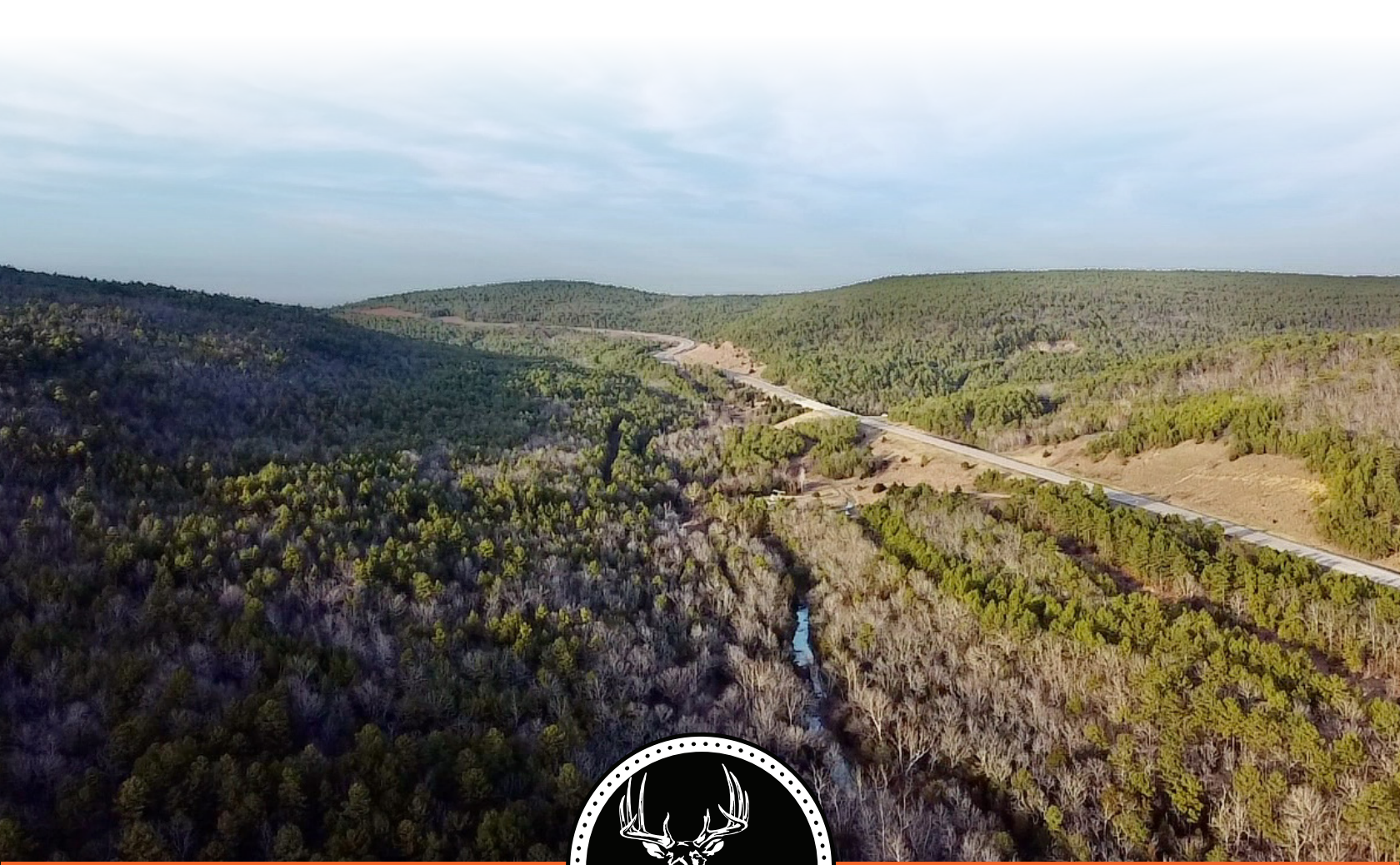


MIDWEST LAND GROUP PRESENTS

105 ACRES IN

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# LATIMER COUNTY OKLAHOMA



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# 105 +/- ACRES OF PRIME HUNTING LAND

105 +/- acres of prime hunting land! Located north of Red Oak on Highway 82. This property is split by Highway 82 with roughly 15 +/- acres on the east side and 90 +/- acres on the west side. The east side acreage is mostly elevated with some flat areas and is heavily wooded with hard oak, cedar, and pine trees with several rocky areas. There is a canyon with deep elevation on the north end. The west side acreage has an active natural gas line, mineral rights will not be conveyed with sale.

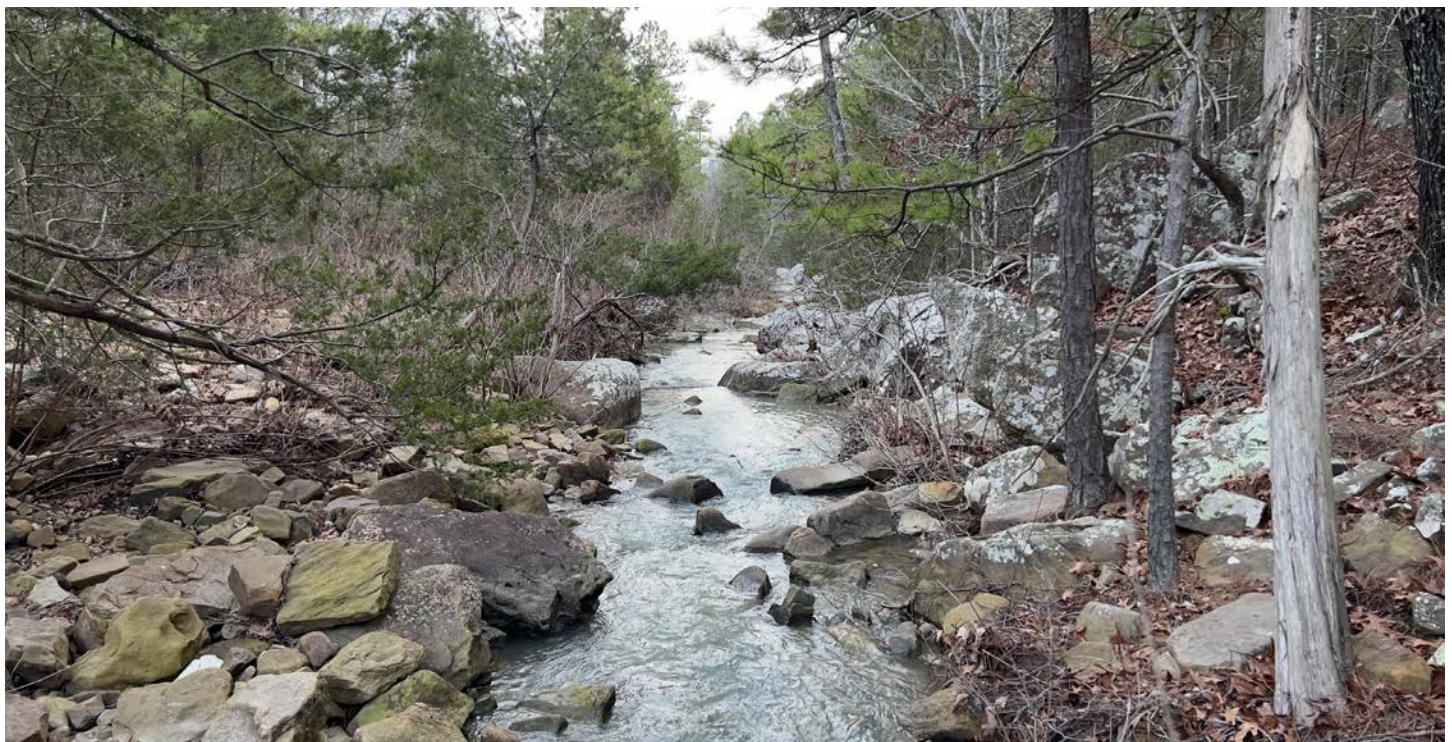
There are natural springs feeding into Rock Creek that run north and south with clear running water attracting wildlife. The majority of the west side acreage is also elevated and heavily wooded with hard oak, cedar, and pine trees with the north end having more rocky areas that are great for watching below while hunting. Wildlife sign can be found all over this property making it able to hunt anywhere! Don't let Highway 82 be a concern for hunting as this is a primary area for whitetail crossing.



# PROPERTY FEATURES

PRICE: **\$241,500** | COUNTY: **LATIMER** | STATE: **OKLAHOMA** | ACRES: **105**

- Highway access
- Heavily wooded
- Running creek
- Natural springs feeding into creek
- Elevation
- Several hunting sites



# 105 +/- ACRES

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# HIGHWAY ACCESS

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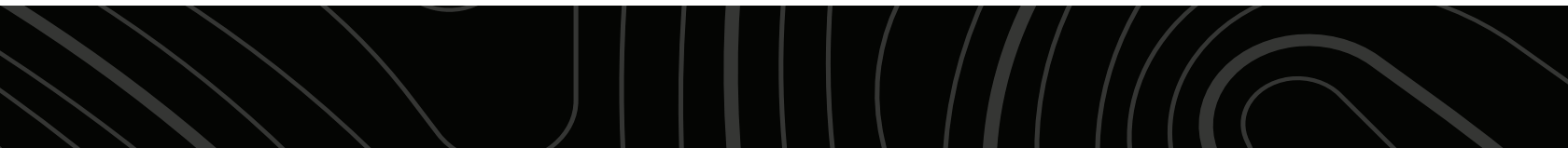
# HEAVILY WOODED

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# RUNNING CREEK

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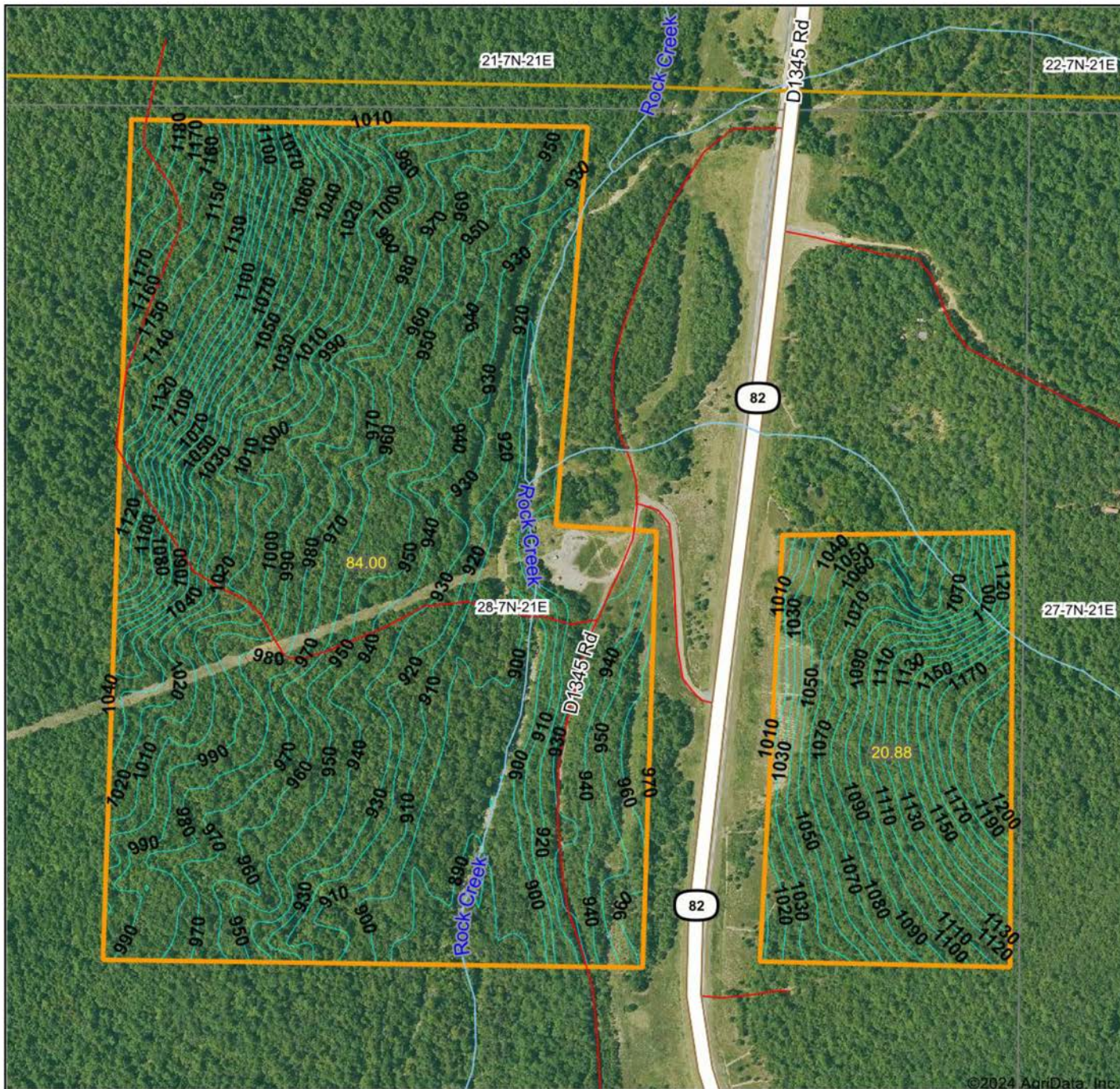


# HUNTING

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# TOPOGRAPHY MAP



©2024 AgriData, Inc.



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING

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Source: USGS 10 meter dem  
 Interval(ft): 10.0  
 Min: 883.9  
 Max: 1,209.3  
 Range: 325.4  
 Average: 1,001.5  
 Standard Deviation: 82.97 ft

0ft 467ft 934ft



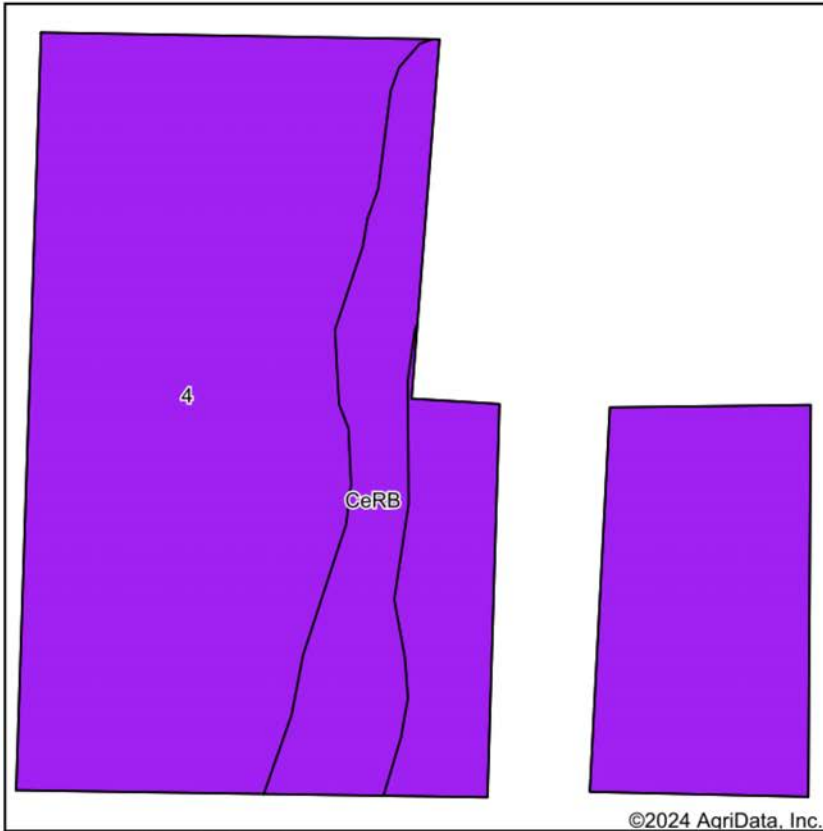
3/11/2024

**28-7N-21E**  
**Latimer County**  
**Oklahoma**

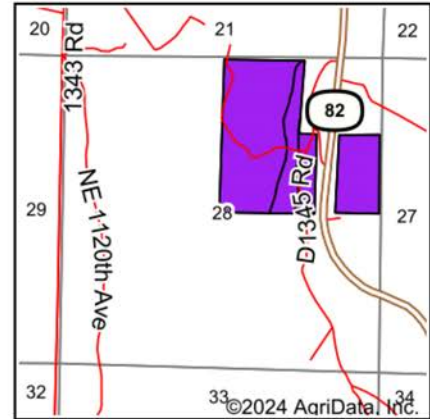
Boundary Center: 35° 3' 13.82, -95° 5' 25.07



# SOIL MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**  
 County: **Latimer**  
 Location: **28-7N-21E**  
 Township: **Red Oak**  
 Acres: **104.88**  
 Date: **3/11/2024**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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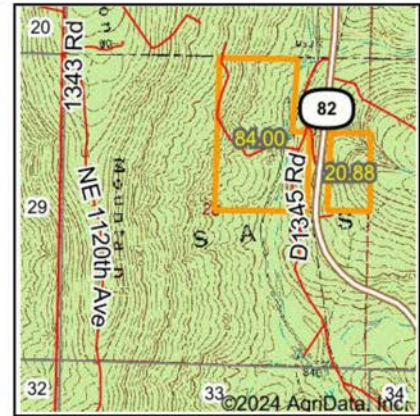
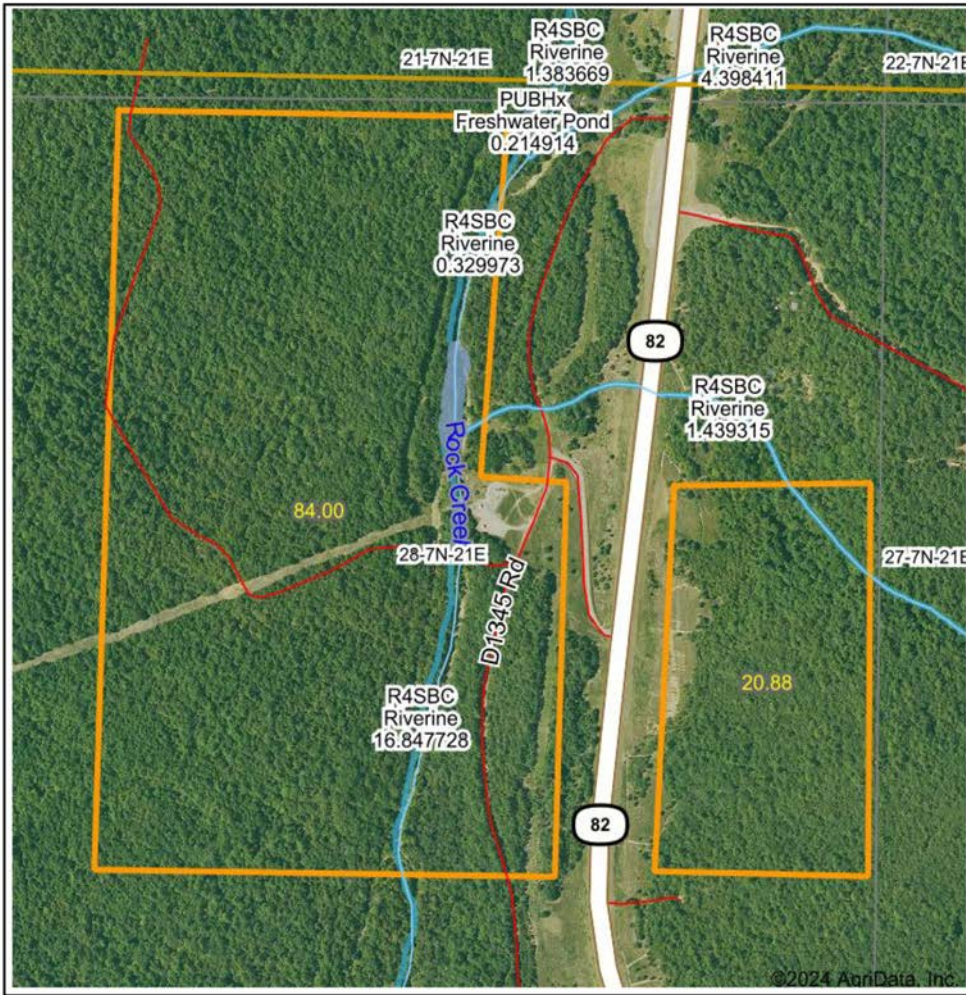
Area Symbol: OK077, Soil Area Version: 21

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	
4	Carnasaw-Clebit association, 8 to 30 percent slopes	91.08	86.8%		3.8ft. (Paralithic bedrock)	Vllc	3220	42	32	30	24	
CeRB	Ceda-Rubble land complex, 0 to 3 percent slopes, frequently flooded	13.80	13.2%		> 6.5ft.	Vlww	0	19	19		12	
<b>Weighted Average</b>							<b>6.87</b>	<b>2796.3</b>	<b>*n 39</b>	<b>*n 30.3</b>	<b>*n 26.1</b>	<b>*n 22.4</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# FLOOD MAP



State: **Oklahoma**  
 Location: **28-7N-21E**  
 County: **Latimer**  
 Township: **Red Oak**  
 Date: **3/11/2024**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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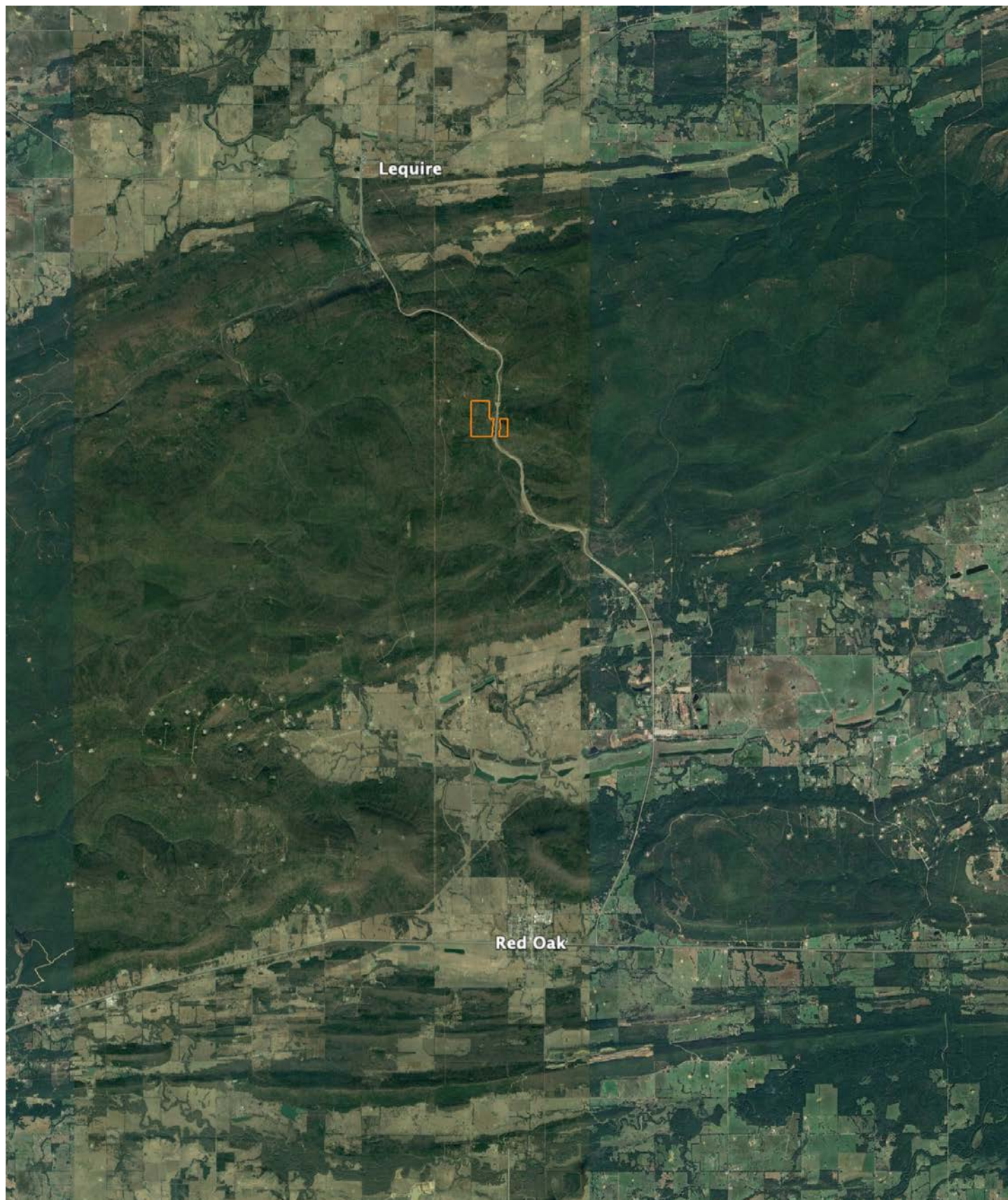
0ft 679ft 1358ft

Classification Code	Type	Acres
R4SBC	Riverine	1.17
PUBHh	Freshwater Pond	0.58
Total Acres		1.75

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

# OVERVIEW MAP

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# 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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