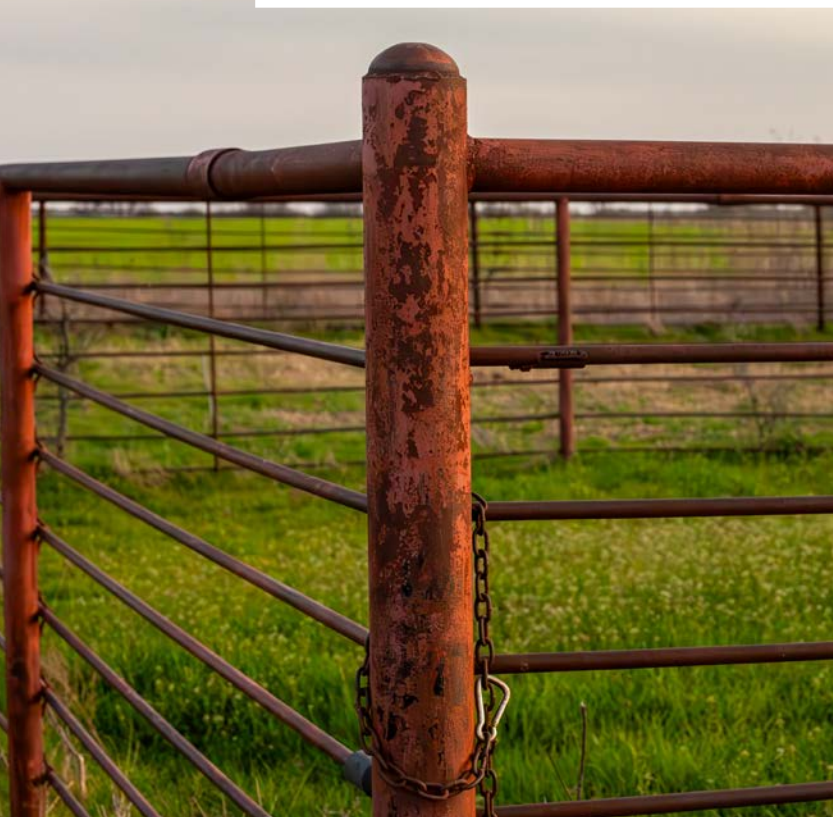




MIDWEST LAND GROUP
PRESENTS
STEPHENS COUNTY
OKLAHOMA
1,040 ACRES



MIDWEST LAND GROUP IS HONORED TO PRESENT

A COMBINATION RANCH AS TIGHT AS ITS FENCES

A combination ranch as tight as its fences. This Stephens County spectacle finds a way to offer continued appreciation and awe for the land at every twist and turn. Featuring a gravel driveway just shy of a mile long, one will find their way winding past a two-acre, spring-fed pond - the first of 16 ponds located on the property. The majority of the ranch's improvements are centrally located and can be accessed just off the side of the main drive, including a 60'x90' three-sided hay barn with a gravel floor, a 24'x60' three-sided equipment barn, and the cattle working corrals. Numerous cross-fences have been implemented to add ease and efficiency within the ranch, and the roughly 430 +/- acres of improved Worldfeeder Bermuda, B Dahl Bluestem, and Midland 99 Bermuda grasses are complementary to the production potential for those inclined towards an agricultural venture. 43 +/- acres of cultivation also lie just north of the corrals, which the current owner has used for producing wheat hay.

The primary residence on the property is situated with a lofty view of the large canyon walls and buttes unique to the area. With over a 100-foot drop in elevation to the bottom from the home, watching cattle graze or wildlife roam is a pleasure. Built within the last seven years, the home was done with taste. Featuring polished concrete flooring, granite countertops, and well-crafted wooden cabinetry. Just like the home itself, the living room space, dining area, and kitchen are all centrally located and have access to a half bath. The first bedroom is on the east side of the house and has its own

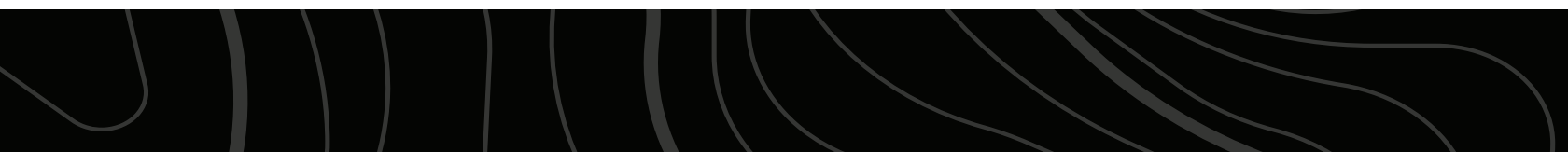
full bathroom. On the west side of the house lies the other two bedrooms which share a jack-and-jill bathroom suite.

Having been under the same ownership for 12 years, the hunting potential on the ranch has been virtually untapped. Countless whitetail deer are known to call the ranch their home, with reports of 80 plus deer being seen on the cultivation ground near the house. While the dramatic canyons and rocky outcroppings pose a hindrance towards agricultural production, they undoubtedly prove to be as equally beneficial, if not more so, in the way of culminating trophy-class whitetails, without mentioning the aesthetic beauty. Mature hardwood species such as post oak, American elm, and hackberries all add to the total diversity, while the Oklahoma state tree, the Eastern Redbud, is among the first to welcome early spring. Rio Grande turkeys can be heard this time of year in the bottomland as they work to gather their harem of hens. Lastly, the largest of the ponds on the property is roughly 5.6 acres and collects from three different drainages. Claims of largemouth bass in excess of 10 pounds taking refuge here have been made. Almost without exception, the Stephens County 1040 is among a top-tier of combination ranches to be found in Oklahoma, and opportunities to make such a unique piece your own don't come around often. Whether your primary interest is livestock, wildlife, or you simply desire a secluded retreat for an extended weekend with family or friends, this ranch surely won't disappoint.

PROPERTY FEATURES

PRICE: **\$4,154,800** | COUNTY: **STEPHENS** | STATE: **OKLAHOMA** | ACRES: **1,040**

- 2,288 sq. ft. 3 bed, 2.5 bath house
- 30'x70' barn w/ concrete floor, electricity, rural water, and 30'x70' lean-to
- 60'x90' three-sided hay barn w/ gravel floor
- 24'x60' three-sided equipment barn
- 935 sq. ft. single-wide mobile home w/ electricity and rural water
- 30'x40' insulated metal barn w/ concrete floor, electricity, and rural water
- Four 12'x12' three-sided tin sheds
- 12'x24' three-sided tin shed
- Cattle corrals and working chute
- Multiple cattle guards
- Overhead feed bin
- Gravel driveway
- Excellent perimeter and cross-fencing
- Roughly 430 +/- acres of improved grass pasture
- 43 acres of cultivation
- 16 ponds
- 181.8 ft. of elevation change
- Rural water
- Rural electricity
- Water wells
- Excellent views from back porch



IMPROVED GRASS PASTURE

Numerous cross-fences have been implemented to add ease and efficiency within the ranch, and the roughly 430 +/- acres of improved Worldfeeder Bermuda, B Dahl Bluestem, and Midland 99 Bermuda grasses are complementary to the production potential for those inclined towards an agricultural venture.



181.8 FT. OF ELEVATION CHANGE



16 PONDS



2,288 SQ. FT. 3 BED, 2.5 BATH HOUSE

The primary residence is situated with a lofty view of the large canyon walls and buttes unique to the area. With over a 100-foot drop in elevation to the bottom from the home, watching cattle graze or wildlife roam is a pleasure.



ADDITIONAL INTERIOR PHOTOS



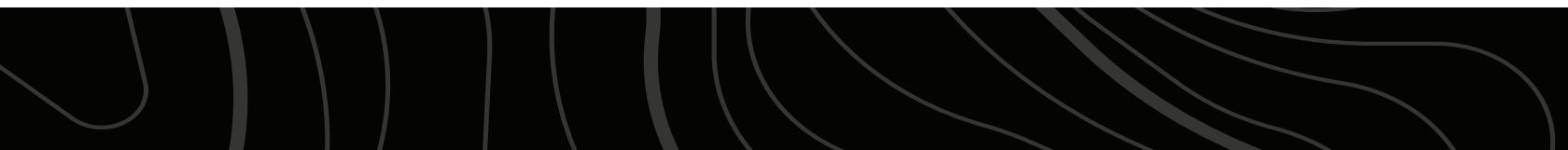
30'X70' BARN



EQUIPMENT BARN & 30'X40' METAL BARN



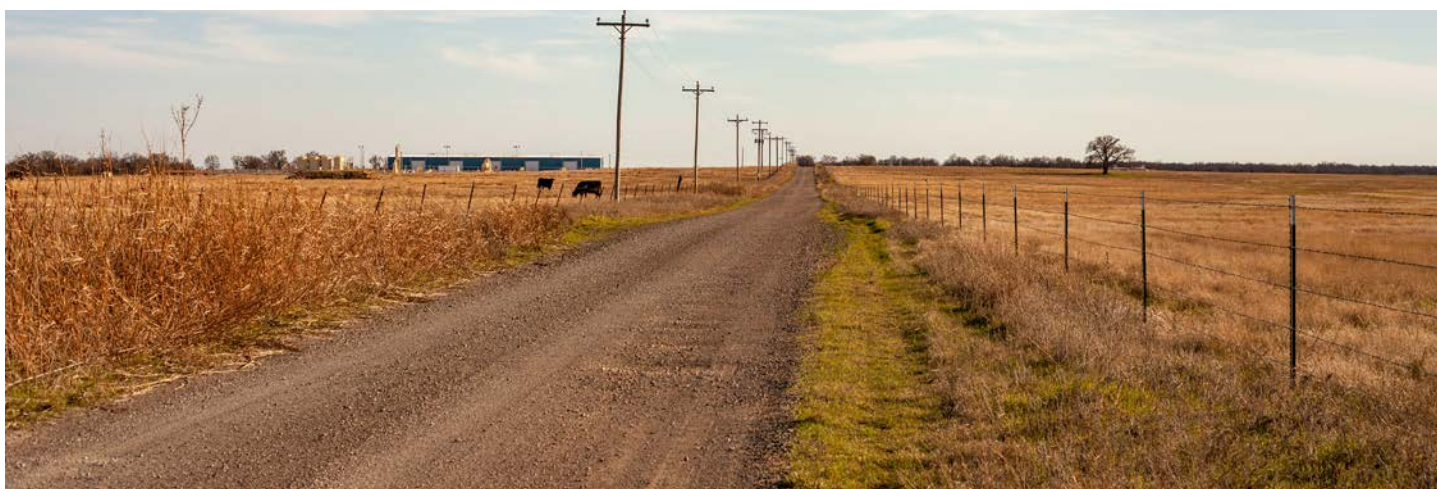
CATTLE CORRALS AND WORKING CHUTE



MULTIPLE CATTLE GUARDS



PERIMETER AND CROSS-FENCING



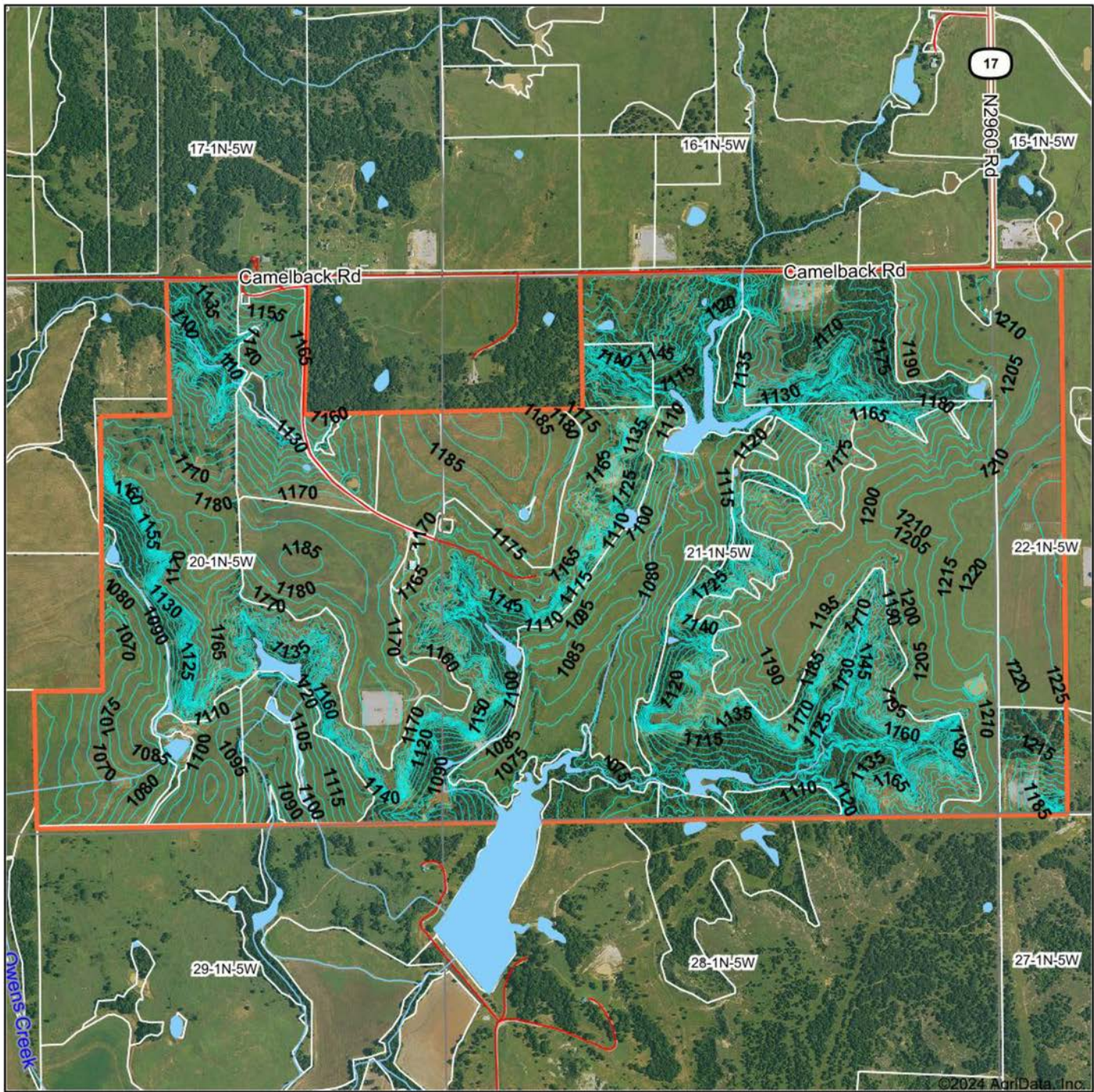
ADDITIONAL OUTBUILDINGS



HUNTING POTENTIAL



TOPOGRAPHY MAP



Maps Provided By:



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

Source: USGS 3 meter dem

Interval(ft): 5.0

Min: 1,046.1

Max: 1,227.9

Range: 181.8

Average: 1,150.3

Standard Deviation: 45.18 ft

0ft 1494ft 2988ft

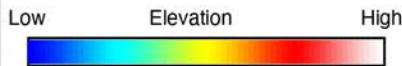
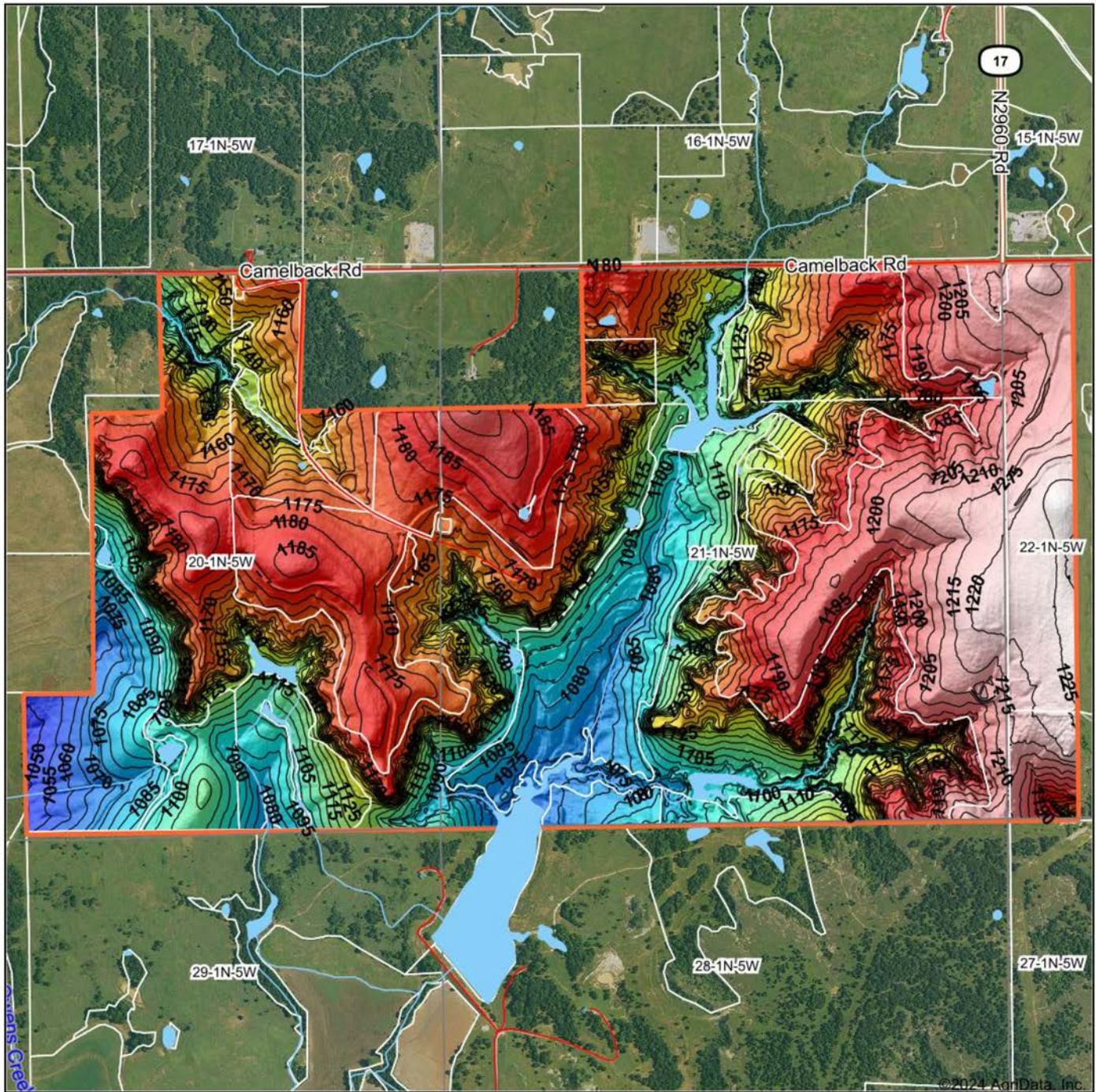


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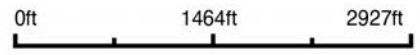
21-1N-5W
Stephens County
Oklahoma

Boundary Center: 34° 32' 36.19, -97° 44' 7.6

HILLSHADE MAP



Source: USGS 3 meter dem
 Interval(ft): 5
 Min: 1,046.1
 Max: 1,227.9
 Range: 181.8
 Average: 1,150.3
 Standard Deviation: 45.18 ft



21-1N-5W
Stephens County
Oklahoma

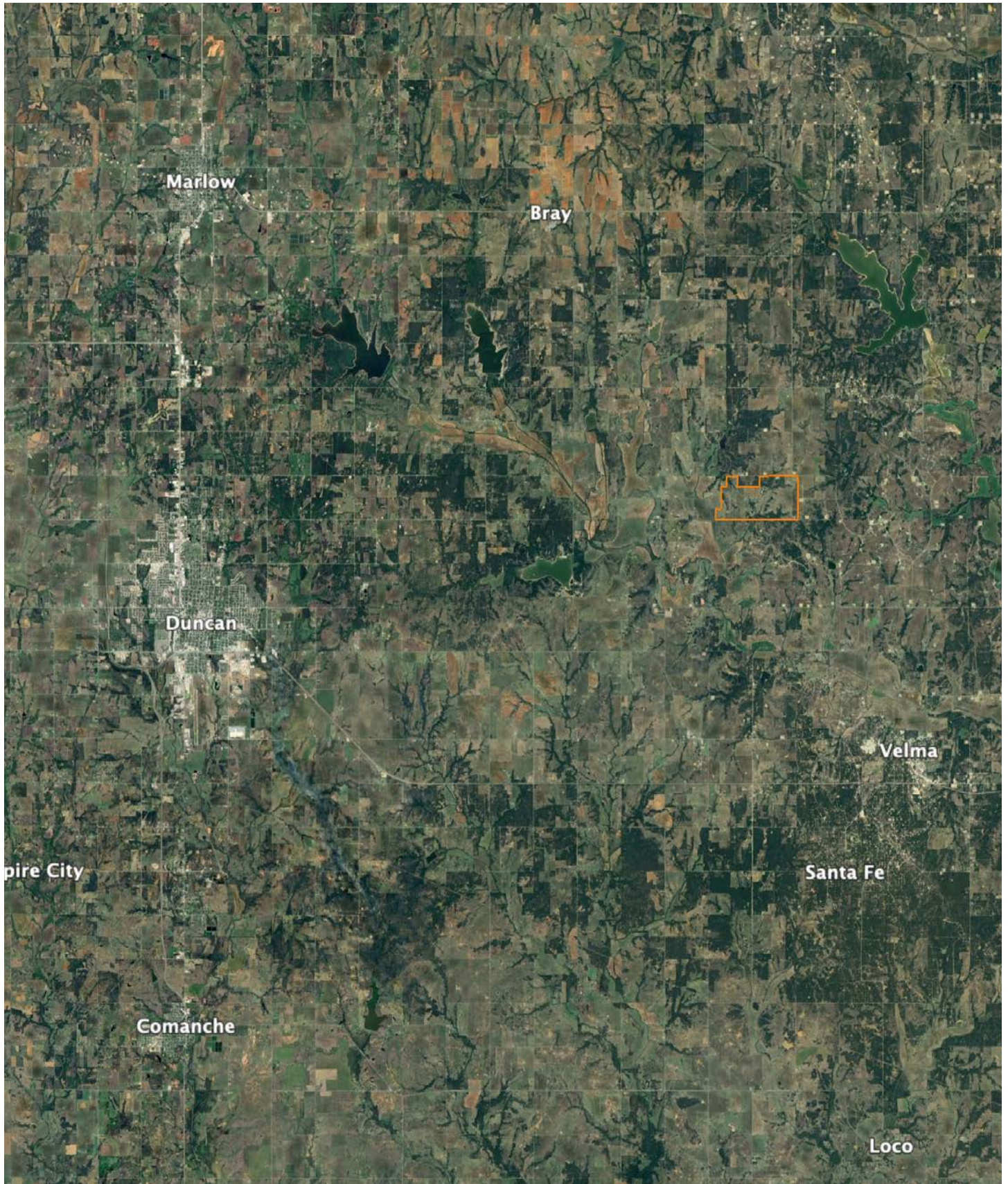
Boundary Center: 34° 32' 36.19, -97° 44' 7.6



Maps Provided By:
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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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