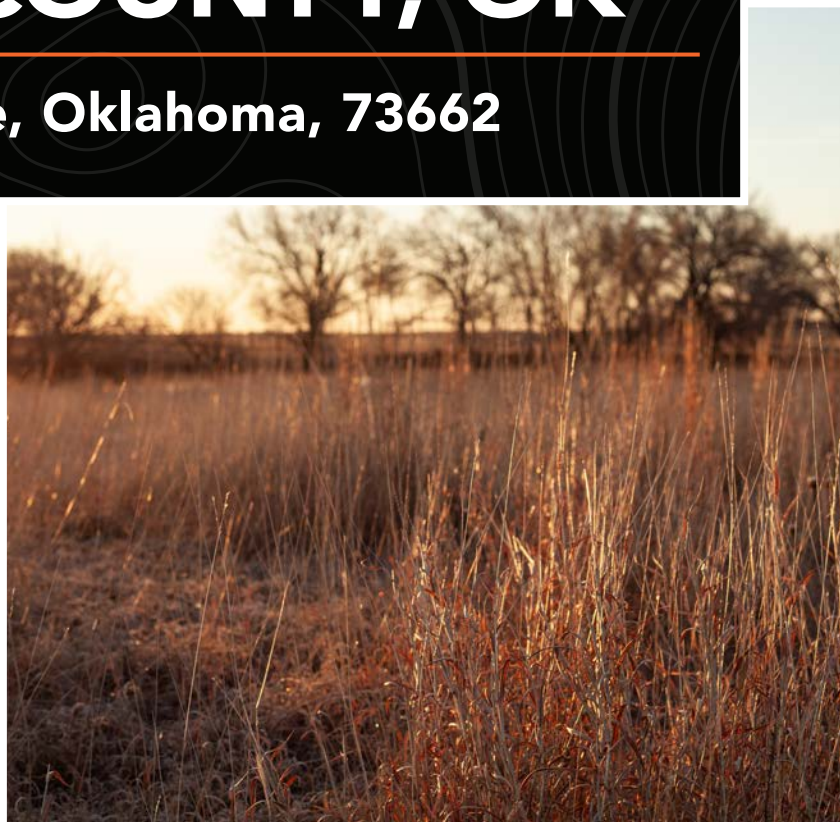
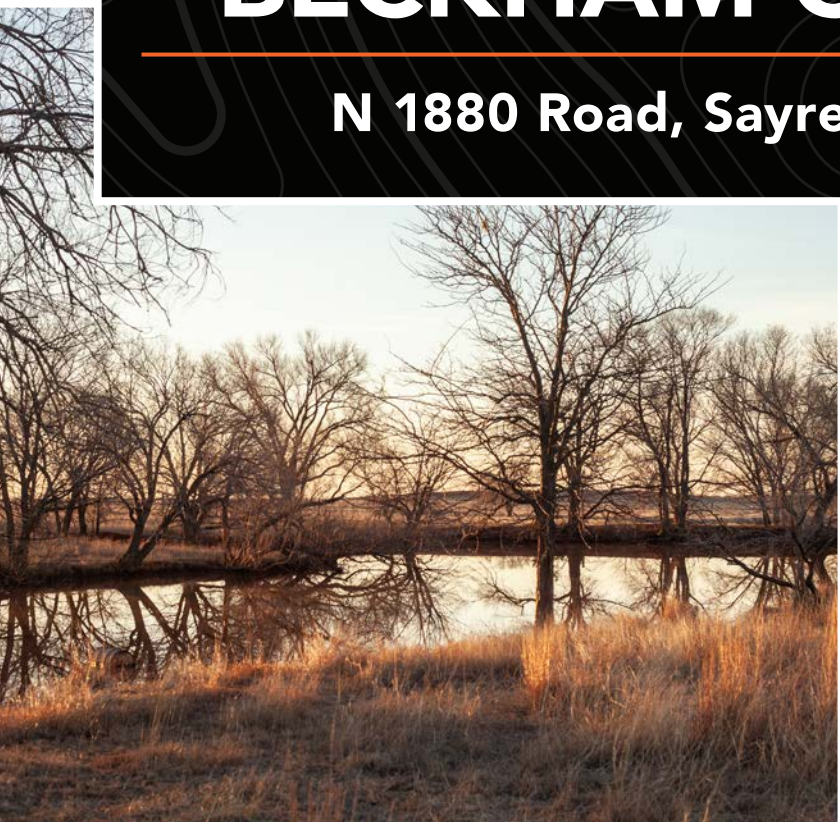


MIDWEST LAND GROUP PRESENTS



150 ACRES
BECKHAM COUNTY, OK

N 1880 Road, Sayre, Oklahoma, 73662



MIDWEST LAND GROUP IS HONORED TO PRESENT

TALL NATIVE GRASS PASTURE WITH MULTIPLE WATER OPTIONS

This native grass pasture has lots of potential for both the established and aspiring agriculturists, as well as outdoorsmen! Despite the dry conditions that have been prevalent in Western Oklahoma for the last several years, the grass on this property has been well taken care of. With draws on the east side of the property leading down into an isolated portion of Deep Creek, one can imagine the possibilities of chasing whitetails in the fall or flushing coveys of quail out of the tall bluestem grasses.

Featuring two ponds, one in the northeastern corner of the property and the other in the southwestern corner, water should be of little concern to someone looking to pasture their livestock here. The owner claims the southwestern pond has never been completely dry.

Additionally, a third location has been known to hold water where shale is excavated by the county. City water could be accessed from the northwestern corner of the property if desired and there is electricity at the road frontage.

As previously mentioned, there is a shale pit in the northwestern corner of the property encompassing roughly 12 acres the county has used for several decades. With the current owner's ability to furnish a complete record of receipts dating back to 1990, the pit has yielded a total of \$102,407.85 which is an average yearly passive income of \$3,012. Whether your interest is agriculture or the outdoors, this sliver of Beckham County with small passive income production is sure to appeal.



PROPERTY FEATURES

PRICE: **\$247,500** | COUNTY: **BECKHAM** | STATE: **OKLAHOMA** | ACRES: **150**

- Blacktop road frontage
- 1 mile north of Sayre
- Tall native grasses
- Great views of Deep Creek
- Multiple ponds
- Passive income production
- Quick, easy access to I-40
- 1 hour 50 minutes from Amarillo
- 1 hour 50 minutes from OKC
- City water at road frontage
- Electricity at road frontage



150 +/- ACRES

With draws on the east side of the property leading down into an isolated portion of Deep Creek, one can imagine the possibilities of chasing whitetails in the fall or flushing coveys of quail out of the tall bluestem grasses.



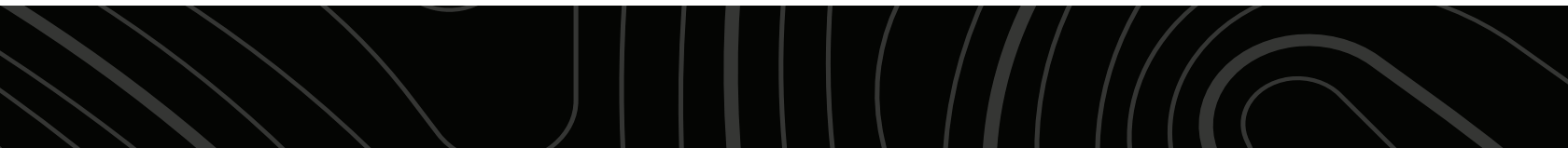
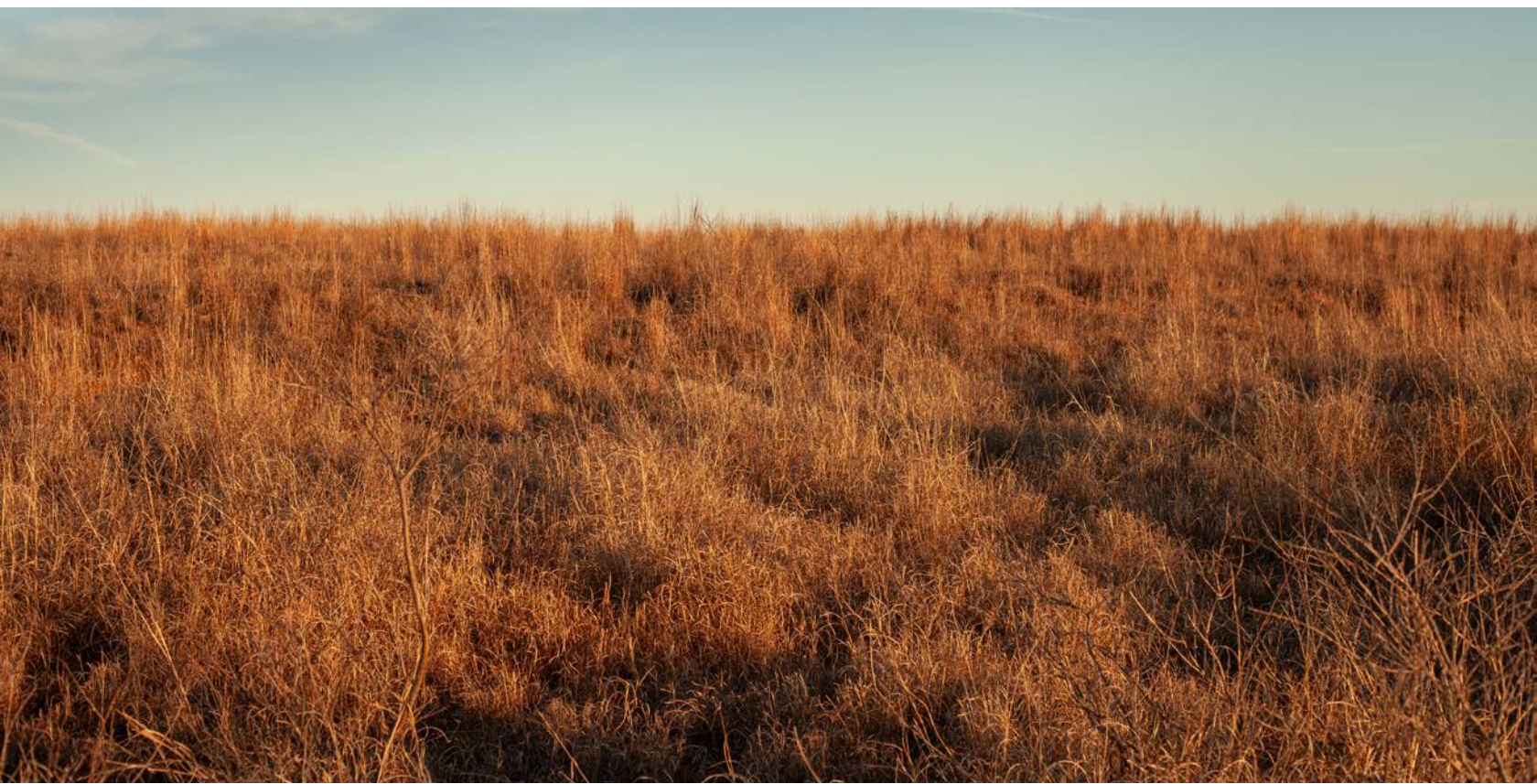
BLACKTOP ROAD FRONTAGE



MULTIPLE PONDS



TALL NATIVE GRASSES



CITY WATER & ELECTICITY AT ROAD



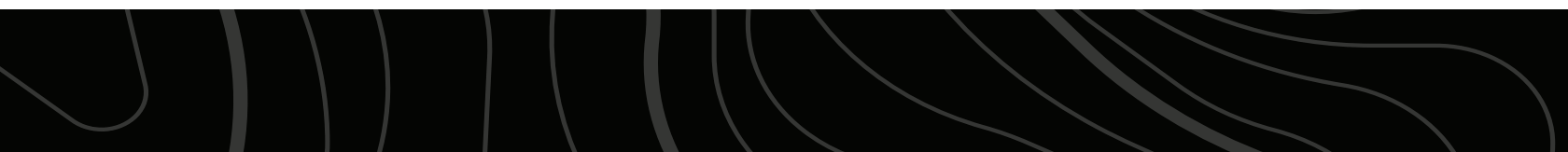
PASSIVE INCOME PRODUCTION



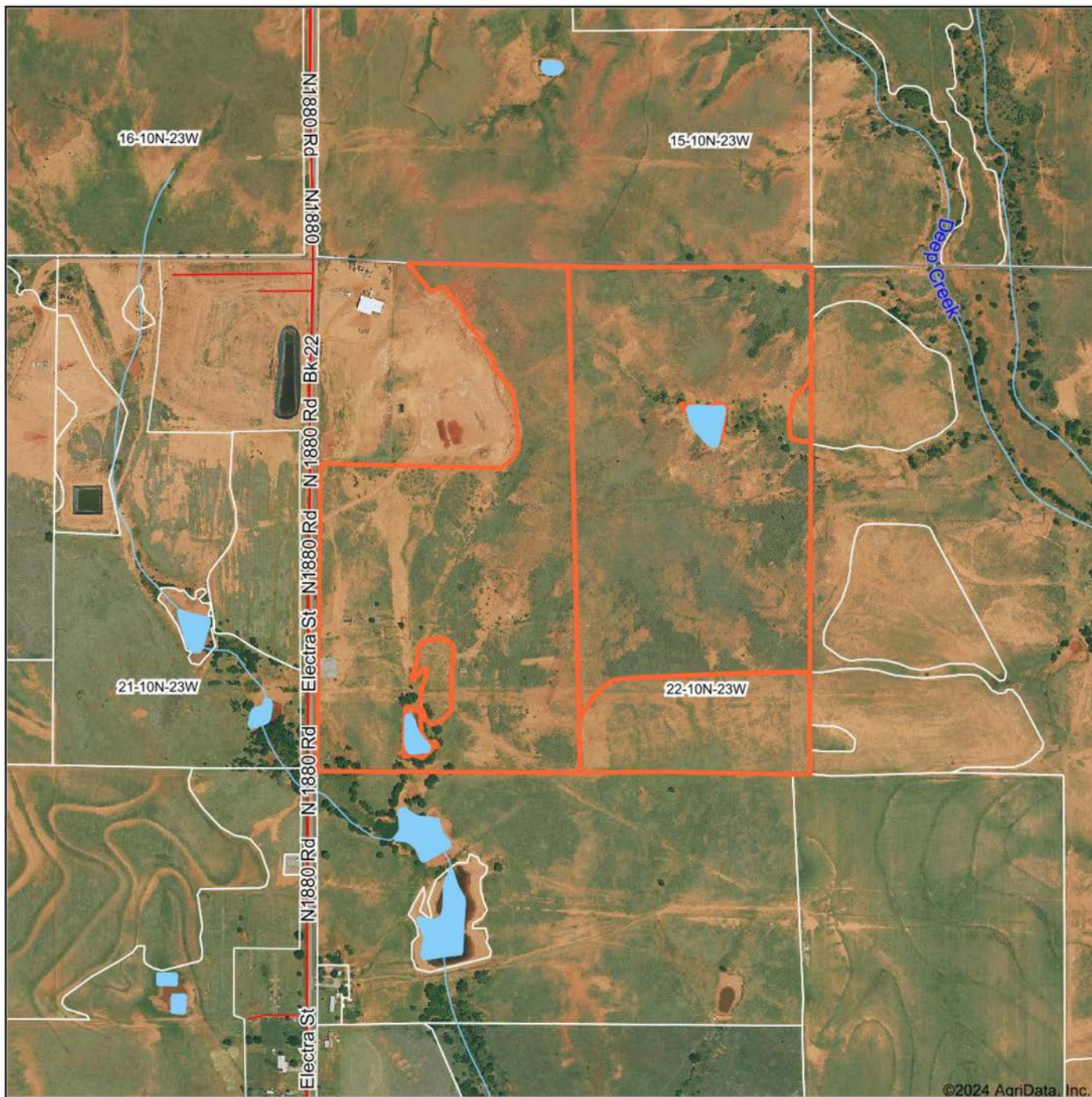
GREAT VIEWS



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 35° 19' 52.11, -99° 37' 28.32



22-10N-23W
Beckham County
Oklahoma



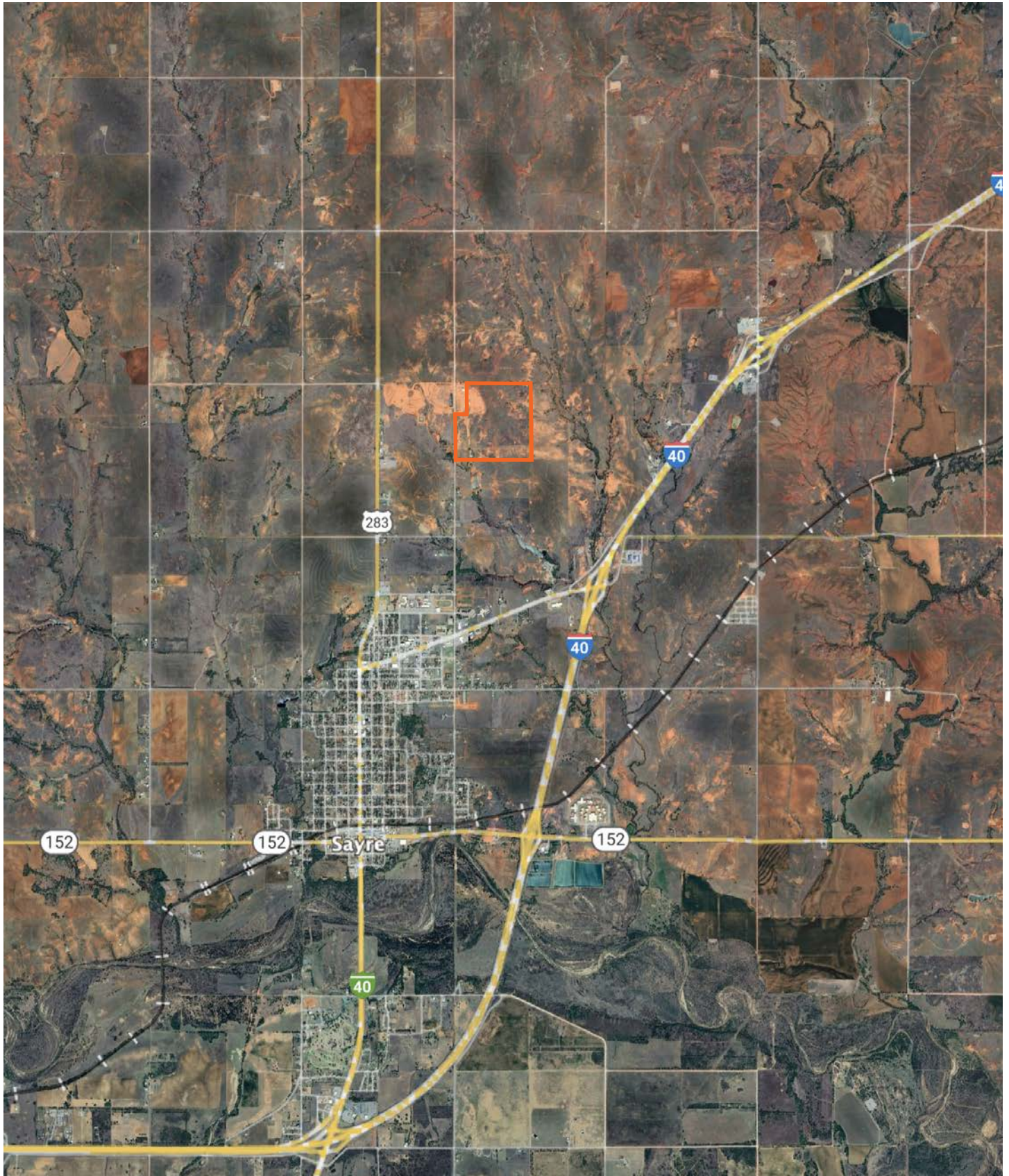
Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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2/21/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

OVERVIEW MAP



AGENT CONTACT

Jake Ayers stands as a dedicated land agent with Midwest Land Group, serving the expanse of Western Oklahoma with a profound connection to the land and its values. Born and bred in Lawton, Oklahoma, Jake's roots run deep in the heartland. A graduate of Oklahoma State University with a major in Agribusiness, his academic background is a testament to his commitment to understanding the intricacies of land and agriculture. Residing in Snyder, OK with his wife Morgan, Jake's life is steeped in the rural and outdoor lifestyle, having been raised on the family farm/ranch. His hobbies are not just pastimes but are the foundations of his expertise. Whether bow hunting whitetails or turkey hunting across the country, Jake's pursuits in hunting and fishing have given him an intimate understanding of land and wildlife management. Jake's career in land sales is driven by a deep-seated passion for the outdoors and a divine calling to be a steward of the land. He understands the emotional connections families have to their properties and is committed to assisting clients in buying or selling with the utmost respect and dedication. Beyond his personal experiences, Jake's involvement in the community through the First Baptist Church in Snyder and organizations like NWTF and local QDMA chapter demonstrates his commitment to service and continuous learning. What sets Jake apart is his blend of strong work ethic, firsthand experience in managing a versatile property, and a deep understanding of the sentimental value attached to land. His commitment to excellence and understanding of both the emotional and practical aspects of land ownership make him the ideal agent for anyone looking to buy or sell property in the heartland. Trust Jake Ayers to guide you through your land journey with expertise, dedication, and a personal touch.



JAKE AYERS,

LAND AGENT

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MidwestLandGroup.com

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