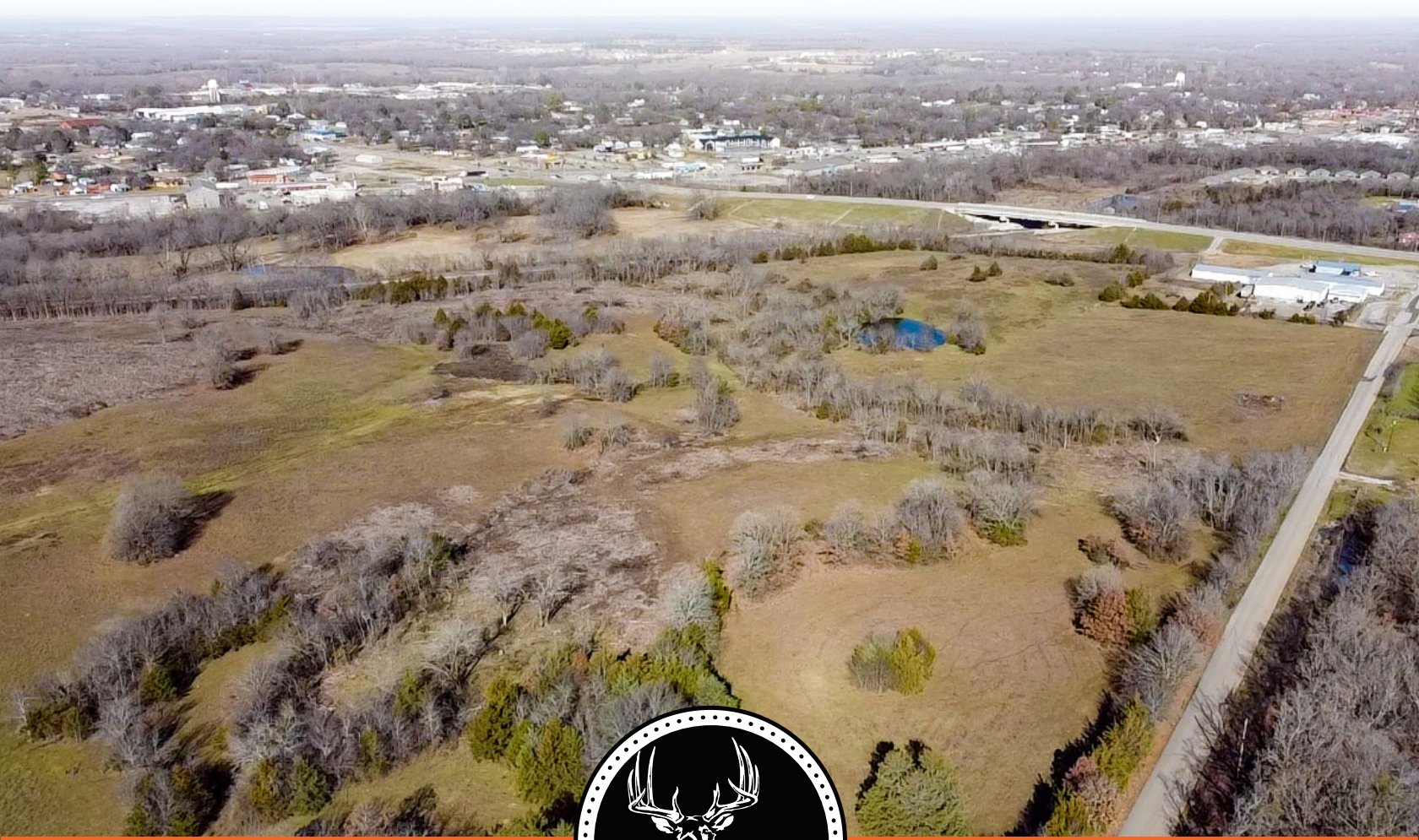


MIDWEST LAND GROUP PRESENTS

80 ACRES IN

ATOKA COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

80 +/- ACRE COMMERCIAL PROPERTY READY FOR DEVELOPMENT

80 +/- acres of raw land ready for development! Joining 13th Street in city limits is where this property sits. There are two roads to access this property, one being 13th Street on the north end with the other just off South Gin Road bordering the east side. The terrain coming off 13th Street is mostly flat and has some sloping areas, once you get to the south end of the property there is a big hill overlooking the town of Atoka. There are hardwood and cedar trees throughout along with a pond toward the north end. Water, electric, and public sewer will run along 13th Street. You can also access water and electric off of South Gin Road. These 80 +/- acres are currently

being used for grazing cattle so it's fully fenced. There are active deer that use this land to travel across. On the south end, this property joins 168 +/- acres, that's also for sale, available for someone to purchase the entire 248 +/- acres. With the growth of Atoka, this would be great for any business such as housing, building space to rent out, convenience store, or whatever your needs may be. You won't want to miss this prime commercial opportunity in a great location! Durant, Oklahoma is 30 miles south while Oklahoma City, Oklahoma is 130 miles northwest.



PROPERTY FEATURES

PRICE: **\$1,600,000** | COUNTY: **ATOKA** | STATE: **OKLAHOMA** | ACRES: **80**

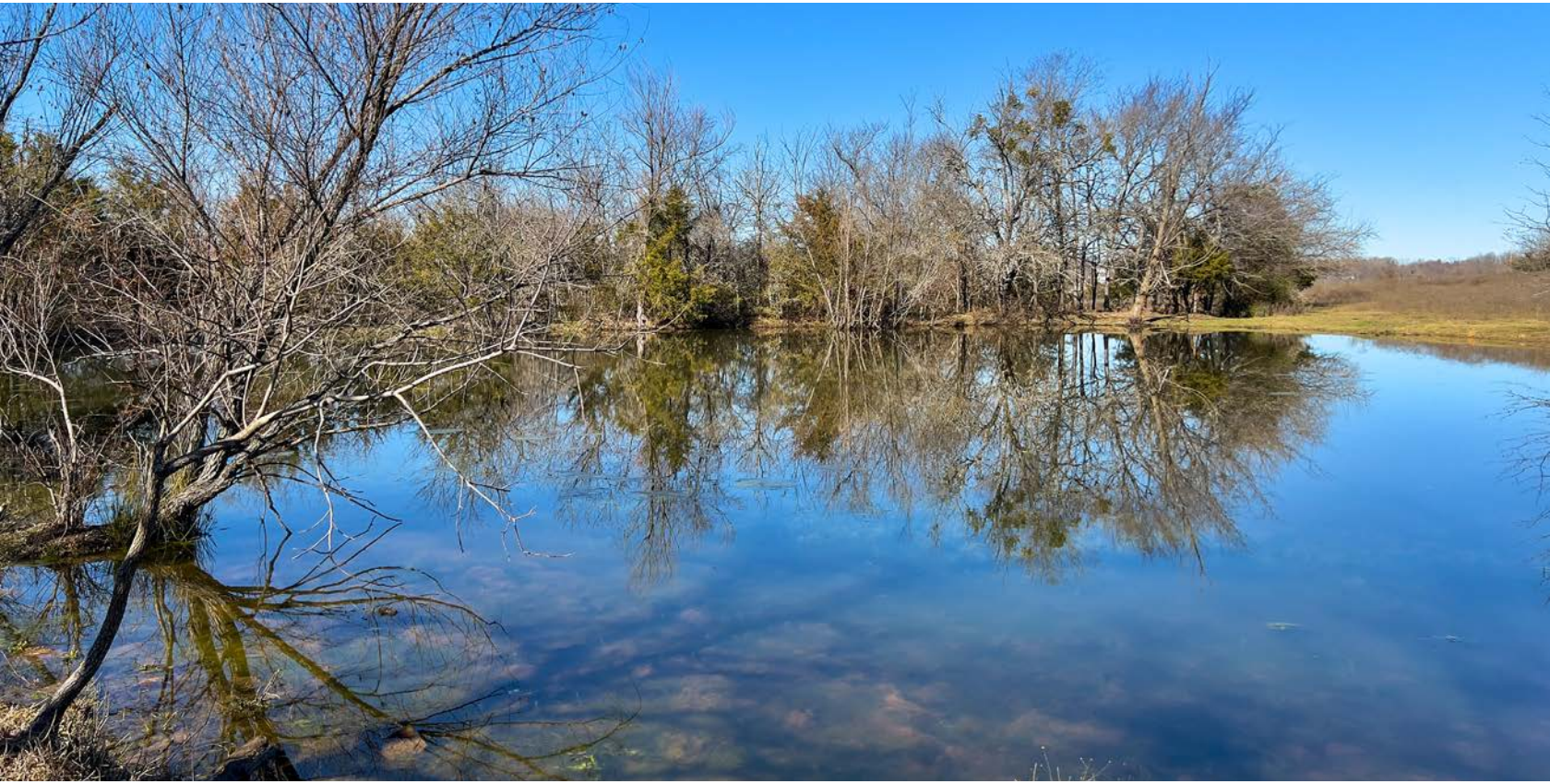
- Commercial property
- Investment property
- Flat terrain with sloping hills
- Overlooks the town of Atoka
- Pond
- Two access roads
- Water, electric, and sewer access
- Timber



80 +/- ACRE DIVERSE PROPERTY



THREE PONDS



TOPOGRAPHY MAP



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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 10 meter dem
 Interval(ft): 10.0
 Min: 573.3
 Max: 674.0
 Range: 100.7
 Average: 619.8
 Standard Deviation: 25.2 ft

0ft 461ft 922ft

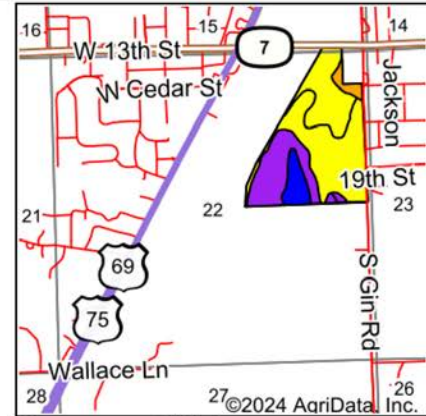
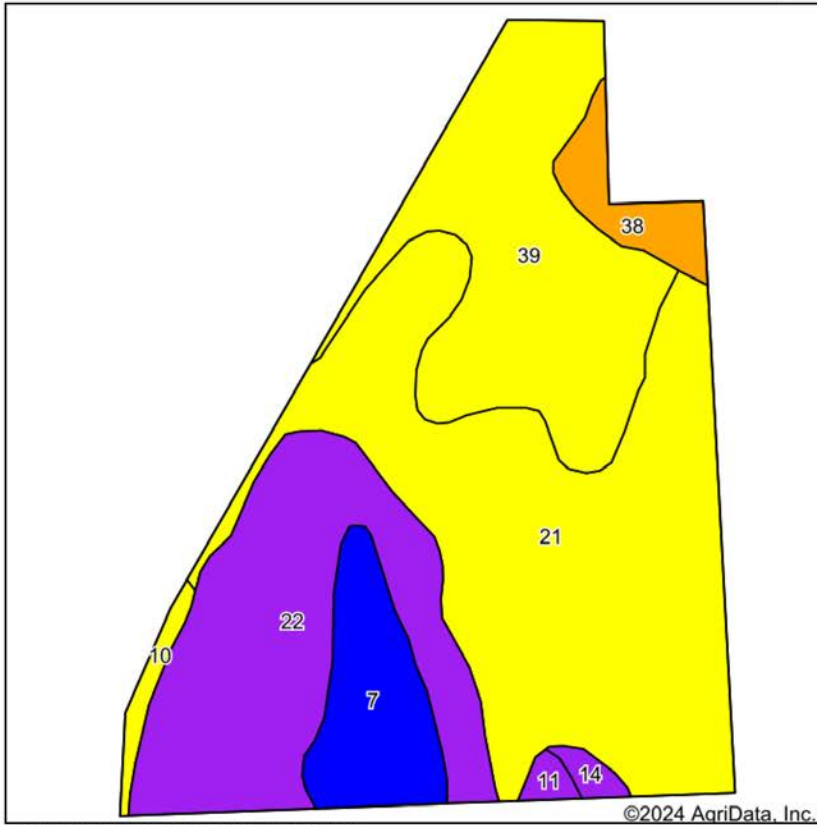


1/31/2024

22-2S-11E
Atoka County
Oklahoma

Boundary Center: 34° 22' 15.94, -96° 7' 52.8

SOIL MAP



State: **Oklahoma**
 County: **Atoka**
 Location: **22-2S-11E**
 Township: **Central Atoka**
 Acres: **80**
 Date: **1/31/2024**



Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

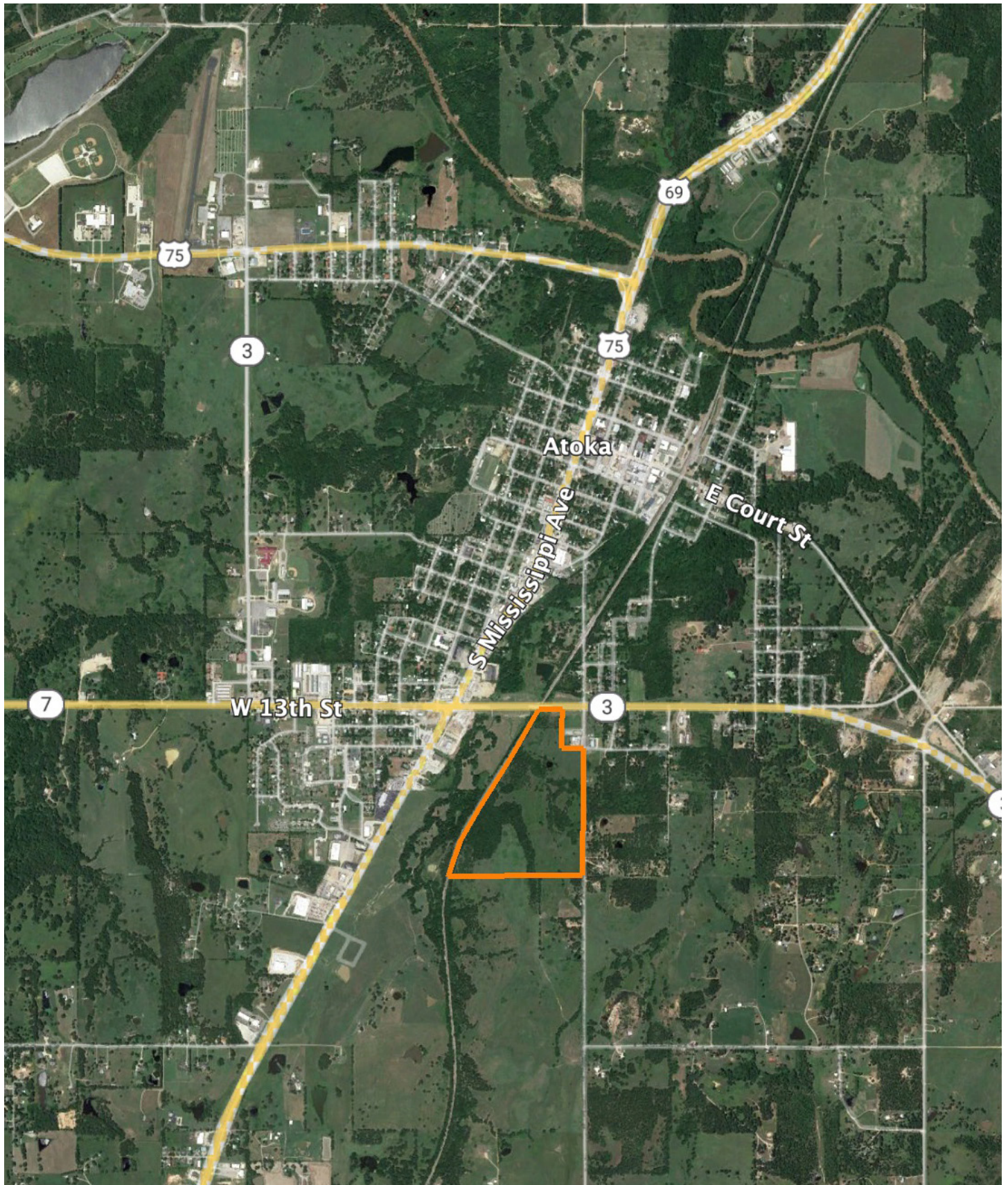
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Area Symbol: OK005, Soil Area Version: 19

| 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 |
|-------------------------|--|-------|------------------|----------------------|-----------------------------|------------------|--------------------------------|------------------|----------------|-----------------------|-------------------|
| 21 | Carnasaw-Clebit complex, 5 to 8 percent slopes | 33.04 | 41.3% | Yellow | 3.8ft. (Paralithic bedrock) | IVe | 3325 | 48 | 36 | 39 | 30 |
| 39 | Eram clay loam, 5 to 8 percent slopes | 18.18 | 22.7% | Yellow | 2.7ft. (Paralithic bedrock) | IVe | 4738 | 45 | 37 | 45 | 38 |
| 22 | Carnasaw-Clebit association, 8 to 25 percent slopes | 17.89 | 22.4% | Purple | 3.5ft. (Paralithic bedrock) | VIIe | 3080 | 43 | 31 | 33 | 25 |
| 7 | Bernow fine sandy loam, 1 to 3 percent slopes | 6.20 | 7.8% | Blue | > 6.5ft. | IIe | 3325 | 70 | 49 | 50 | 55 |
| 38 | Eram clay loam, 3 to 5 percent slopes | 2.65 | 3.3% | Orange | 2.7ft. (Paralithic bedrock) | IIIe | 4806 | 48 | 39 | 48 | 40 |
| 10 | Bernow fine sandy loam, 5 to 8 percent slopes | 0.96 | 1.2% | Yellow | > 6.5ft. | IVe | 3325 | 69 | 48 | 49 | 54 |
| 14 | Boggy fine sandy loam, 0 to 1 percent slopes, frequently flooded | 0.57 | 0.7% | Purple | > 6.5ft. | Vw | 0 | 39 | 25 | 38 | 31 |
| 11 | Bernow-Romia complex, 8 to 12 percent slopes | 0.51 | 0.6% | Purple | 3.6ft. (Paralithic bedrock) | VIe | 3255 | 62 | 44 | 46 | 46 |
| Weighted Average | | | | | | 4.50 | 3616.2 | *n 48.2 | *n 36.3 | *n 40.3 | *n 33.4 |

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

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
580.634.5677
KWatkins@MidwestLandGroup.com



MidwestLandGroup.com

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