



MIDWEST LAND GROUP  
PRESENTS

# COMANCHE COUNTY OKLAHOMA

212 ACRES



MIDWEST LAND GROUP IS HONORED TO PRESENT

# DEVELOPMENT POTENTIAL NEAR BLUE BEAVER CREEK

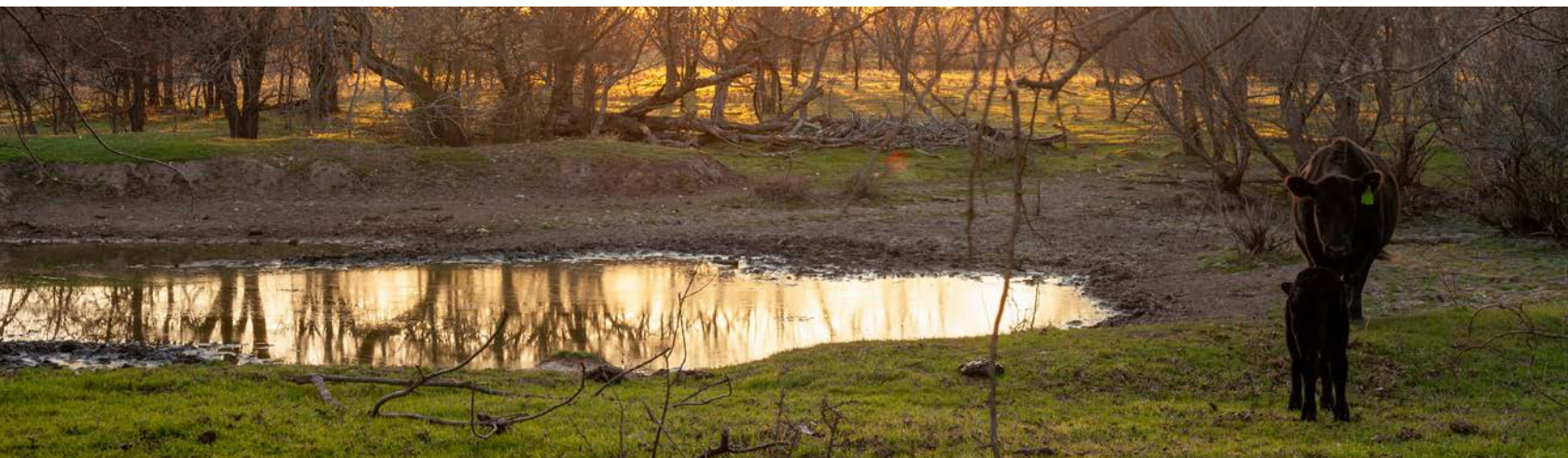
---

Positioned just minutes away from Lawton, this alluring slice of southwest Oklahoma presents an opportunity for quick access to the enjoyable amenities and attractions of a larger town, while also maintaining the essence of rural country living. Blacktop road frontage aids in the ease of access, and the well-constructed entry gate adds to the overall aesthetic appeal. With multiple sub-developments in the nearby vicinity, this is a unique opportunity to grab a portion of the remainder of the road frontage near Blue Beaver Creek.

Multiple water sources on the property have been used to sustain the seller's cattle herd. The wet weather creek adds to the beauty of the land, and near the south end of the creek lie two ponds that fluctuate with the weather. Perhaps the most notable water source, situated on the north end of the property, is the 1,000-foot water well that was once drilled and monitored by the USGS. This well was known to be tapped into the aquifer, and considering its depth is of considerable mention.

While rural water meter memberships can tend to be hard to get one's hands on, the seller is written down on a list of those first to serve once the construction of the proposed new rural water tower is complete. Construction is projected to begin around May or June of 2024.

While the property is certainly a candidate for development, it also offers a variety of game species of interest. Deer, turkey, pigs, dove, and quail are known to reside on the piece, and it benefits from its close proximity to Blue Beaver Creek and the stable habitat it provides. Additional recreational possibilities are extended, as the property is closely situated to the Wichita Mountains National Wildlife Refuge. Endless hiking, biking, fishing, and other outdoor activities await to be explored here. For those looking to build their dream home, or for those of the entrepreneurial spirit, this selection of southwest Oklahoma will undoubtedly prove to be desirable.



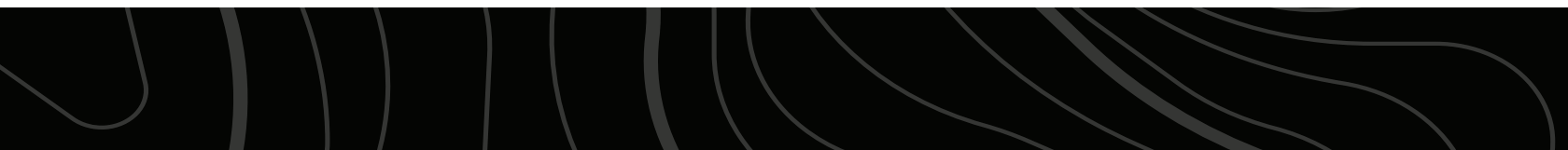


# PROPERTY FEATURES

PRICE: **\$1,166,000** | COUNTY: **COMANCHE** | STATE: **OKLAHOMA** | ACRES: **212**

---

- Blacktop road frontage
- Wet weather creek
- Nice gated entry
- Cache School District
- Minutes from Lawton
- 30 minutes to Medicine Park
- Easy access to Wichita Mountains National Wildlife Refuge
- 1,000 ft. USGS water well
- 5 water meter memberships
- Two small ponds
- Great views of the Wichita Mountains





# DEVELOPMENT POTENTIAL

---

Blacktop road frontage aids in the ease of access, and the well-constructed entry gate adds to the overall aesthetic appeal. This is a unique opportunity to grab a portion of the remainder of the road frontage near Blue Beaver Creek.





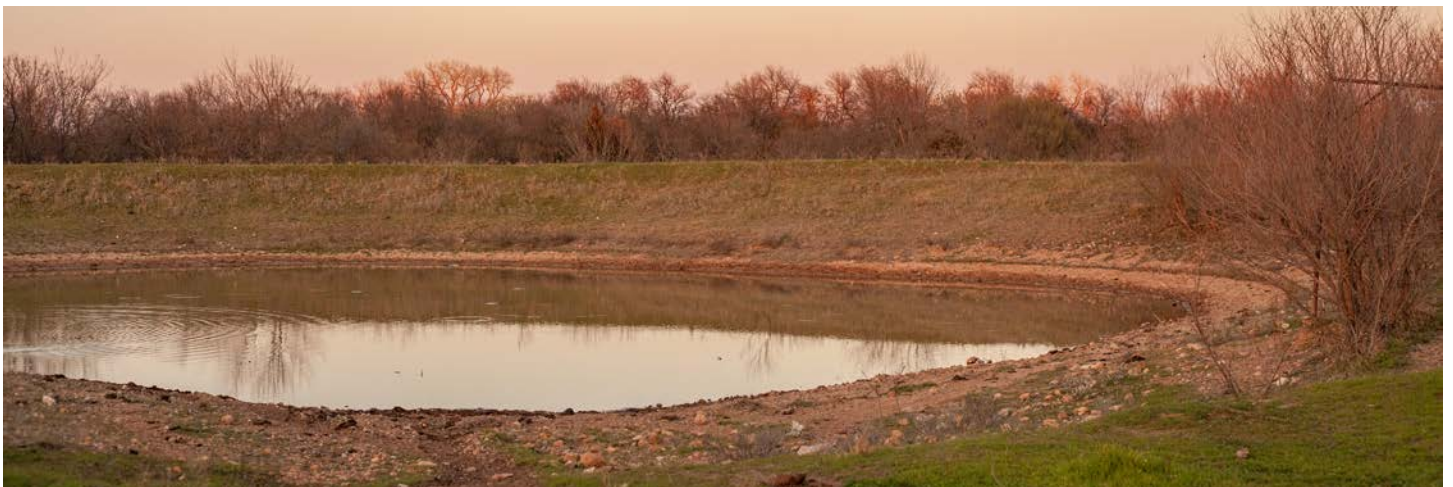
# 1,000 FT. USGS WATER WELL

---



## TWO SMALL PONDS

---

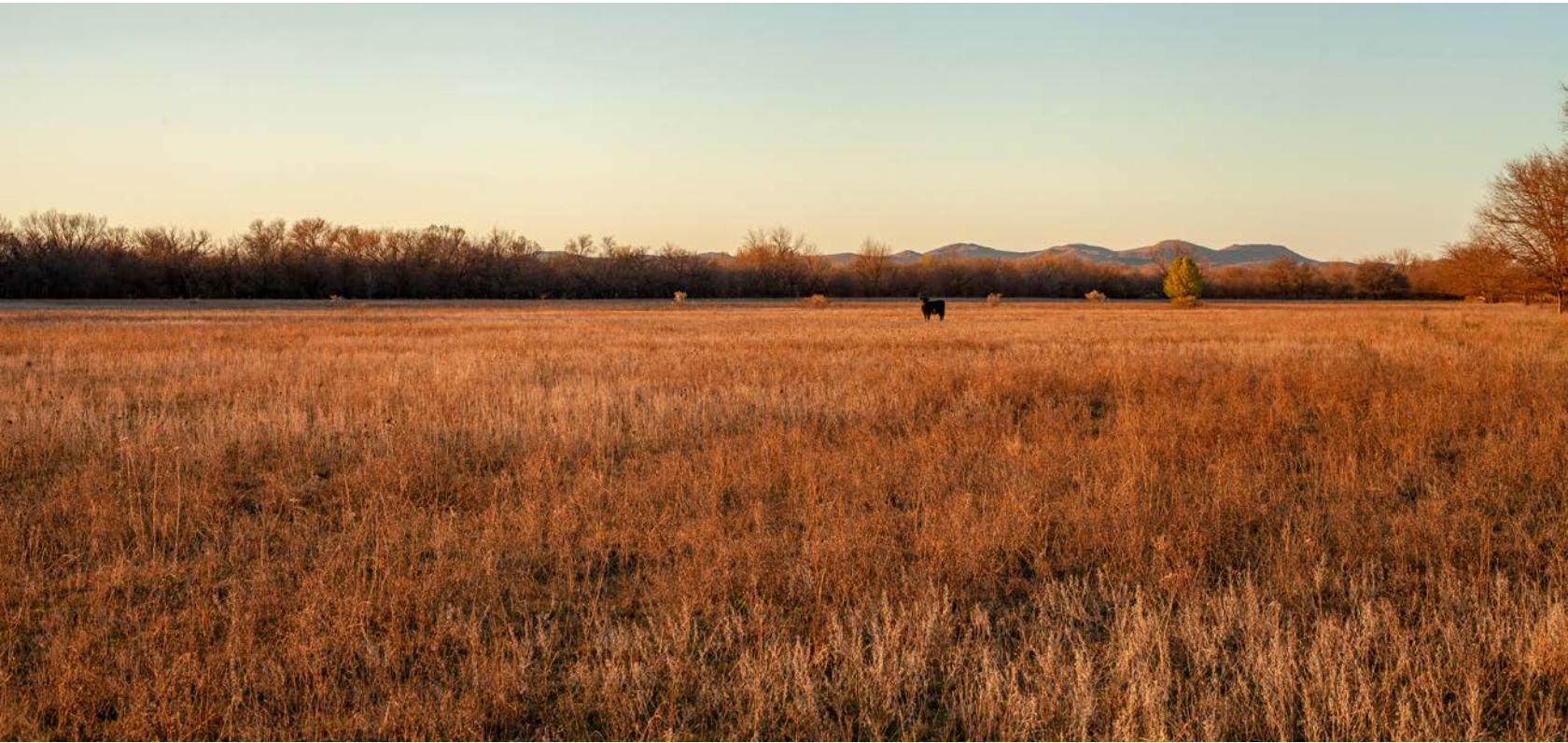




# GREAT VIEWS OF THE WICHITA MOUNTAINS

---

Additional recreational possibilities are extended, as the property is closely situated to the Wichita Mountains National Wildlife Refuge. Endless hiking, biking, fishing, and other outdoor activities await to be explored here.





212 +/- ACRES

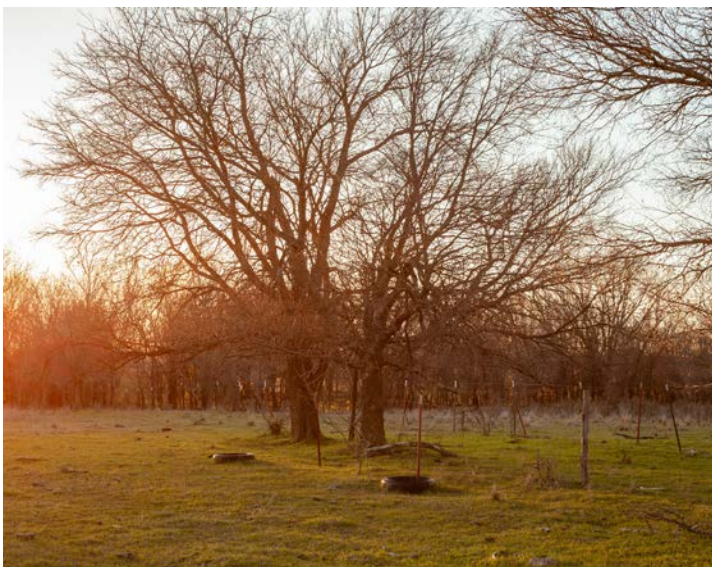
---





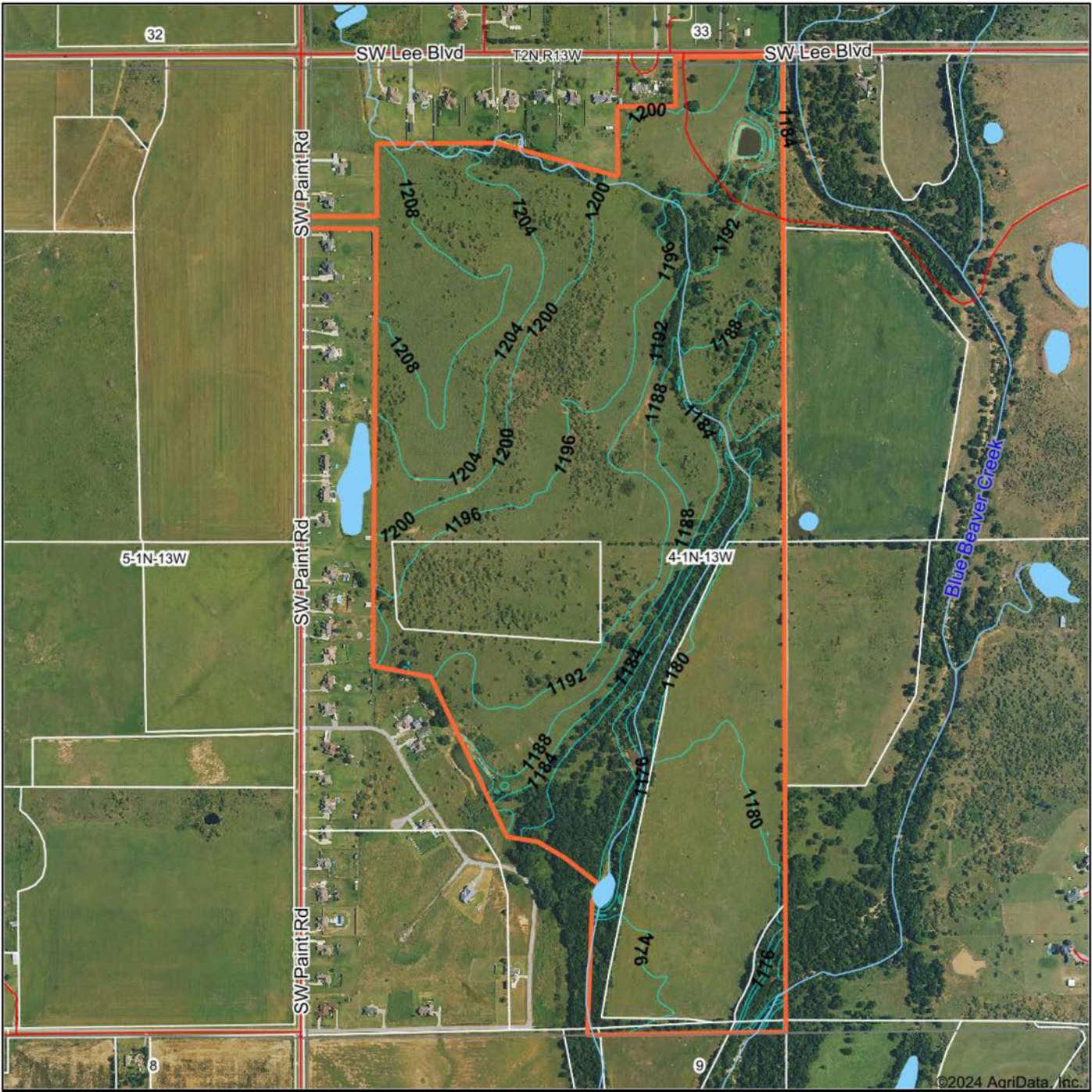
# ADDITIONAL PHOTOS

---





# TOPOGRAPHY MAP



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

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

Source: USGS 10 meter dem  
Interval(ft): 4.0  
Min: 1,161.4  
Max: 1,210.9  
Range: 49.5  
Average: 1,191.0  
Standard Deviation: 10.27 ft

0ft 845ft 1689ft



3/26/2024

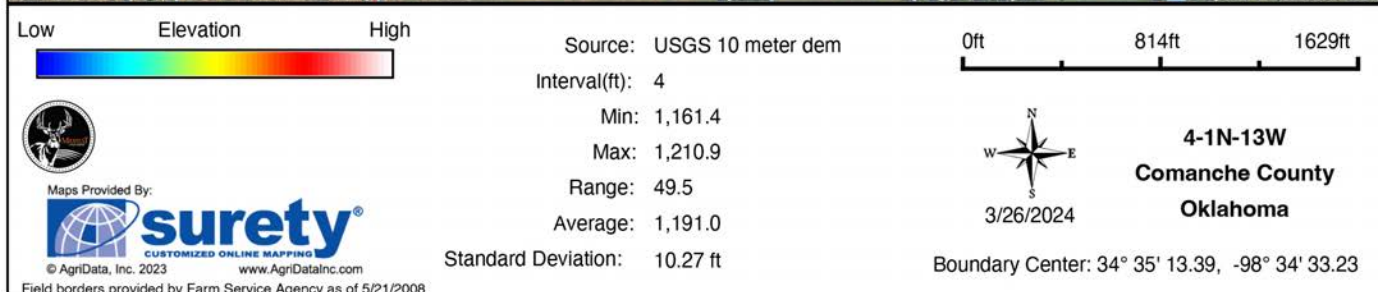
**4-1N-13W**  
**Comanche County**  
**Oklahoma**

Boundary Center: 34° 35' 13.39, -98° 34' 33.23



This topographic map displays a rural landscape with a color-coded elevation overlay. The terrain is characterized by a mix of green fields, wooded areas, and a road network. Key features include:

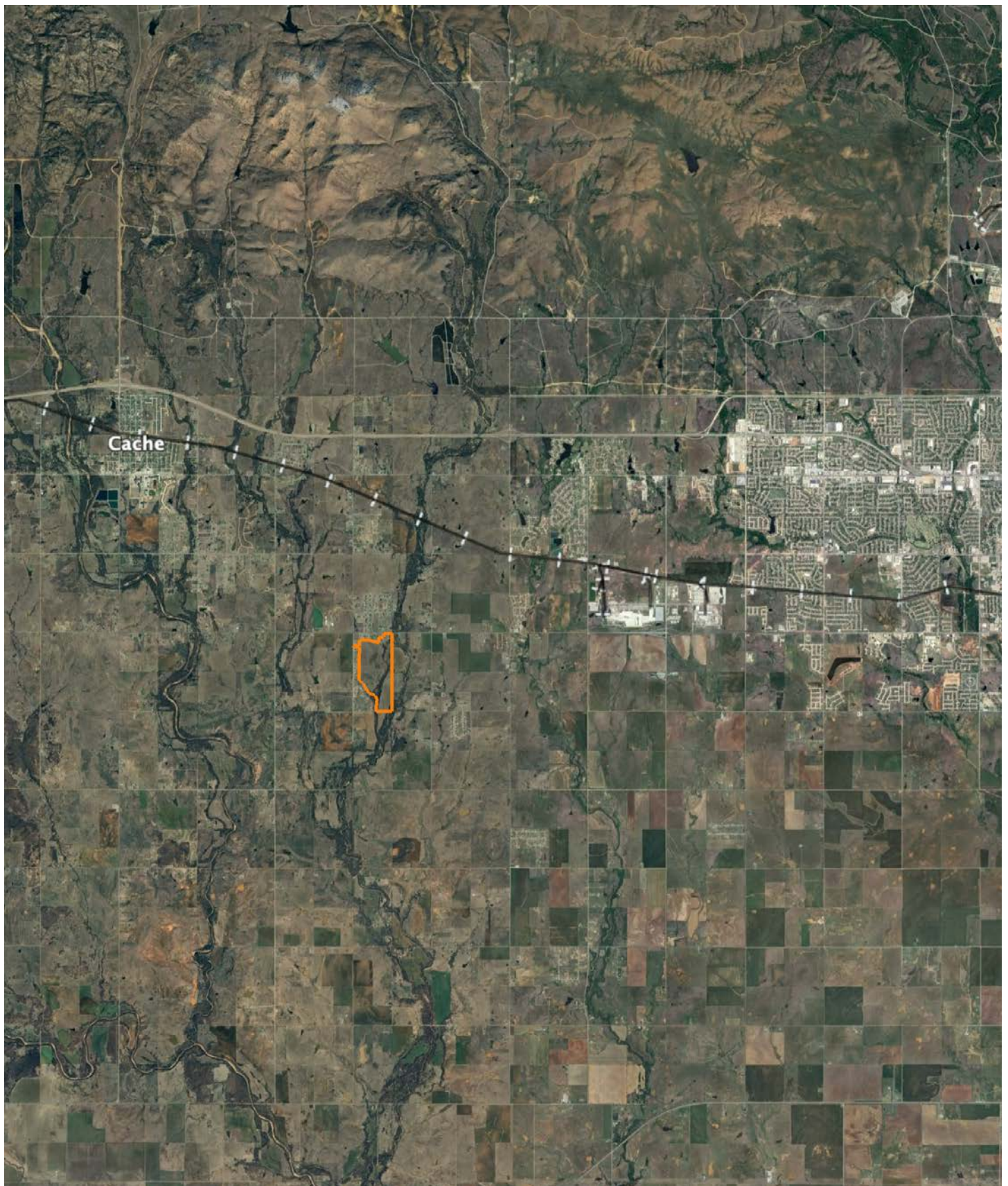
- Contour Lines:** Labeled with elevation values such as 1172, 1176, 1180, 1184, 1188, 1192, 1196, 1200, 1204, and 1208.
- Color-Coded Terrain:** The map uses a color gradient where green represents lower elevations and red/orange represents higher elevations.
- Water Features:** Blue-Beaver Creek is shown flowing through the area, with several small ponds or wetlands.
- Road Network:** Major roads include SW Lee Blvd, SW Paint Rd, and 5-1N-13W.
- Grid System:** The map is overlaid with a grid showing section numbers (32, 33, 8, 9) and township/range coordinates (T2N, R13W).
- Highlighted Area:** A white rectangular box is drawn on the map, indicating a specific area of interest within the terrain.





# 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

**580.275.2629**

[JAyers@MidwestLandGroup.com](mailto:JAyers@MidwestLandGroup.com)



## MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, Texas, and Wisconsin.