

MIDWEST LAND GROUP PRESENTS

300 ACRES IN

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# LATIMER COUNTY OKLAHOMA



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



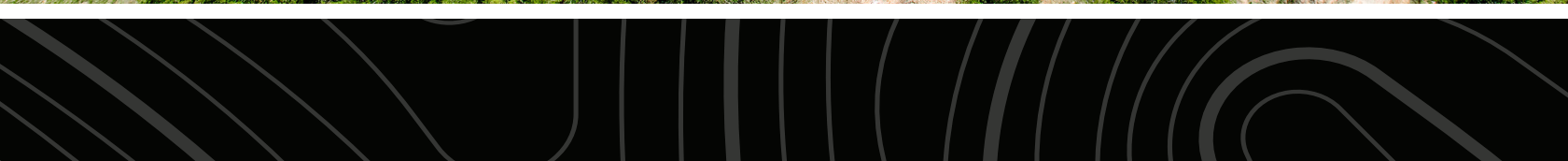
MIDWEST LAND GROUP IS HONORED TO PRESENT

# 300 +/- ACRES OF PASTURE & WATER

This Latimer County, Oklahoma 300 +/- acres sits in the valley of the San Bois Mountain Range, just north of Red Oak, Oklahoma. Blacktop road frontage creates easy access to the ranch. Multiple home sites are available throughout the property with over 270-degree views of the mountains horseshoeing the valley. Three large strip pits are located on the property, one over 1/2 mile. These pits create ample water for great fishing, recreation,

livestock, and even the possibility of irrigation. Year-round clear Brazil Creek meanders through a portion of the property as well.

This truly is a beautiful piece of property with so much potential for your home, recreation, and agricultural use. With 90+% pasture and water, the options are practically endless. Contact me today for your private showing.





# PROPERTY FEATURES

PRICE: **\$795,000** | COUNTY: **LATIMER** | STATE: **OKLAHOMA** | ACRES: **300**

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- 300 +/- acres of pasture and water in San Bois Mountain Valley
- 3 deep Strip Pits, 1 over 1/2 mile long create ample fishing opportunities
- Year-round Brazil Creek meanders through property
- Multiple homesites
- Great paved access to the property
- 270-degree mountain views
- 90% pasture and water
- Surface rights only (no minerals will convey)
- Fenced with a set of cattle pens





# 3 DEEP STRIP PITS

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These pits create ample water for great fishing, recreation, livestock, and even the possibility of irrigation. Year-round clear Brazil Creek meanders through a portion of the property as well.





# YEAR-ROUND BRAZIL CREEK

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90% PASTURE AND WATER

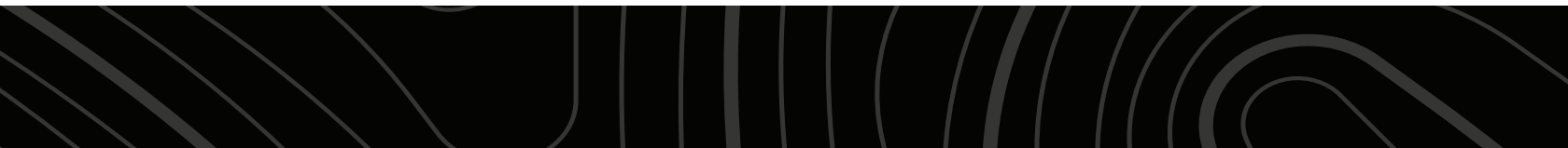
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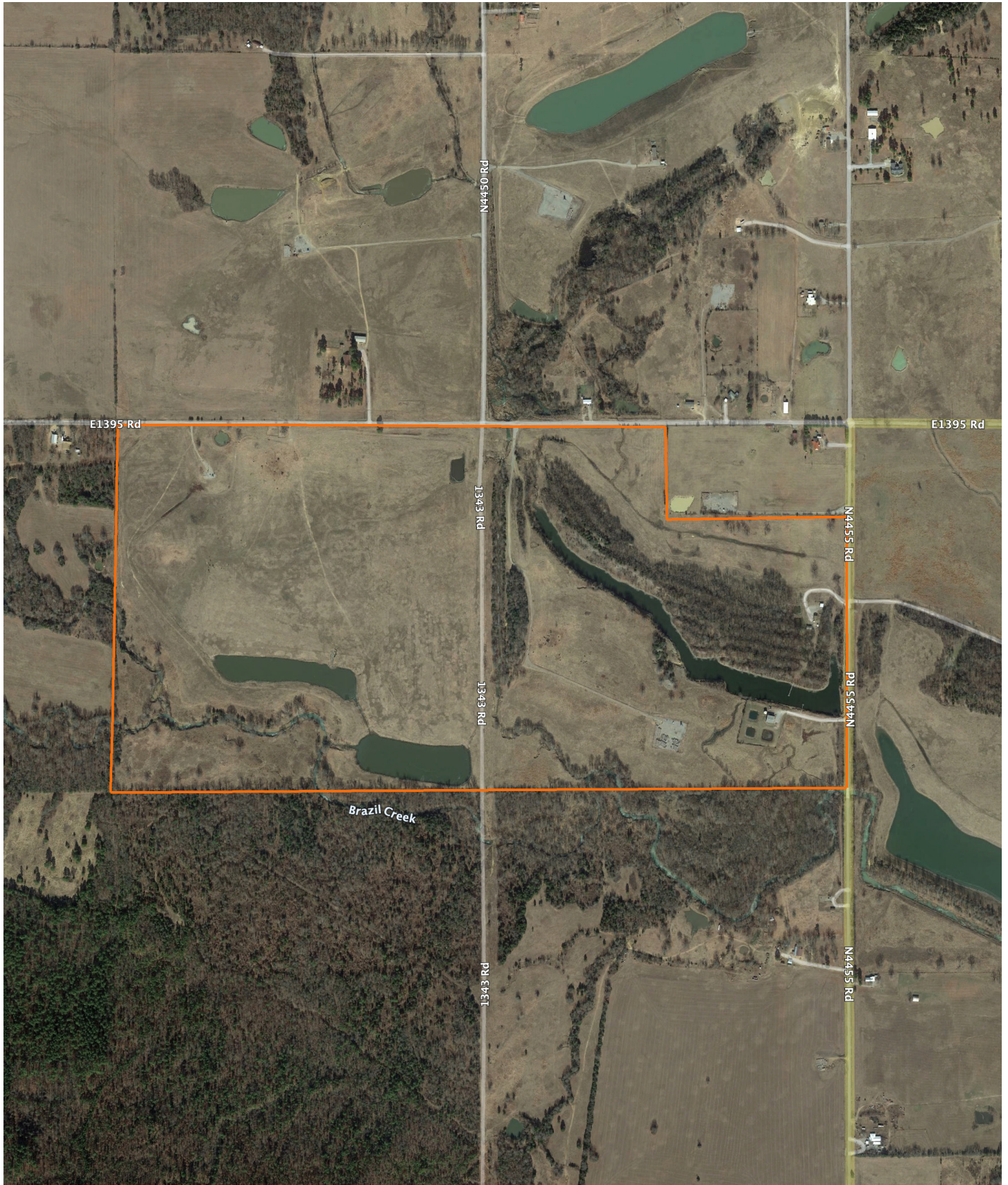
# 270-DEGREE MOUNTAIN VIEWS

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# AERIAL MAP





# OVERVIEW MAP

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# AGENT CONTACT

Zane Goodwin was born a 7th generation family countryman born in Bartlesville, and raised in Northeast Oklahoma, 9 miles from the nearest town. Coming from a long line of farmers, ranchers, horse trainers and hunters, understanding the land and its value runs in Zane's blood. He has worked in agriculture since the age of 12 and went on to study business and finance at Oklahoma State University and the University of Missouri. From working out in the field and in the classroom, Zane has a lifetime and legacy of experience – both personal and professional.

Zane and his wife, Mandy, along with sons, Ryder, Roan and Rizen, and daughter, Rainee live in Bristow, Oklahoma and are members of their local church. When he's not running over 300 commercial Angus cattle on the ranch, you'll find Zane hunting trophy white-tailed deer, waterfowl and big game with his children, as well as coaching soccer, basketball and Little League baseball for their teams. Zane doesn't just sell land. He lives it. He is a steward of it. Wanting to be the best land steward he can, led him to becoming a Master Cattleman from Oklahoma State University.

Zane likes to keep things simple and he does business with people the way he wants them to do business with him. His integrity, honesty, word and handshake mean everything to him, and while he doesn't back away from negotiations, he's not a high-pressure salesman either. Zane relates to many of the landowners he works with and understands the financial and sentimental value of the properties he sells. Landowners relate to him because he works in their best interests and not his own. Contact Zane today and see that a handshake and a good word still mean something.



**ZANE GOODWIN,**  
LAND AGENT

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