

MIDWEST LAND GROUP PRESENTS

168 ACRES IN

ATOKA COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

168 +/- ACRES OF SLOPING HILLS WITH MANY POSSIBILITIES

Welcome to this 168 +/- acre diverse property. Located off South Gin Road just on the outskirts of city limits. A blacktop borders the east side of the property along with water and electricity. This property is fenced and has three ponds and a set of working pens for cattle. It's just waiting for you to build your home and run the livestock of your choice! The terrain offers flat areas and rolling hill slopes giving options to build anywhere! You could choose the flatter ground on the east side of the property near the blacktop or atop the hill slopes more in the center of the property for beautiful views that can overlook the town of Atoka. Mixed timber of hardwoods

and cedar trees border the west side of the property with a few throughout the rest of the land. There is a small seasonal drain near the blacktop that is lined with timber. You will also find wildlife activity with a lot of deer sign throughout this land! The north end joins 80 +/- acres of commercial land that are also for sale, giving the option to purchase the entire 248 +/- acres to have a commercial business or develop for housing with a beautiful community park, playground, and a nice walking area. Durant, Oklahoma is 30 miles south while Oklahoma City, Oklahoma is 130 miles northwest. The possibilities are endless with this raw piece of land!!



PROPERTY FEATURES

PRICE: **\$1,512,000** | COUNTY: **ATOKA** | STATE: **OKLAHOMA** | ACRES: **168**

- Outskirts of city limits
- Cleared pasture
- Timber
- Three ponds
- Working pens for cattle
- Flat and sloping terrain
- Borders blacktop road
- Borders commercial land for sale



168 +/- ACRE DIVERSE PROPERTY



WORKING PENS FOR CATTLE



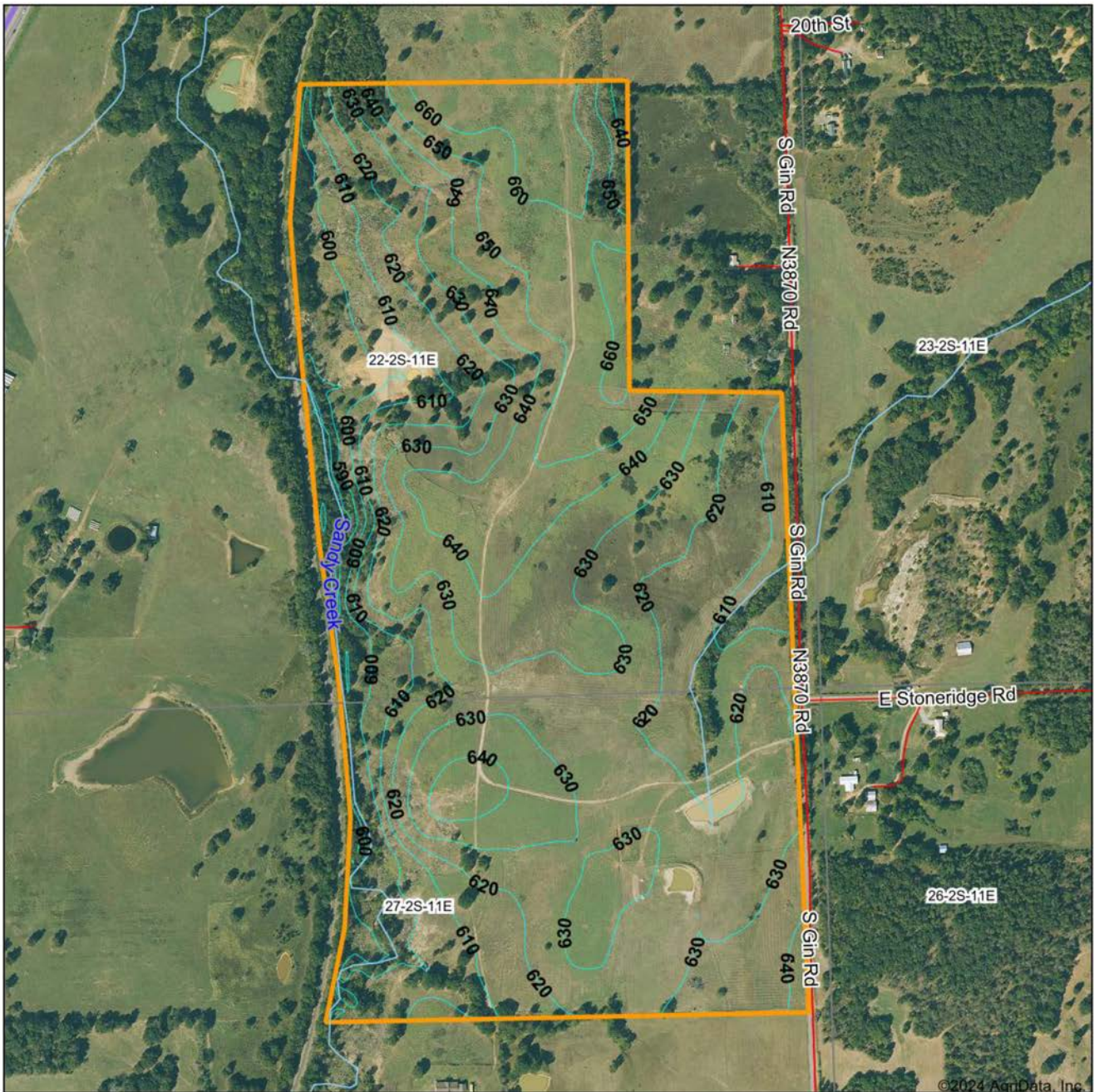
CLEARED PASTURE



THREE PONDS



TOPOGRAPHY MAP

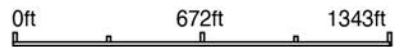


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Maps Provided By:
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Source: USGS 10 meter dem
 Interval(ft): 10.0
 Min: 583.5
 Max: 669.0
 Range: 85.5
 Average: 627.3
 Standard Deviation: 17.42 ft

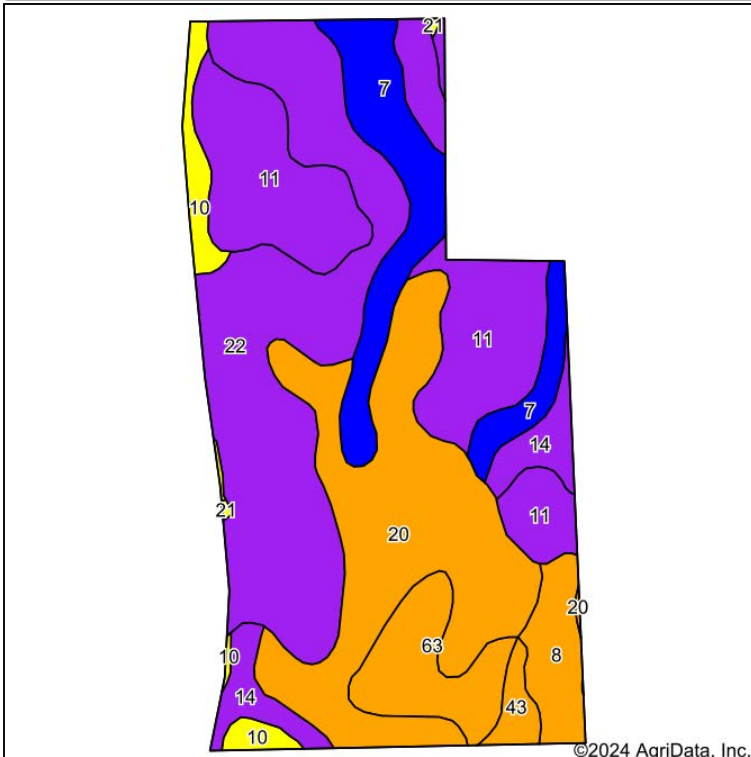


1/31/2024

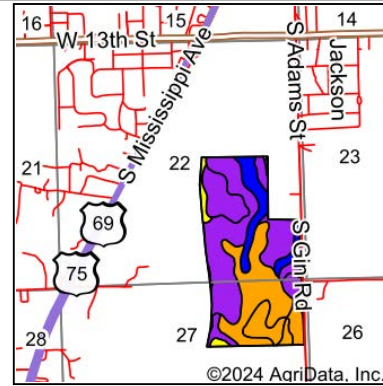
22-2S-11E
Atoka County
Oklahoma

Boundary Center: 34° 21' 43.66, -96° 7' 53.68

SOIL MAP



Soils data provided by USDA and NRCS.












State: **Oklahoma**
 County: **Atoka**
 Location: **22-2S-11E**
 Township: **Central Atoka**
 Acres: **168**
 Date: **1/31/2024**



Maps Provided By:

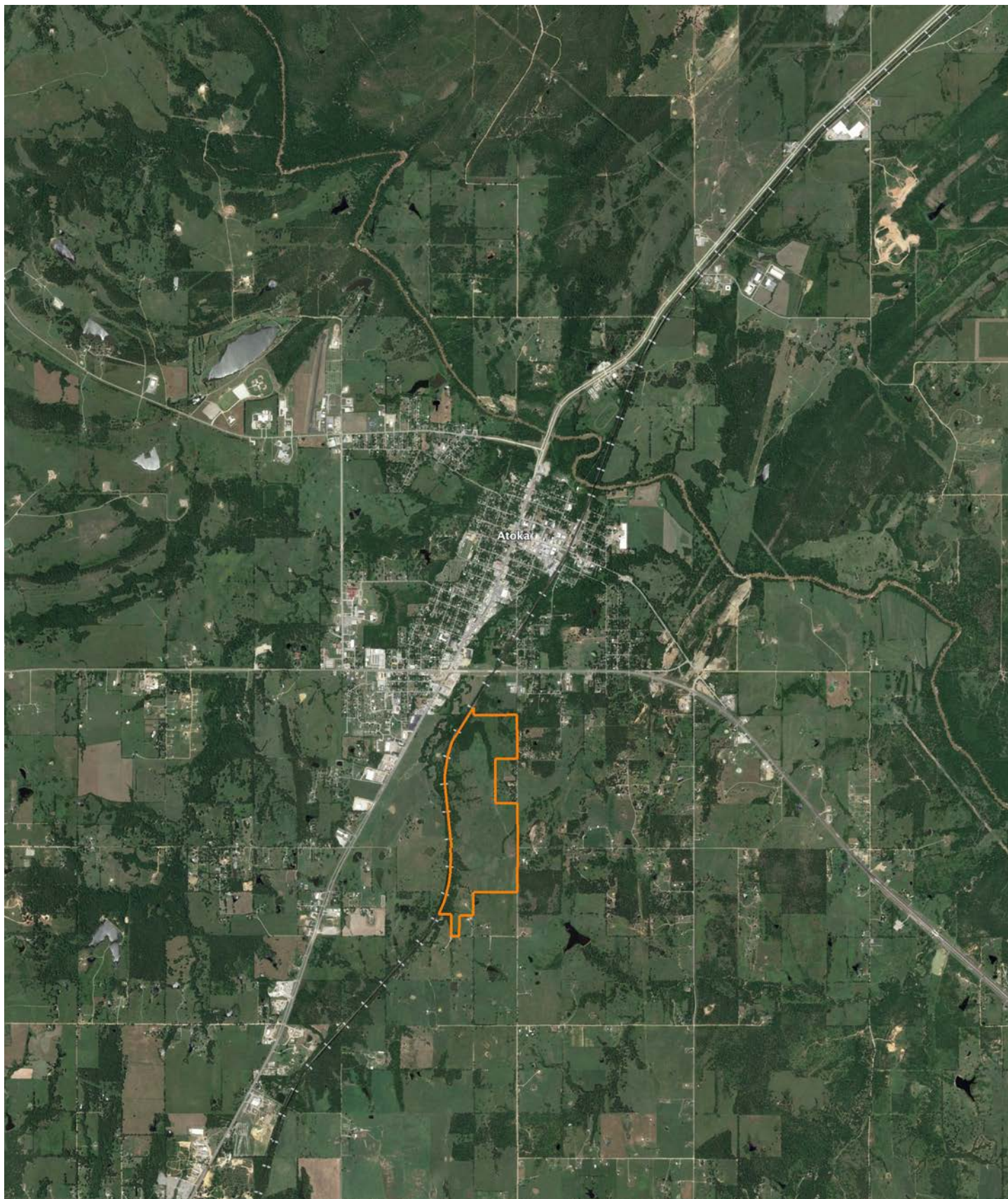
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Area Symbol: OK005, Soil Area Version: 19												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
22	Carnasaw-Clebit association, 8 to 25 percent slopes	47.64	28.4%		3.5ft. (Paralithic bedrock)	Vlle	3080	43	31	33	25	
20	Carnasaw-Clebit complex, 3 to 5 percent slopes	39.32	23.4%		4ft. (Paralithic bedrock)	Ille	3360	52	37	41	32	
11	Bernow-Romia complex, 8 to 12 percent slopes	32.47	19.3%		3.6ft. (Paralithic bedrock)	Vle	3255	62	44	46	46	
7	Bernow fine sandy loam, 1 to 3 percent slopes	17.78	10.6%		> 6.5ft.	Ile	3325	70	49	50	55	
63	Saffell gravelly fine sandy loam, 1 to 5 percent slopes	10.09	6.0%		> 6.5ft.	Ille	3500	64	40	41	40	
14	Boggy fine sandy loam, 0 to 1 percent slopes, frequently flooded	7.16	4.3%		> 6.5ft.	Vw	0	39	25	38	31	
8	Bernow fine sandy loam, 3 to 5 percent slopes	6.30	3.8%		> 6.5ft.	Ille	3430	71	50	50	56	
10	Bernow fine sandy loam, 5 to 8 percent slopes	4.86	2.9%		> 6.5ft.	Ive	3325	69	48	49	54	
43	Hamden fine sandy loam, 0 to 2 percent slopes	2.17	1.3%		> 6.5ft.	Ille	3500	67	44	46	46	

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Kodi Watkins is a born and raised Oklahoman, who has a deep understanding of the land and community in Southeastern Oklahoma. With her extensive experience in real estate, including residential, commercial, and raw land, Kodi has developed a passion for helping landowners find the best opportunities for their property.

Kodi's approach to land sales is centered on organization, honesty, and an open mind to new possibilities. She has a proven track record of helping her clients achieve their goals, whether it's finding the perfect buyer or identifying the right property for purchase. Her dedication to her clients is matched only by her love of the land itself.

When she's not working with clients, Kodi can be found working on outdoor projects, tending to pastures, or helping build things. She's an active member of her community and church, and enjoys hunting, fishing, and barrel racing. Her love of the land and her passion for helping others make her the perfect agent for anyone looking to buy or sell property in Southeastern Oklahoma.

If you're looking for a dedicated, knowledgeable, and honest land agent, Kodi Watkins is the one to call. She will work tirelessly to help you achieve your goals and find the best opportunities for your land.



KODI WATKINS, LAND AGENT
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