, livestock, and enjoying the tranquil surroundings.

The property's unique features go beyond aesthetics. With both surface and mineral rights included, this parcel presents an opportunity for diverse land use and potential income streams. The mesquite thicket

and pond enhance the appeal of the land, making it an outdoor lover's paradise. Hike through the captivating thicket, observe the local wildlife, and cast a line into the pond – all within the confines of your own property.

Conveniently located in Comanche County, this property offers easy access to amenities while providing a secluded and natural escape. Whether you're looking to invest, create a private oasis, or establish an outdoor recreational haven, these 160 acres with their mesquite presence and picturesque pond are ready to fulfill your vision.



PROPERTY FEATURES

PRICE: **\$640,000** | COUNTY: **COMANCHE** | STATE: **OKLAHOMA** | ACRES: **160**

- Minerals included
- Lawton public schools
- 6+ acre pond
- 122 acres of Class II soil
- 42.2 feet of elevation
- Thick mature mesquite trees
- Paved road access
- 1/2 mile from Lawton city limits
- Wichita Mountain views



160 +/- ACRES



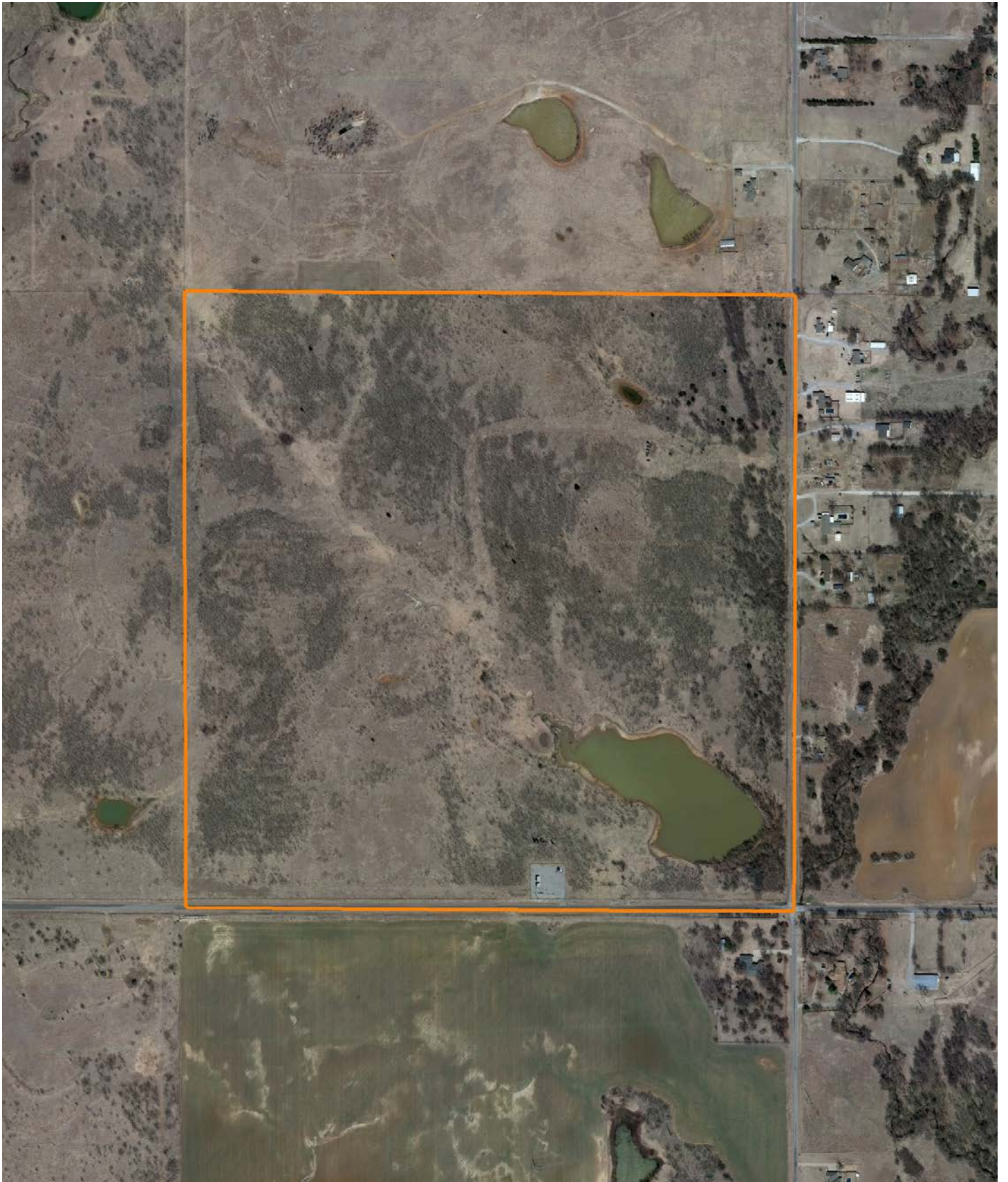
MATURE MESQUITE TREES



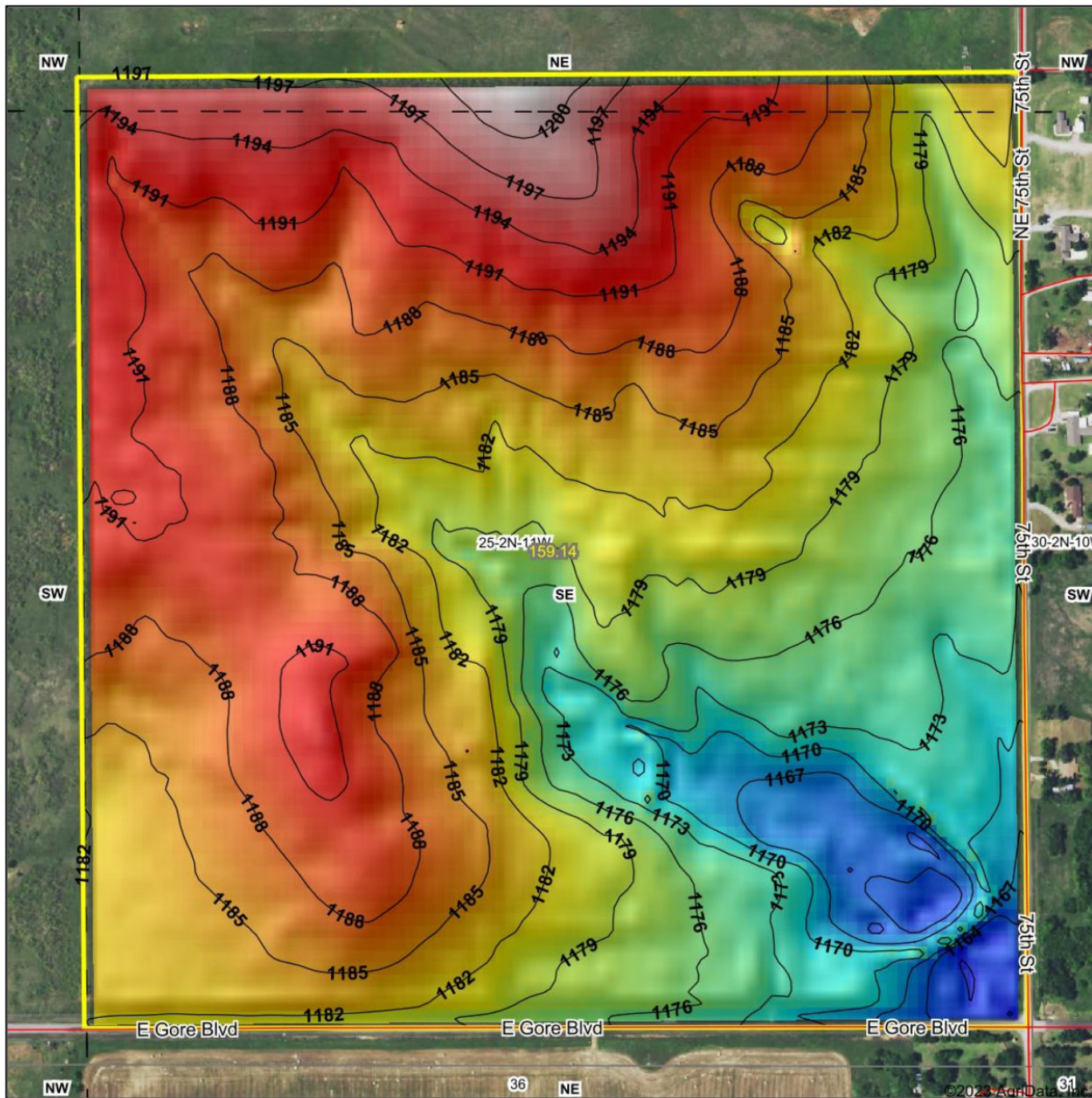
6+ ACRE POND



AERIAL MAP



HILLSHADE MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 10 meter dem
Interval(ft): 3
Min: 1,160.1
Max: 1,202.3
Range: 42.2
Average: 1,182.8
Standard Deviation: 7.81 ft

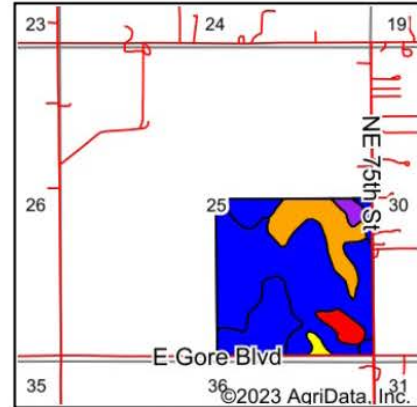
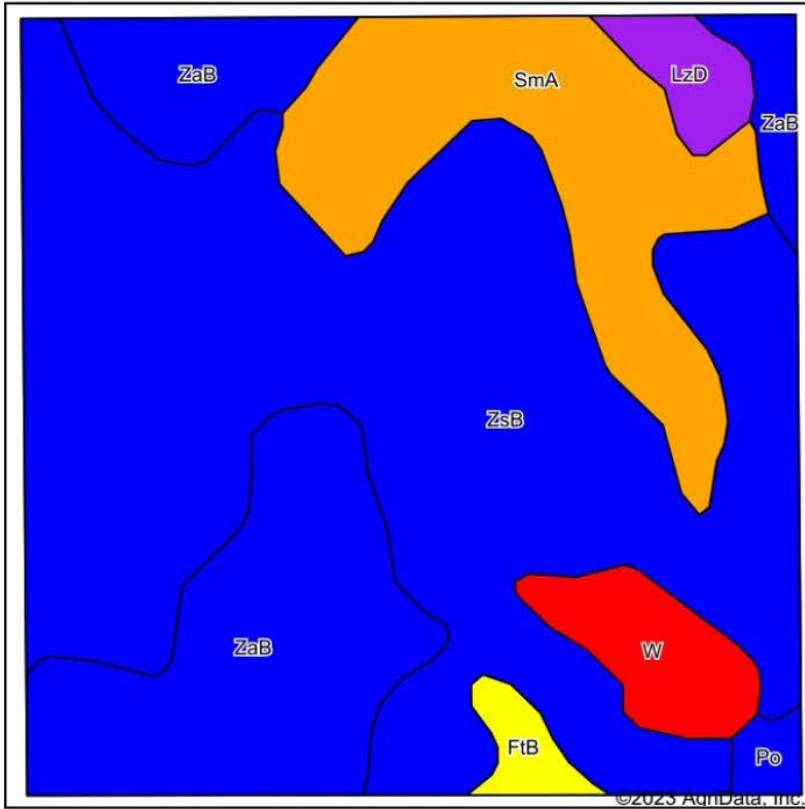


6/28/2023

25-2N-11W
Comanche County
Oklahoma

Boundary Center: 34° 36' 43.95, -98° 18' 14.97

SOIL MAP



State: **Oklahoma**
 County: **Comanche**
 Location: **25-2N-11W**
 Township: **Southeast Comanche**
 Acres: **159.14**
 Date: **6/28/2023**



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surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: OK031, Soil Area Version: 19

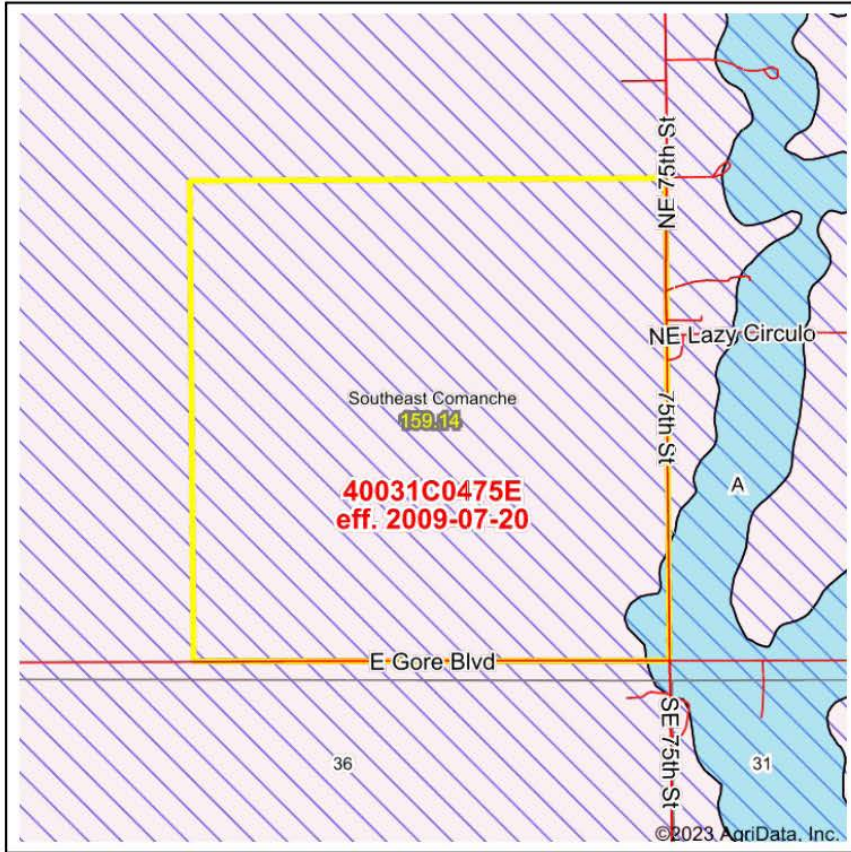
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
ZsB	Zaneis-Huska complex, 1 to 3 percent slopes	88.22	55.4%		Well drained	Ile		4091	52	43	44	51	30
ZaB	Zaneis loam, 1 to 3 percent slopes	33.79	21.2%		Well drained	Ile		4705	58	51	54	58	34
SmA	Stamford clay, 1 to 3 percent slopes	24.13	15.2%		Well drained	IIIs	IIIs	1836	33	23	23	33	29
W	Water	6.21	3.9%				VIII	0					
LzD	Lucien-Grainola-Zaneis complex, 5 to 12 percent slopes	3.25	2.0%		Well drained	VIe		3662	36	31	30	35	24
FtB	Foard and Tillman soils, 1 to 3 percent slopes	2.15	1.4%		Moderately well drained	IVs	IIIe	2003	40	27	27	40	34
Po	Ashport loam, 0 to 1 percent slopes, occasionally flooded	1.39	0.9%		Well drained	IIw		6145	73	68	55	73	39
Weighted Average						2.49	*-	3700.8	*n 48.1	*n 39.7	*n 40.8	*n 47.5	*n 29.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

FEMA MAP



Map Center: 34° 36' 43.61, -98° 18' 14.77
 State: OK Acres: 159.14
 County: Comanche Date: 6/28/2023
 Location: 25-2N-11W
 Township: Southeast Comanche



Maps Provided By:

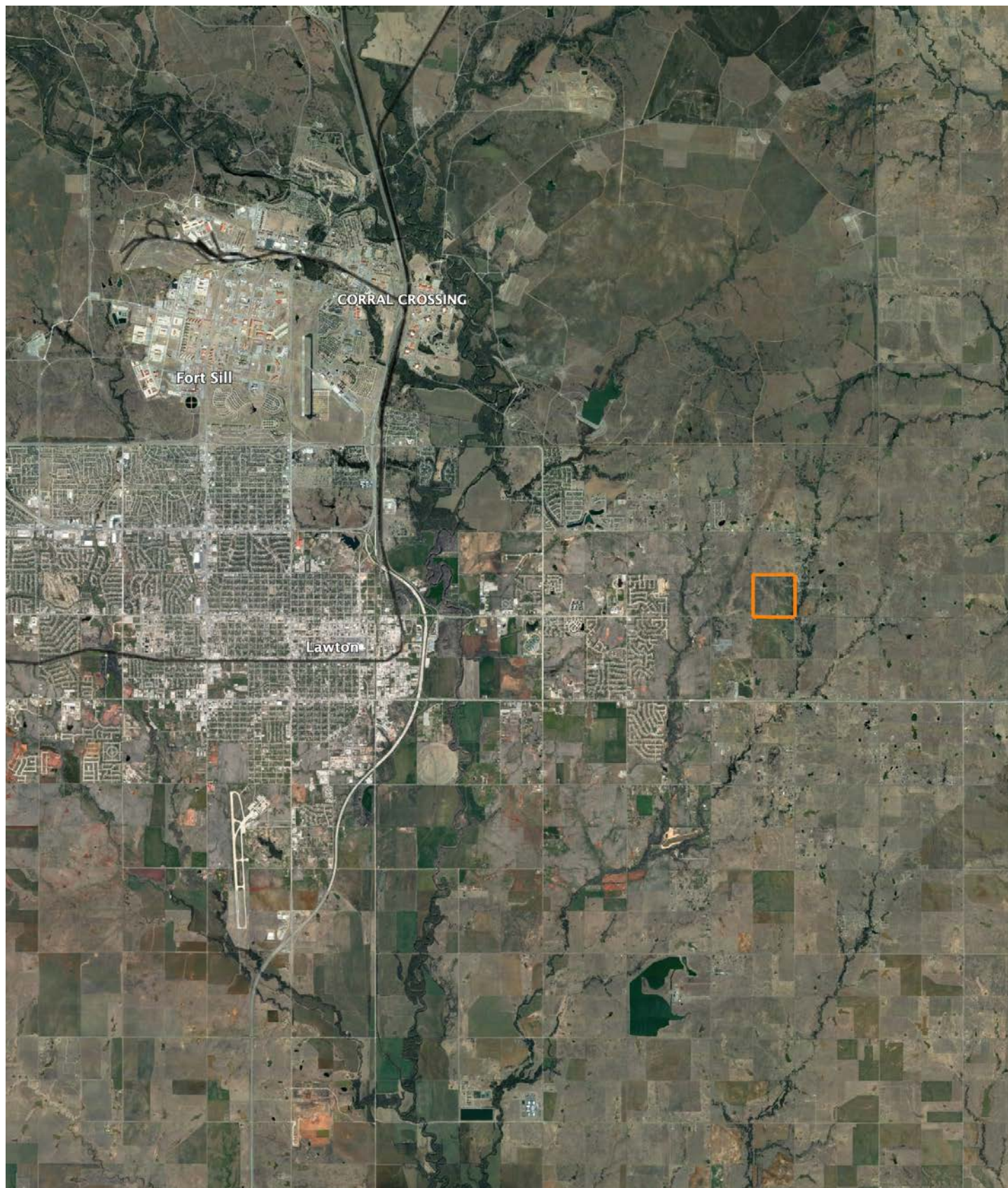


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Name	Number	County	NFIP Participation	Acres	Percent
COMANCHE COUNTY	400489	Comanche	Regular	159.14	100%
Total				159.14	100%
Map Change	Date	Case No.	Acres	Percent	
No			0	0%	
Zone	SubType	Description	Acres	Percent	
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	157.35	98.9%	
A		100-year Floodplain	1.79	1.1%	
Total			159.14	100%	
Panel	Effective Date	Acres	Percent		
40031C0475E	7/20/2009	159.14	100%		
Total		159.14	100%		

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.



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