

MIDWEST LAND GROUP PRESENTS

78 ACRES IN

ATOKA COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

78 +/- ACRES READY FOR YOUR DREAM HOME

If you're looking for a beautiful property to build your dream home on, then look no further! Located at the corner of South Forrest Hill Road and East Boggy Depot Road at the blinking red light, you will find this prime acreage. There is a blacktop road on the north and west side allowing several ways to access and also where you will access the electric and water. The majority of this land is cleared pasture with small sloping hills that have grazed cattle and horses. It's currently being used for a hay meadow, making 150+ 4'x6' round bales. Running north and south is a seasonal drain lined with timber that is mostly hardwood oaks, cedars, and a few pecan trees. There are three ponds, two on the north end and one on the south end, giving water sources so that if you wanted to add cross fences to separate livestock. At

the northwest corner is an old well, indicating an older home place may have been there several years ago. The perfect building site would be in the southeast corner on a hill overlooking a pond so that you have a view of the full 78 +/- acres! With the timberline running through the middle of the property, you would have privacy from the blacktop road. Only a few minutes away from downtown Atoka - yet you can still have country living. Also minutes away from Harmony Elementary School and the small community of Tushka. Durant, Oklahoma is only 31 miles away so you can have a quick drive for a fun outing or you can take a 2:20 minute drive up to Oklahoma City, Oklahoma. Whether you're looking to build your forever home or want to develop smaller acreage for home sites this property can fit any need!



PROPERTY FEATURES

PRICE: **\$585,000** | COUNTY: **ATOKA** | STATE: **OKLAHOMA** | ACRES: **78**

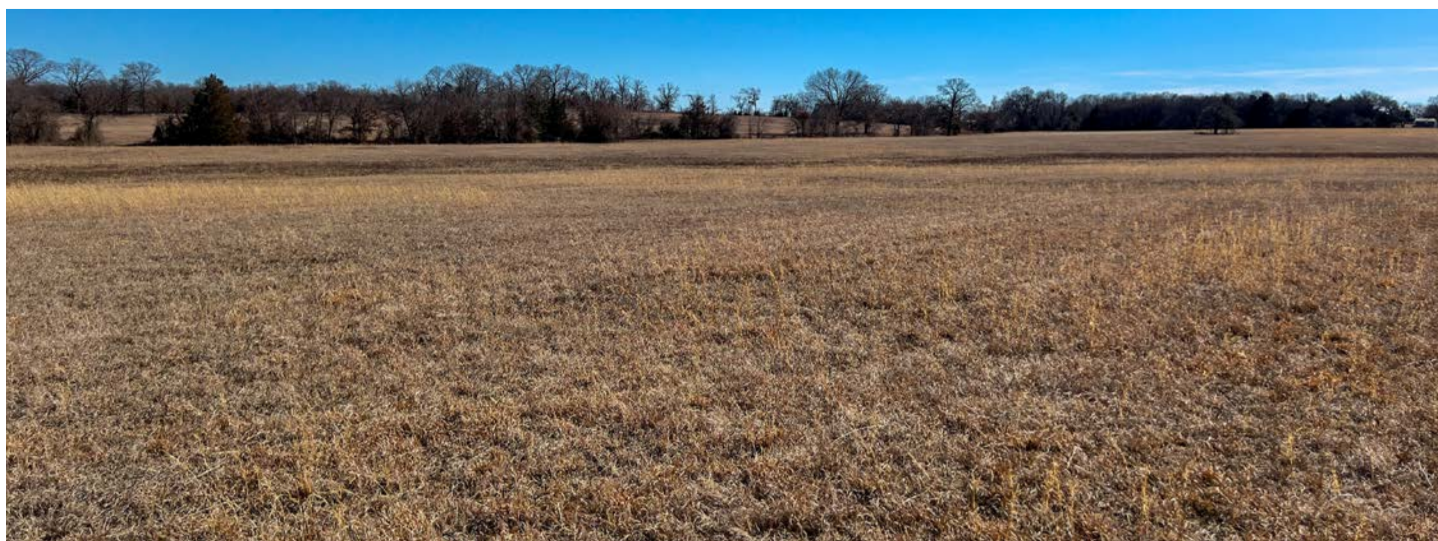
- Perfect home place
- Cleared pasture
- Seasonal drain lined with timber
- Sloping hills
- Three ponds
- Old well water pump
- North and west bordered with blacktop
- Easy access for electric and water
- Minutes from downtown Atoka



78 +/- ACRES



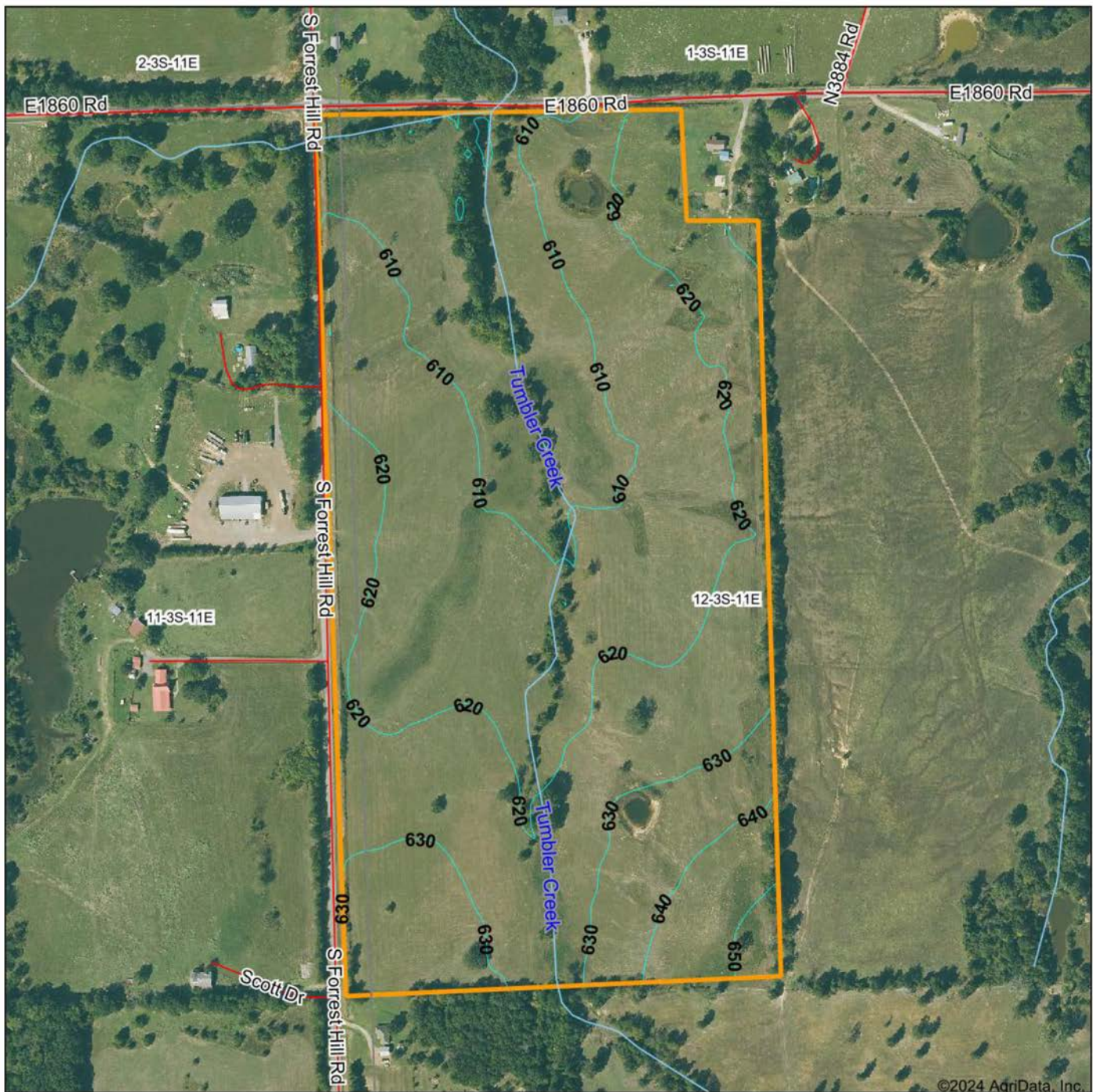
CLEARED PASTURE



3 PONDS



TOPOGRAPHY MAP



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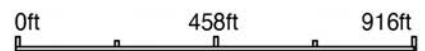


Maps Provided By:



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Source: USGS 10 meter dem
 Interval(ft): 10.0
 Min: 598.8
 Max: 652.5
 Range: 53.7
 Average: 619.0
 Standard Deviation: 10.24 ft

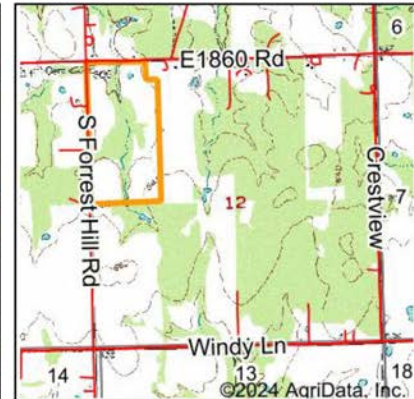
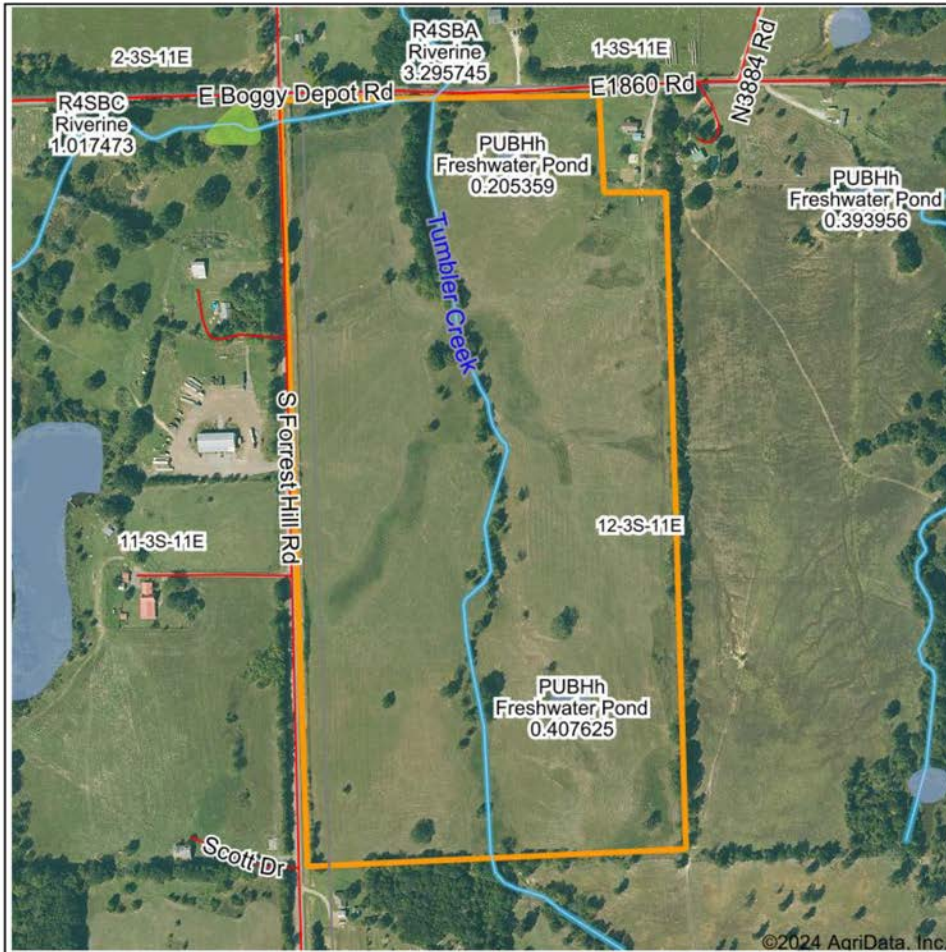


1/31/2024

12-3S-11E
Atoka County
Oklahoma

Boundary Center: 34° 18' 46.89, -96° 6' 30.07

WETLAND MAP



State: **Oklahoma**
 Location: **12-3S-11E**
 County: **Atoka**
 Township: **Central Atoka**
 Date: **1/31/2024**



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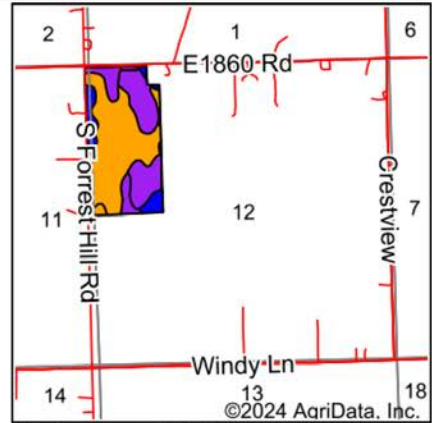
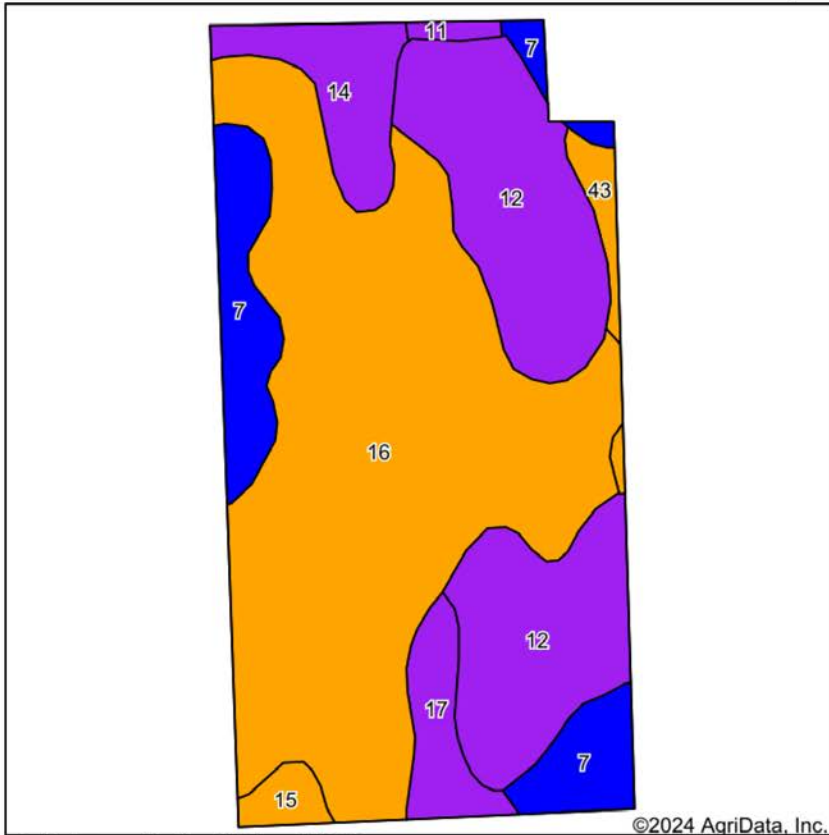


0ft 666ft 1333ft

Classification Code	Type	Acres
R4SBC	Riverine	1.43
PUBHh	Freshwater Pond	0.61
R4SBA	Riverine	0.00
Total Acres		2.04

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

SOIL MAP



State: **Oklahoma**
 County: **Atoka**
 Location: **12-3S-11E**
 Township: **Central Atoka**
 Acres: **75**
 Date: **1/31/2024**



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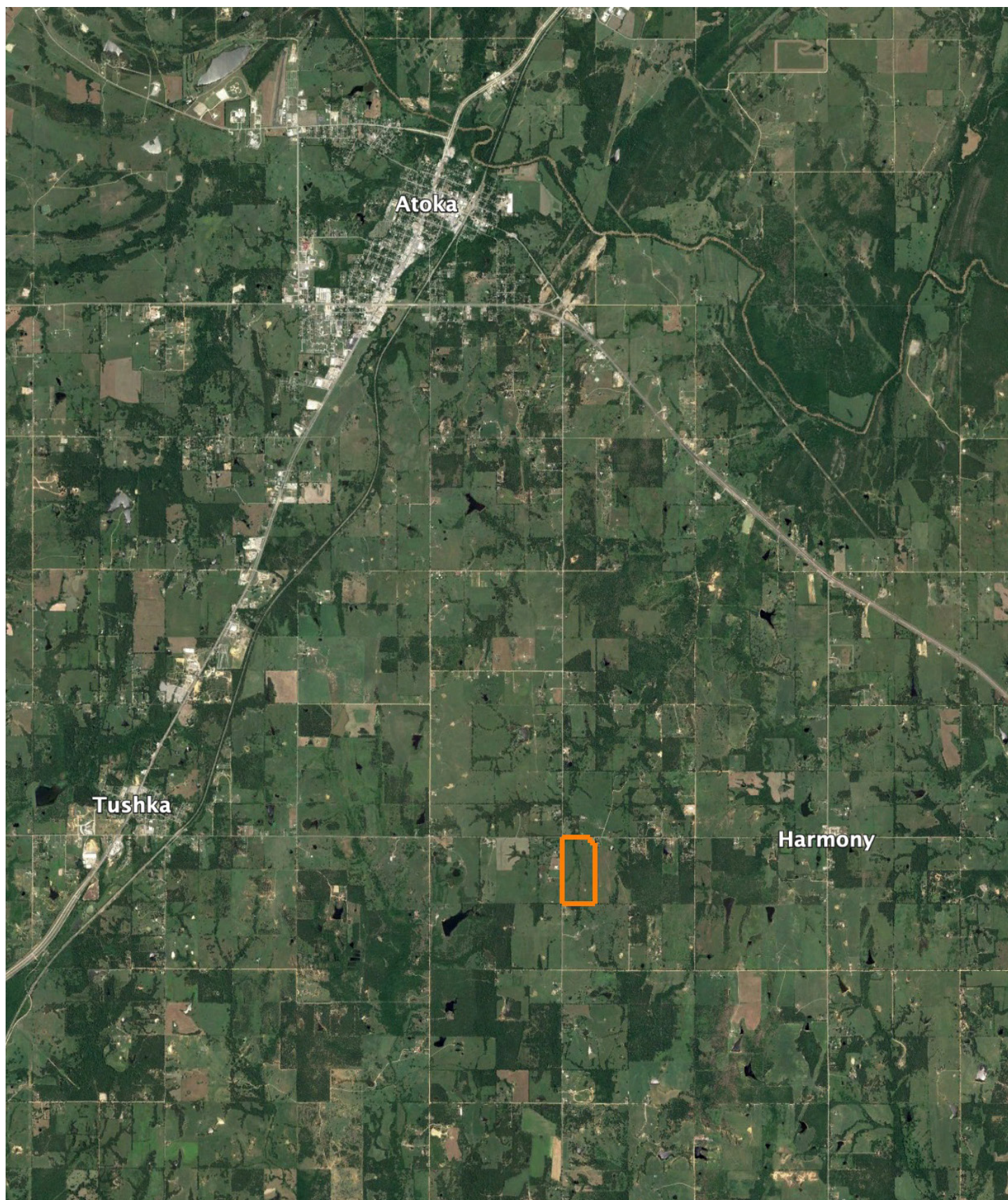
Soils data provided by USDA and NRCS.

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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
16	Bosville fine sandy loam, 3 to 5 percent slopes	38.70	51.6%		> 6.5ft.	IIIe	3500	52	46	47	46
12	Bernow fine sandy loam, 3 to 8 percent slopes, gullied	19.22	25.6%		> 6.5ft.	VIe	0	29	6	7	29
7	Bernow fine sandy loam, 1 to 3 percent slopes	7.45	9.9%		> 6.5ft.	Ile	3325	70	49	50	55
14	Boggy fine sandy loam, 0 to 1 percent slopes, frequently flooded	4.10	5.5%		> 6.5ft.	Vw	0	39	25	38	31
17	Bosville fine sandy loam, 5 to 12 percent slopes	2.85	3.8%		> 6.5ft.	VIe	3500	51	45	46	45
43	Hamden fine sandy loam, 0 to 2 percent slopes	1.22	1.6%		> 6.5ft.	IIIe	3500	67	44	46	46
15	Bosville fine sandy loam, 1 to 3 percent slopes	1.05	1.4%		> 6.5ft.	IIIe	3500	52	46	47	46
11	Bernow-Romia complex, 8 to 12 percent slopes	0.41	0.5%		3.6ft. (Paralithic bedrock)	VIe	3255	62	44	46	46
Weighted Average						3.91	2393	*n 47.4	*n 34.8	*n 36.5	*n 41.7

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.



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