

MIDWEST LAND GROUP PRESENTS

160 ACRES IN

BECKHAM COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

THICK BEDDING GROUND IN SOUTHWEST OKLAHOMA

Every avid deer hunter acknowledges that a few things are crucial to holding whitetails: food, water, and cover. Located just 3 miles south of the North Fork of the Red River, this southwestern Oklahoma gem holds each one of these ingredients. Scattered pockets of shinnery oak as well as post oak can be found throughout the property, providing a dependable source of food for wildlife in the fall. Peanuts, winter wheat, and corn can be found growing in the cultivation fields nearby, adding to an extended supply of food during the year. The

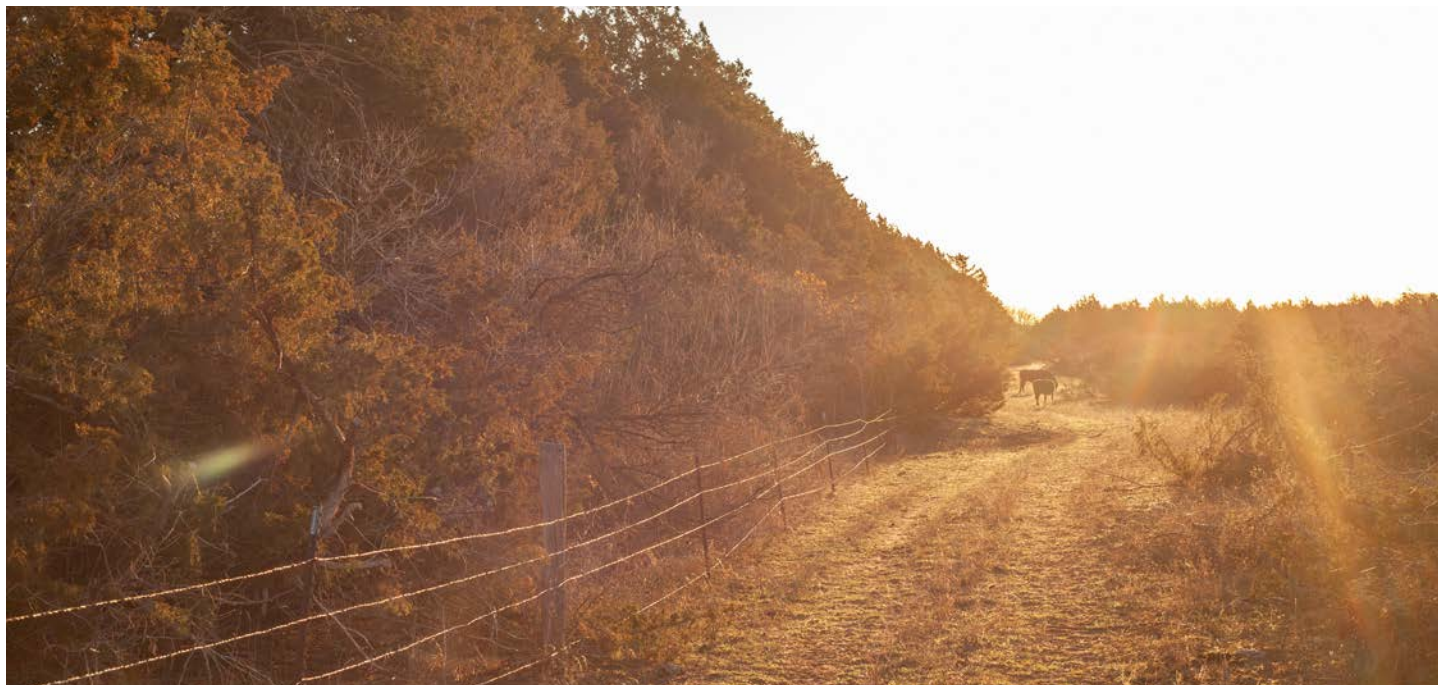
house on the property has been run off of well water, and reports of two other wells on the property have been made. With this access to groundwater, the ability to sustain water tanks on the property poses a valuable option to attract and hold wildlife. Sand plum thickets, american elm, hackberry, and western soapberry trees all add to the habitat diversity and make for excellent bedding grounds. With all the potential at this property's disposal, don't miss out on the opportunity to turn this into your wildlife paradise!



PROPERTY FEATURES

PRICE: **\$360,000** | COUNTY: **BECKHAM** | STATE: **OKLAHOMA** | ACRES: **160**

- Plenty of browse for deer
- Multiple water wells
- Diverse tree species
- Ample cover for bedding
- Native grass pasture
- Rural electricity
- Modest home
- Livestock pens
- 1 hour 30 minutes from Amarillo
- 2 hours from Oklahoma City



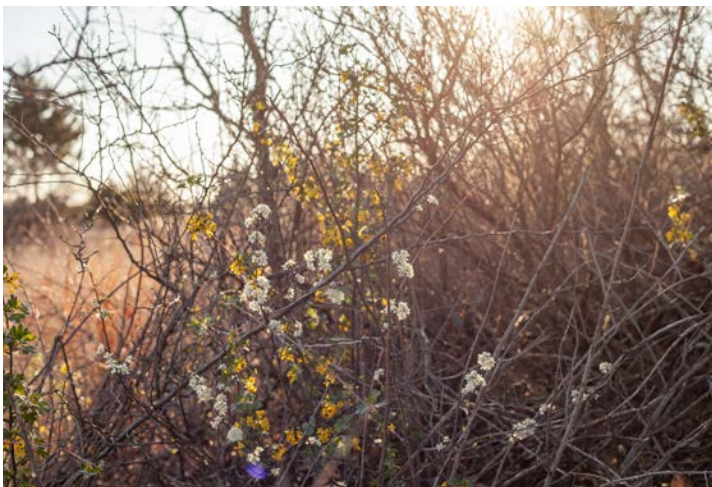
160 +/- ACRES



NATIVE GRASS PASTURE



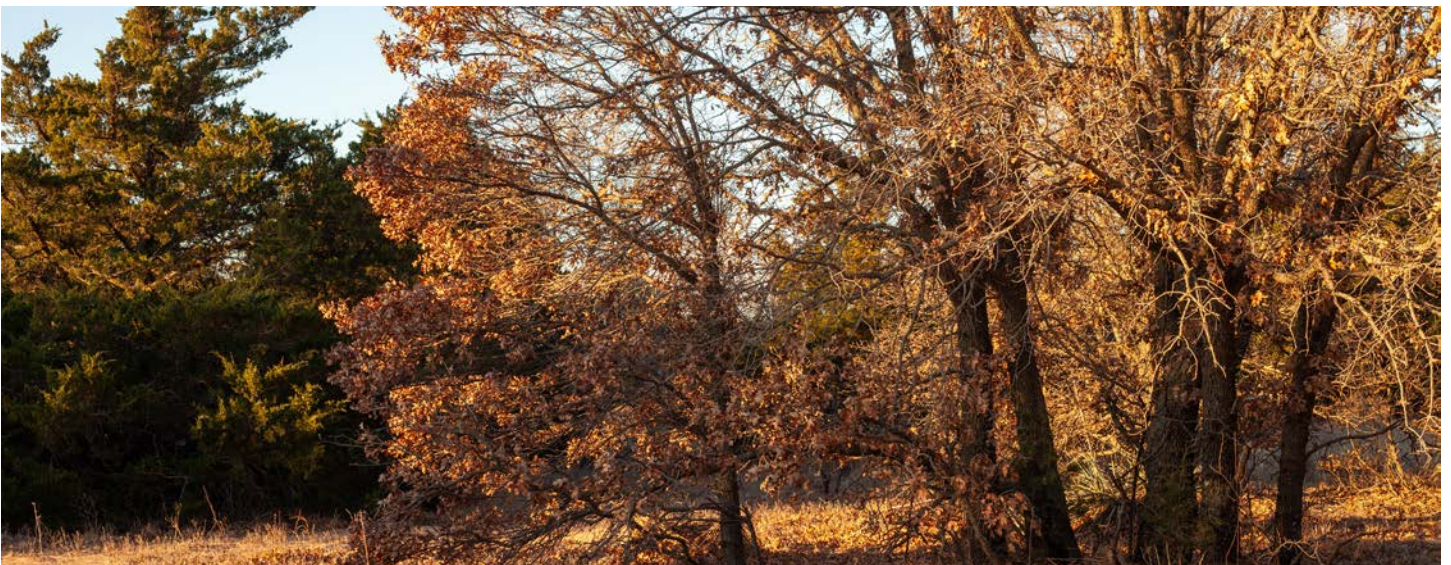
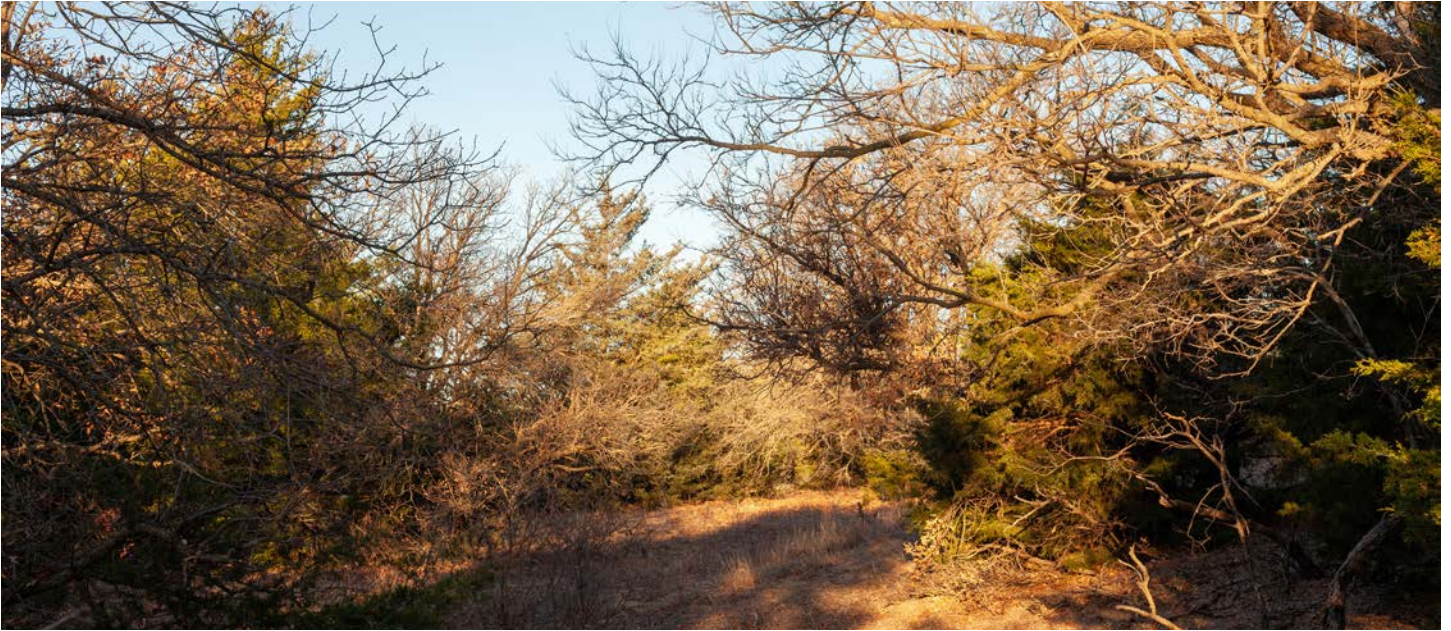
DIVERSE TREE SPECIES



WHITETAIL HUNTING



AMPLE COVER FOR BEDDING



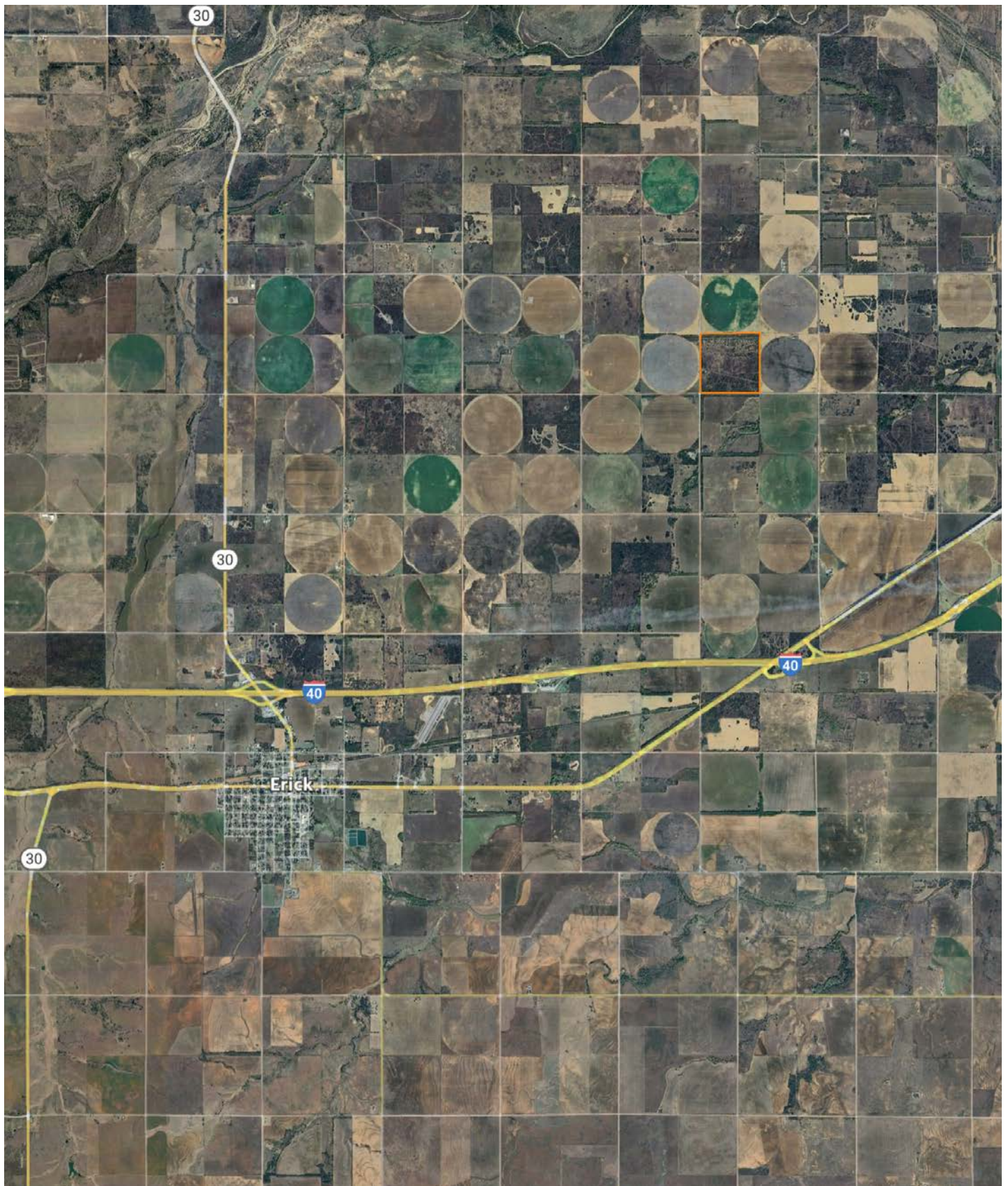
ADDITIONAL PHOTOS



AERIAL MAP



OVERVIEW MAP



TOPOGRAPHY MAP



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Maps Provided By:



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

Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 1,941.5

Max: 1,980.9

Range: 39.4

Average: 1,962.2

Standard Deviation: 7.28 ft

0ft 463ft 926ft



3/19/2024

12-9N-25W
Beckham County
Oklahoma

Boundary Center: 35° 15' 58.97, -99° 48' 5.19

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

580.275.2629

JAyers@MidwestLandGroup.com



MidwestLandGroup.com

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