

MIDWEST LAND GROUP PRESENTS

132 ACRES IN

GRADY COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BIG WATER AND BERMUDA IN GRADY COUNTY

This property features a 25 +/- acre pond teeming with waterfowl. Both ducks and geese happily take to this big body of water, as evidenced by the thousands of tracks and feathers scattered along the bank. While touring this farm, a group of sandhill cranes were even looking to join in on the haven provided. Featuring 7 total water wells on the western edge of the property, the potential for further wetland development and control over the water levels exist, making this an exciting opportunity for those inclined towards a guiding venture or your enjoyment. The fencing on the property is all in good shape, as some portions are brand new. Complemented by the multiple cattle guards, new corral, and gate entrance, this property would make

an excellent addition to a ranching operation. With some added cross-fencing and utilization of the seven water wells, the implementation of a solid rotational grazing program is feasible. This property truly can satisfy a variety of appetites! Whether you are a rancher looking to expand your horizons, an entrepreneurial-minded investor looking to capitalize on the income production from guided hunts and lodging, or just want your own stunning piece of land to live on, this property is worth paying mind to. Situated less than one hour away from downtown Oklahoma City, weekend getaways are made easy. Bring in the family for a weekend of fun, or recruit a crew of buddies for the forecasted cold front!



PROPERTY FEATURES

PRICE: **\$519,500** | COUNTY: **GRADY** | STATE: **OKLAHOMA** | ACRES: **132**

- 25 +/- acre pond
- Good exterior and cross fences
- Bermuda grass pasture
- Brick home
- Blacktop road frontage
- Electric
- 7 water wells
- Gravel driveway
- New gate entrance
- New corral
- Pole barn
- Equipment/hay curing barn
- Electric hookup near pond
- Less than 1 hour from Oklahoma City



132 +/- ACRES



BRICK HOME AND POLE BARN



25 +/- ACRE POND



BERMUDA GRASS PASTURE



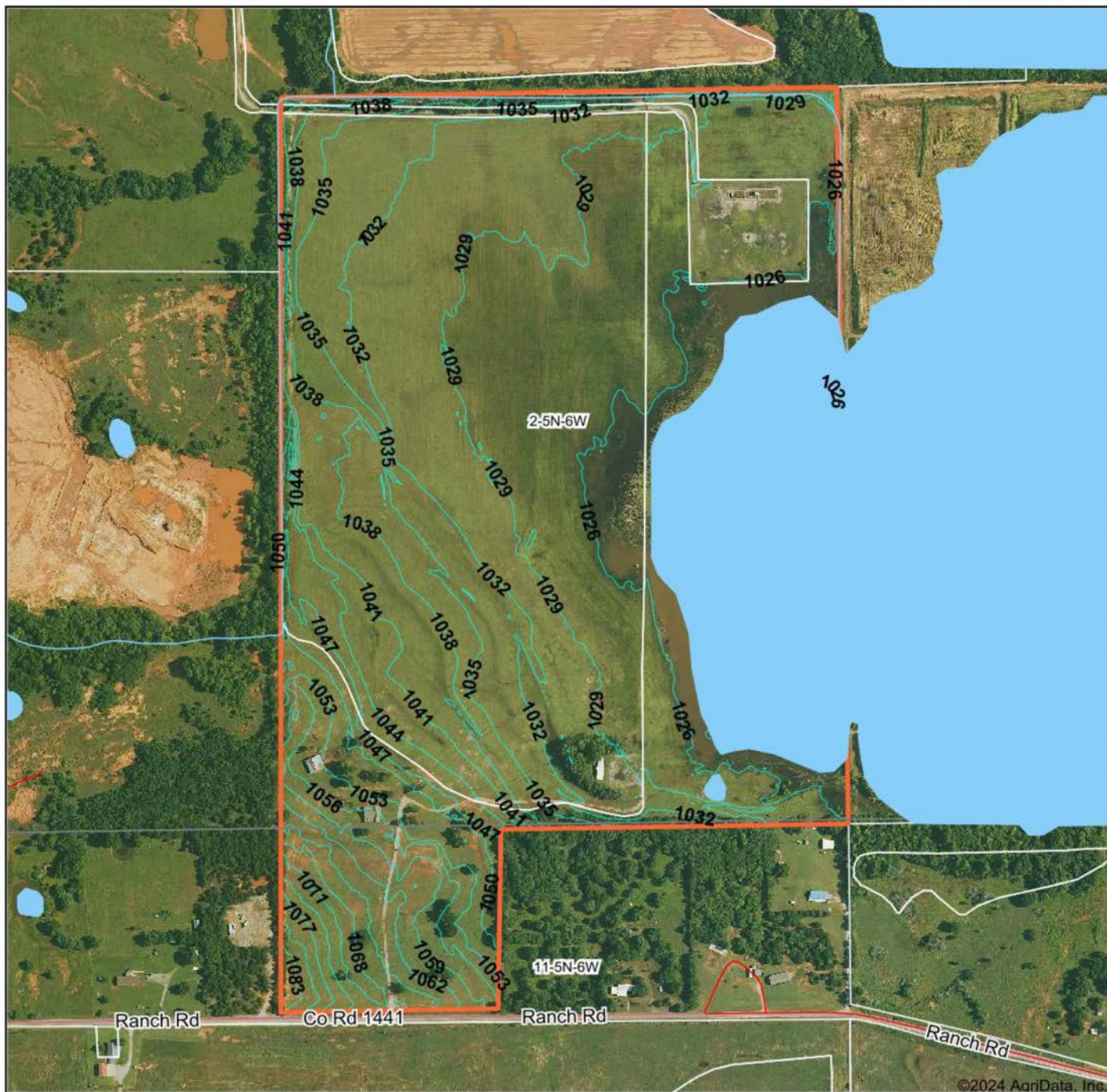
GOOD EXTERIOR AND CROSS FENCES



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

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

Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 1,022.9

Max: 1,085.7

Range: 62.8

Average: 1,034.0

Standard Deviation: 11.71 ft

0ft 553ft 1107ft

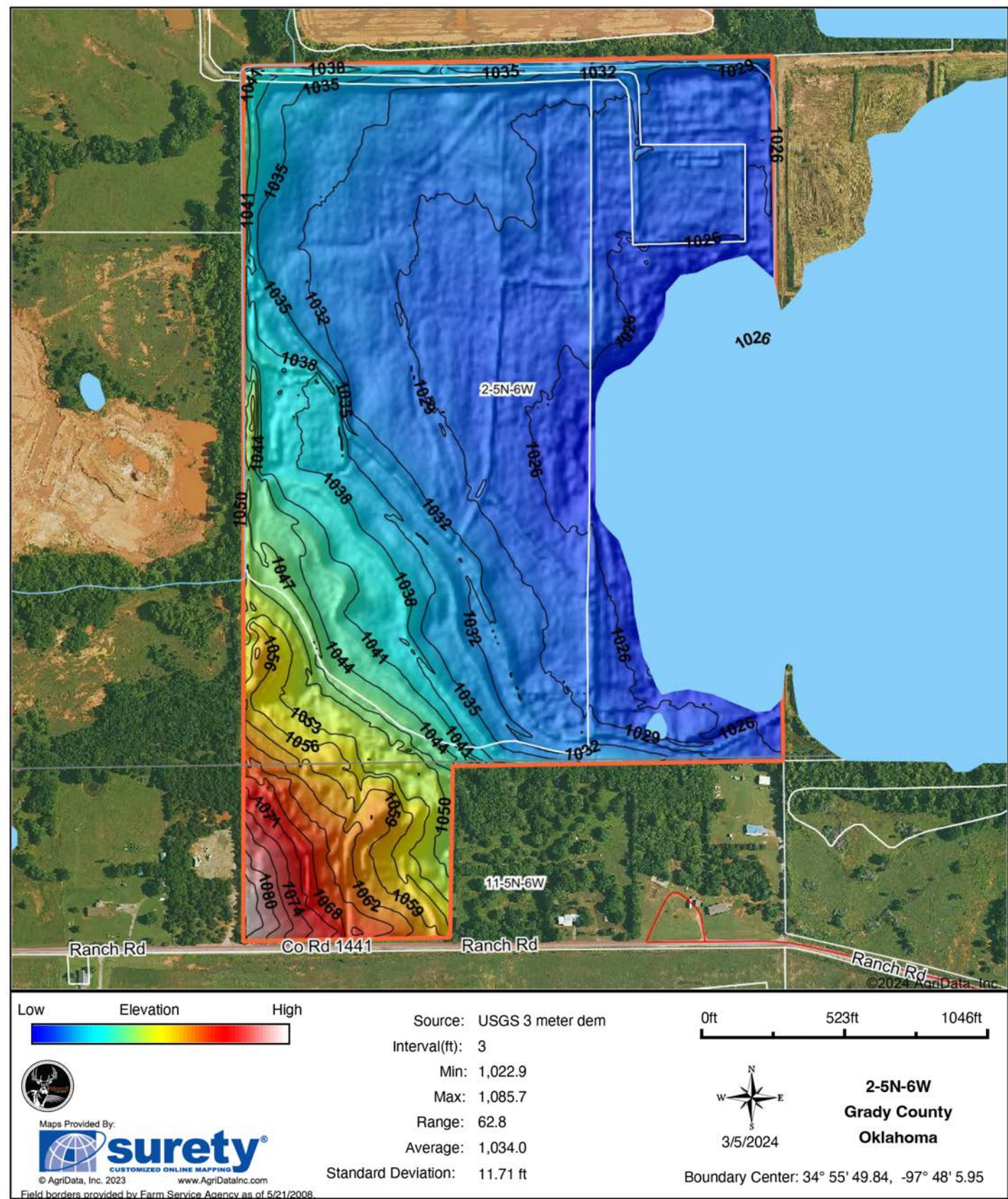


3/5/2024

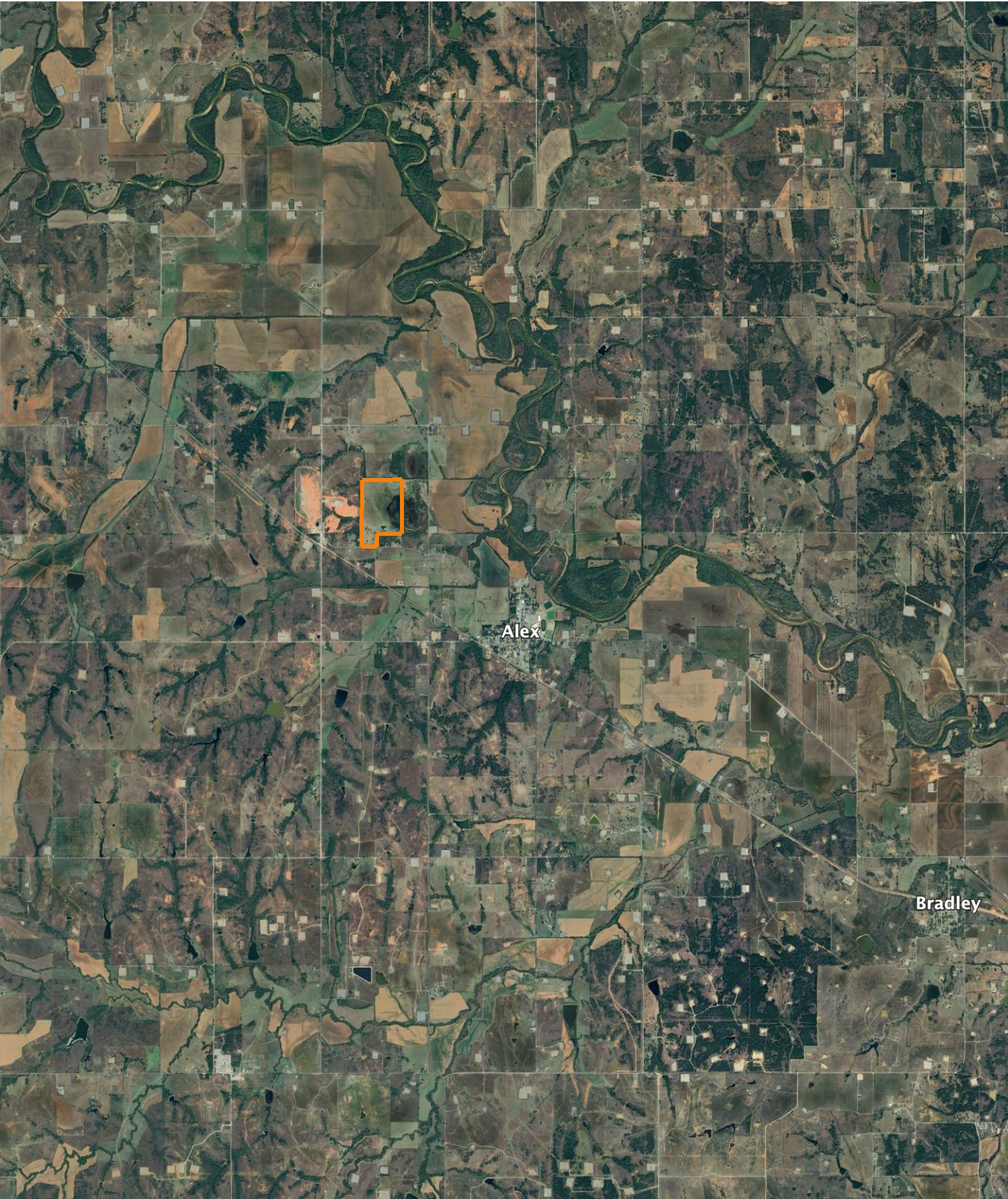
2-5N-6W
Grady County
Oklahoma

Boundary Center: 34° 55' 49.84, -97° 48' 5.95

HILLSHADE MAP



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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