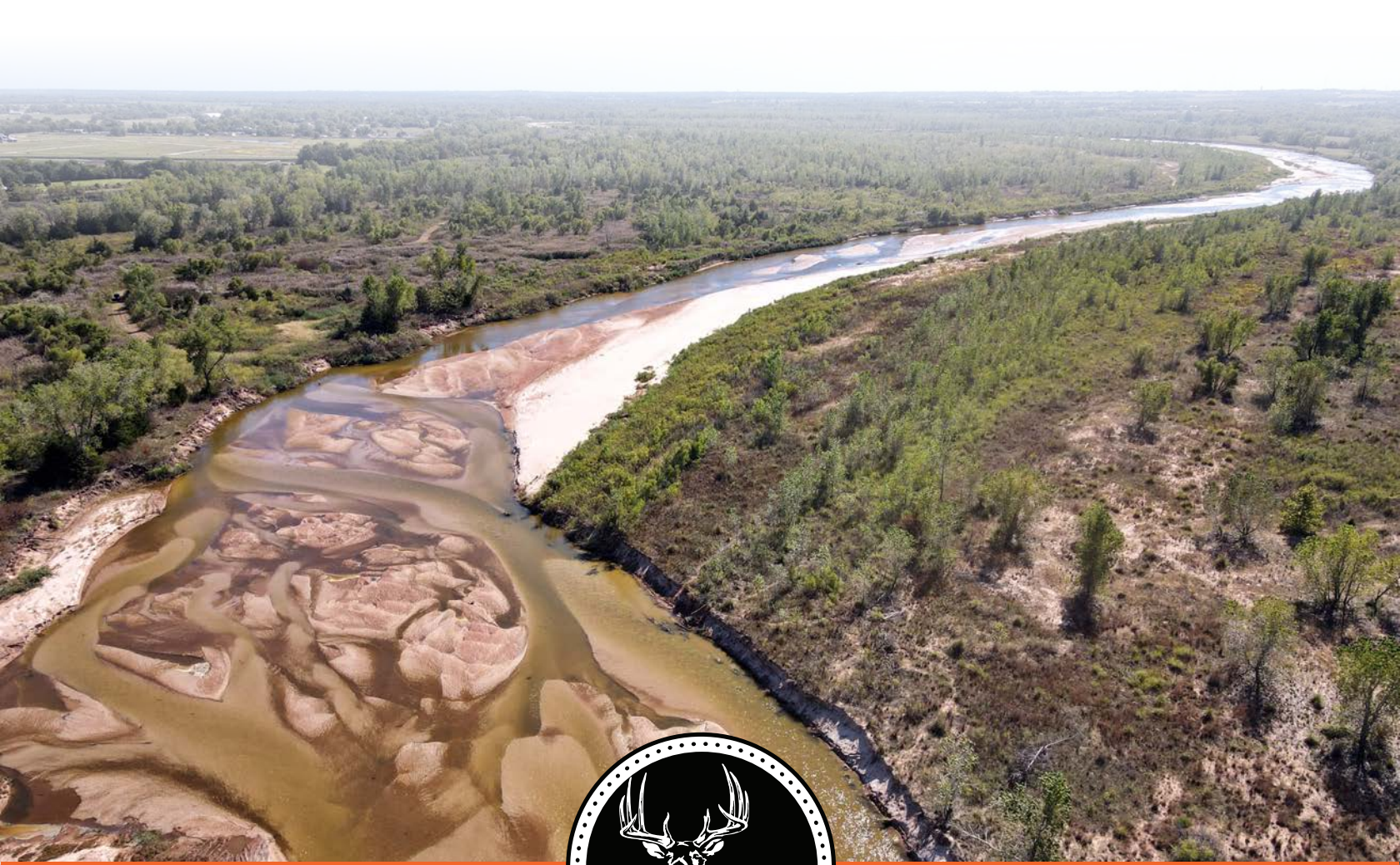


MIDWEST LAND GROUP PRESENTS

145 ACRES IN

CLEVELAND COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SECLUDED CANADIAN RIVER RECREATIONAL RETREAT

A remarkable chance to own a substantial half-mile stretch of the Canadian River has emerged. This unparalleled property encompasses 145 +/- acres of pristine floodplain along the Canadian River, providing a truly unique opportunity for those who cherish the ecological significance and innate allure of riparian landscapes. With over 2,500 feet of river frontage, this land beckons to wildlife enthusiasts, hunters, and fishing aficionados, inviting them to explore the wonders of the riparian ecosystem just outside the city limits of Norman, Oklahoma.

While floodplain designation does place some constraints on construction and development, it also offers a distinct opportunity for conservation, recreational pursuits, or investments in environmental stewardship projects. The property's hunting potential transcends a single season, with exceptional whitetail deer that grace the riverbanks,

making it a standout location in a state known for its record deer harvests. Migrating waterfowl find sanctuary in the 71+ acres of natural wetlands on this property, while the towering trees, native vegetation, and fertile loamy sand and clay soils create an inviting environment for turkey hunting in the spring.

All these outdoor opportunities lie within a mere 4-mile radius of Interstate 35, striking a perfect balance between natural seclusion and accessibility. Whether you're an avid outdoor enthusiast or simply someone who craves the peace and tranquility of a riverside property, this land presents a rare chance to claim your piece of Oklahoma's natural beauty. To embark on a private tour of this expansive and untamed property, please contact Braden Pollard at (580) 222-5265 and seize the opportunity to make this extraordinary slice of nature your own.



PROPERTY FEATURES

PRICE: **\$735,000** | COUNTY: **CLEVELAND** | STATE: **OKLAHOMA** | ACRES: **145**

- 145 +/- acres
- 71+ acres of wetland habitat
- Trail system
- Build site outside of floodplain
- Existing electric meter
- Private shared road access
- Deer/turkey/waterfowl hunting
- Food plot locations
- 2,500+ feet of Canadian River frontage
- 4 miles from I-35
- 2022 taxes: \$215



71+ ACRES OF WETLAND HABITAT

Migrating waterfowl find sanctuary in the 71+ acres of natural wetlands on this property, while the towering trees, native vegetation, and fertile loamy sand and clay soils create an inviting environment for turkey hunting in the spring.



TRAIL SYSTEM



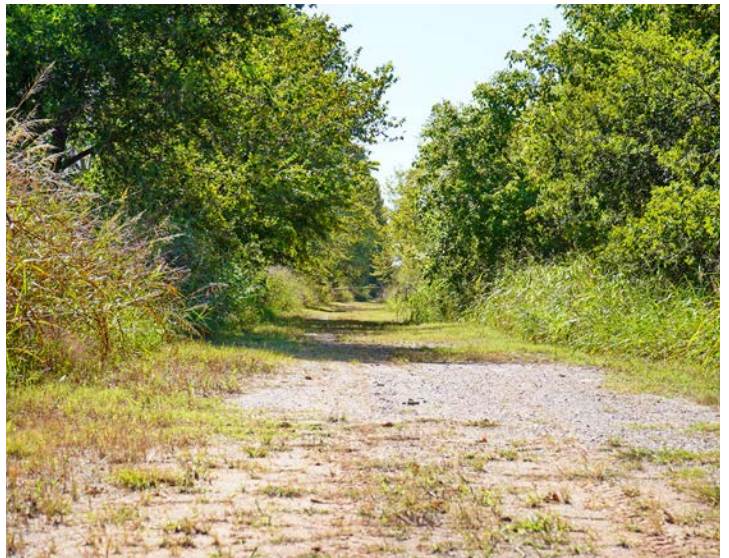
CANADIAN RIVER FRONTAGE



BUILD SITE OUTSIDE OF FLOODPLAIN



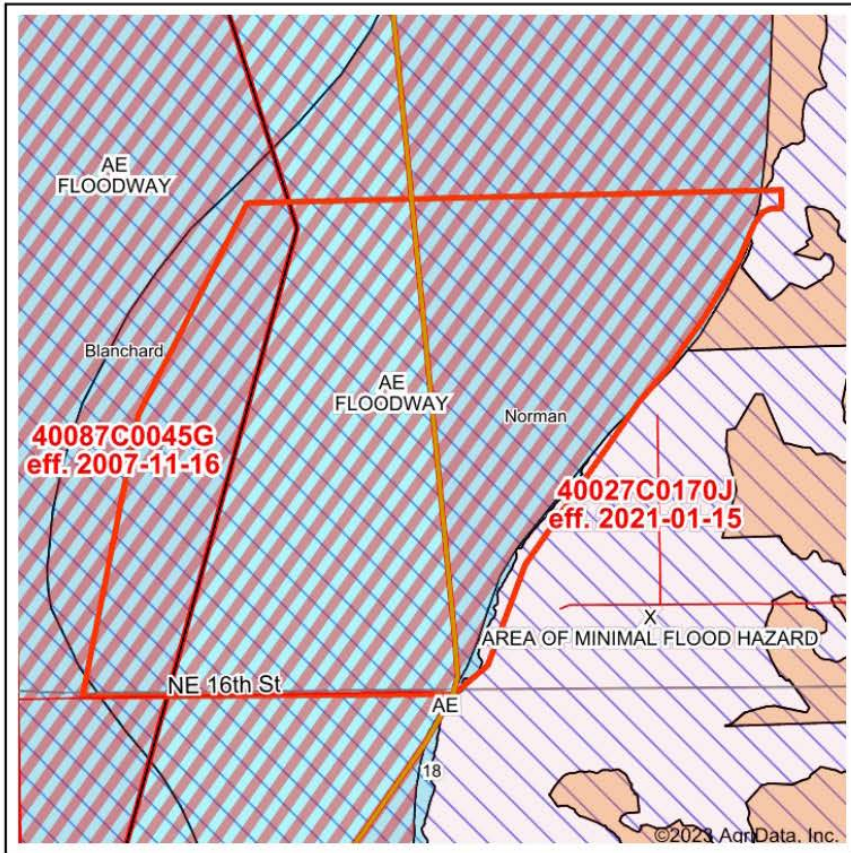
ADDITIONAL PHOTOS



AERIAL MAP



FEMA MAP



Map Center: 35° 15' 57.02, -97° 33' 18.32
 State: OK Acres: 148.73
 County: McClain Date: 10/10/2023
 Location: 7-9N-3W
 Township: Norman



Maps Provided By:



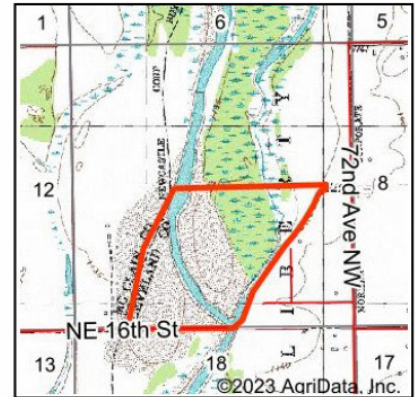
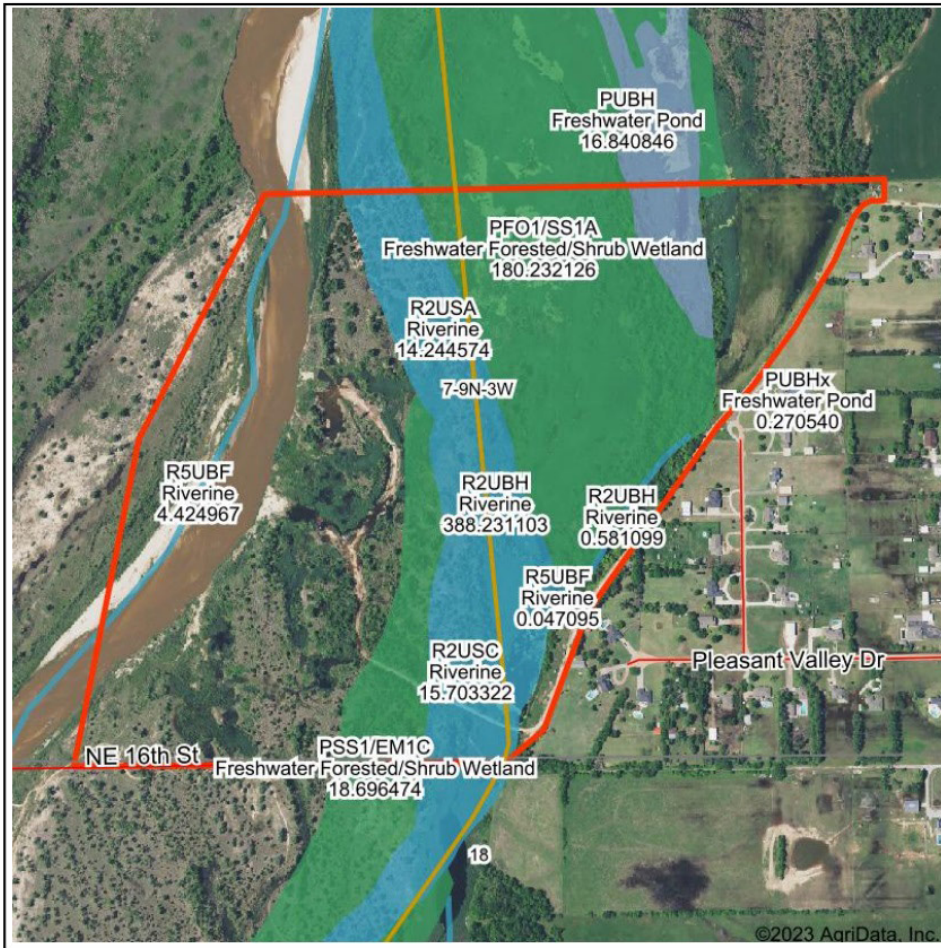
Name	Number	County	NFIP Participation	Acres	Percent
Cleveland County Unincorporated Areas	400475	Cleveland	Regular	148.62	99.9%
Newcastle, City of	400103	McClain	Regular	0.11	0.1%
Total				148.73	100%

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

Zone	SubType	Description	Acres	Percent
AE	FLOODWAY	100-year Floodplain	145.55	97.9%
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	2.01	1.3%
AE		100-year Floodplain	0.6	0.4%
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	0.29	0.2%
AE		100-year Floodplain	0.17	0.1%
AE	FLOODWAY	100-year Floodplain	0.11	0.1%
Total			148.73	100%

Panel	Effective Date	Acres	Percent
40027C0170J	1/15/2021	120.45	81.0%
40087C0045G	11/16/2007	28.28	19.0%
Total		148.73	100%

WETLANDS MAP



State: **Oklahoma**
 Location: **7-9N-3W**
 County: **McClain**
 Township: **Norman**
 Date: **10/10/2023**



Maps Provided By:



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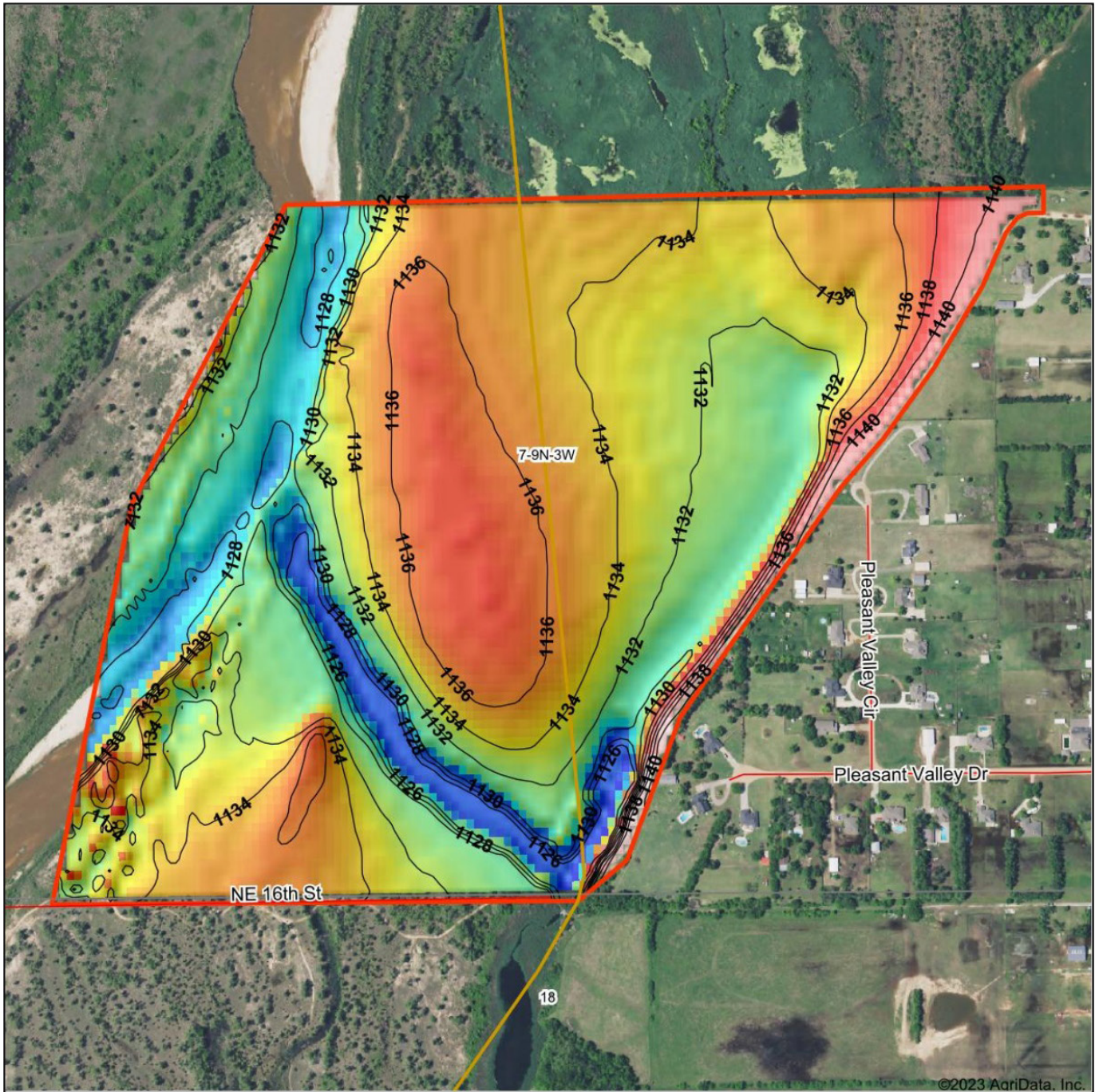
www.AgriDataInc.com



Classification Code	Type	Acres
PFO1/SS1A	Freshwater Forested/Shrub Wetland	31.25
R2USA	Riverine	10.27
R2USC	Riverine	9.79
PSS1/EM1C	Freshwater Forested/Shrub Wetland	8.30
R2UBH	Riverine	5.75
PAB4H	Freshwater Pond	3.07
R5UBF	Riverine	1.40
PFO1A	Freshwater Forested/Shrub Wetland	0.67
PUBH	Freshwater Pond	0.51
PSS1A	Freshwater Forested/Shrub Wetland	0.14
Total Acres		71.15

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

HILLSHADE MAP



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
 Interval(ft): 2
 Min: 1,124.1
 Max: 1,142.5
 Range: 18.4
 Average: 1,133.1
 Standard Deviation: 3.22 ft



10/10/2023

7-9N-3W
McClain County
Oklahoma

Boundary Center: 35° 15' 56.16, -97° 33' 18.32

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

580.222.5265

BPollard@MidwestLandGroup.com



MidwestLandGroup.com

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