

MIDWEST LAND GROUP PRESENTS



MCCLAIN COUNTY, OK

192.67 ACRES



MidwestLandGroup.com

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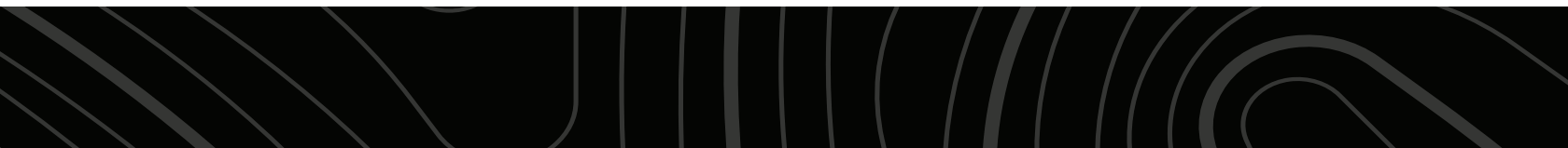
192.67 +/- ACRE ESTATE WITH PARTIALLY COMPLETED 3-STORY HOME IN WASHINGTON

Discover the potential of this expansive property in Washington, Oklahoma, featuring a partially completed 4,000 square foot, three-story house on 192.67 acres, including a 10.67 acre tract south of 230th Street. Built with robust 2'x6' wall studs, this house promises durability and energy efficiency. The exterior is finished with vinyl siding, a brick ledge, and a lifetime roof equipped with lightning rods. Above the attached three-car garage is a fully finished 1,200 square foot separate living quarters with a kitchen, living room, bedroom, and bathroom, offering a comfortable independent living space. The main house includes a large covered porch (10'x60' and 10'x20'), perfect for enjoying the peaceful surroundings.

Inside, the first floor is studded but unfinished, awaiting your personal touch. Designed for two-story living, it includes spaces for a kitchen, bathroom, bedroom, and utility room. The second floor features a grand staircase leading to two bedrooms, a bathroom, and a living room with access to a spacious open deck. The 1,200 square foot finished area boasts a kitchen with Pergo flooring, a

stove, dishwasher, and laminate countertops, while the living room is carpeted, and the bedroom has two walk-in closets. The full bath includes a marble top vanity and a tub/shower insert. The third floor is planned for a study, computer space, and additional storage, offering ample room for expansion.

The property's extensive acreage includes five ponds, 80 +/- acres of prime farmland, and various outbuildings, including a poultry shed (20'x15'), a toolshed (20'x30') with a water well and three bays, an equipment shed (60'x25'), and a hay barn (60'x80'). Utilities include well water, city water with a check valve, two hot water heaters, and two electric panels. Additional supplies, such as Spanish steel roofing shingles and roofing repair materials, are included. 9 platted lots exist along the eastern boundary of the property along Santa Fe Avenue. This property is an exceptional opportunity for those looking to create their dream home while enjoying vast agricultural potential and serene natural surroundings.



PROPERTY FEATURES

PRICE: **\$1,750,000** | COUNTY: **MCCLAIN** | STATE: **OKLAHOMA** | ACRES: **192.67**

- Washington School District
- Partially completed 4,000 sq. ft., 3-story home
- 192.67 +/- acres
- 9 platted lots along eastern boundary
- 5 ponds
- +1/2 mile of Sandy Creek
- 122.5 feet of elevation
- 3 water taps
- Water well
- Poultry shed
- Toolshed
- Equipment shed
- Hay barn
- Blacktop road frontage
- Fenced and cross-fenced



4,000 SQ. FT., 3-STORY HOME

The partially completed 4,000 square foot, three-story house was built with robust 2'x6' wall studs, promising durability and energy efficiency.



FENCED & CROSS-FENCED



5 PONDS & 1/2 MILE OF SANDY CREEK



9 PLATTED LOTS & 10.67 ACRE TRACT

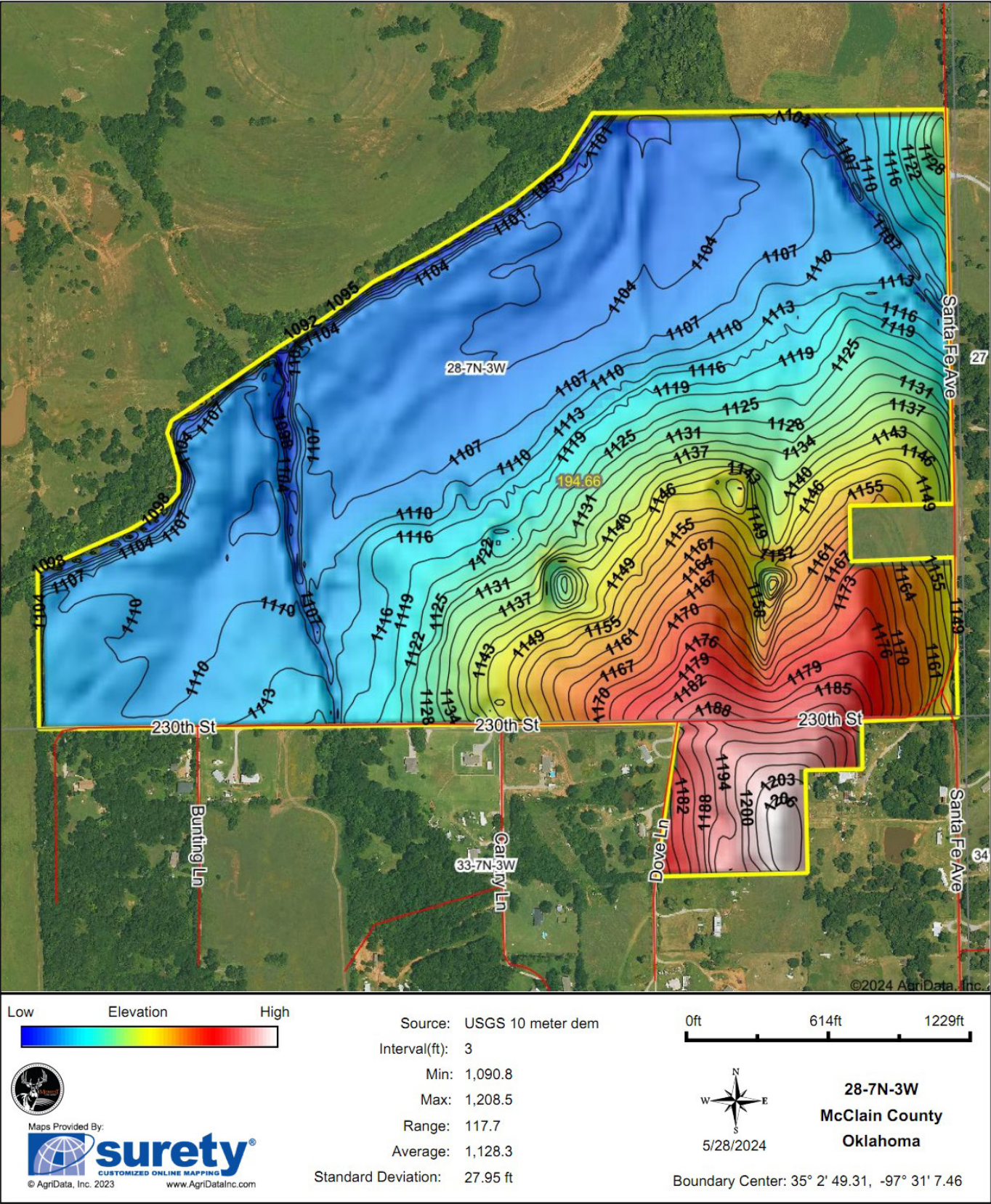
9 platted lots exist along the eastern boundary of the property along Santa Fe as well as a 10.67 acre tract south of 230th Street.



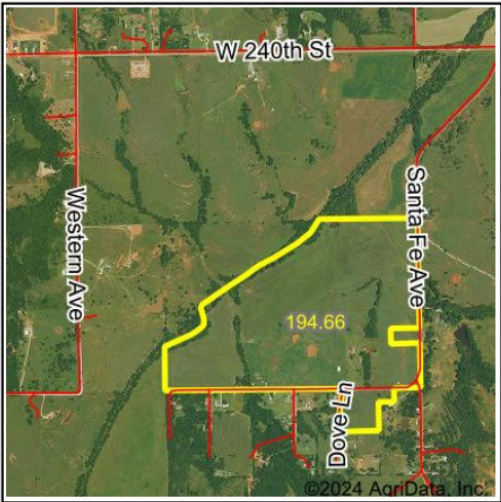
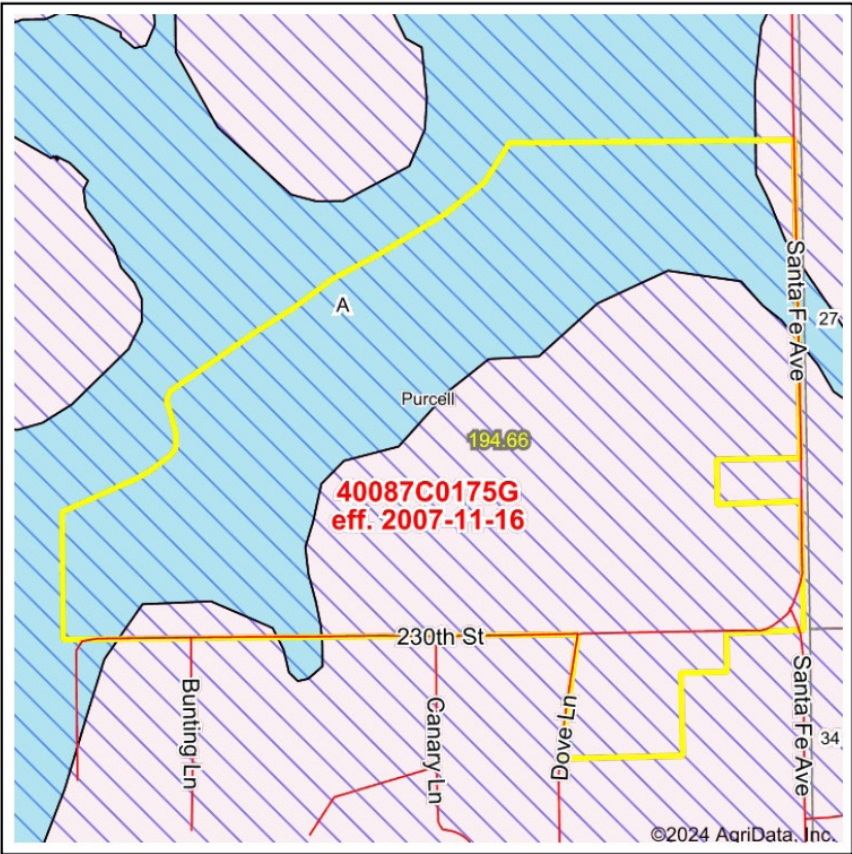
VARIOUS OUTBUILDINGS



HILLSHADE MAP



FEMA MAP



Map Center: 35° 2' 50.63, -97° 31' 7.61
State: OK Acres: 194.66
County: McClain Date: 5/28/2024
Location: 28-7N-3W
Township: Purcell

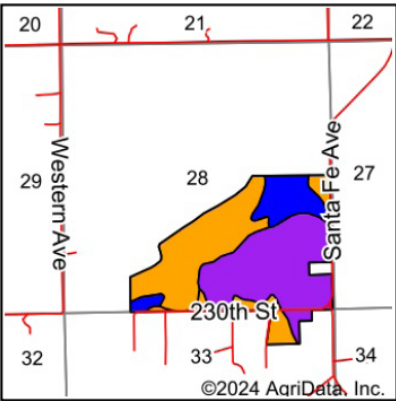
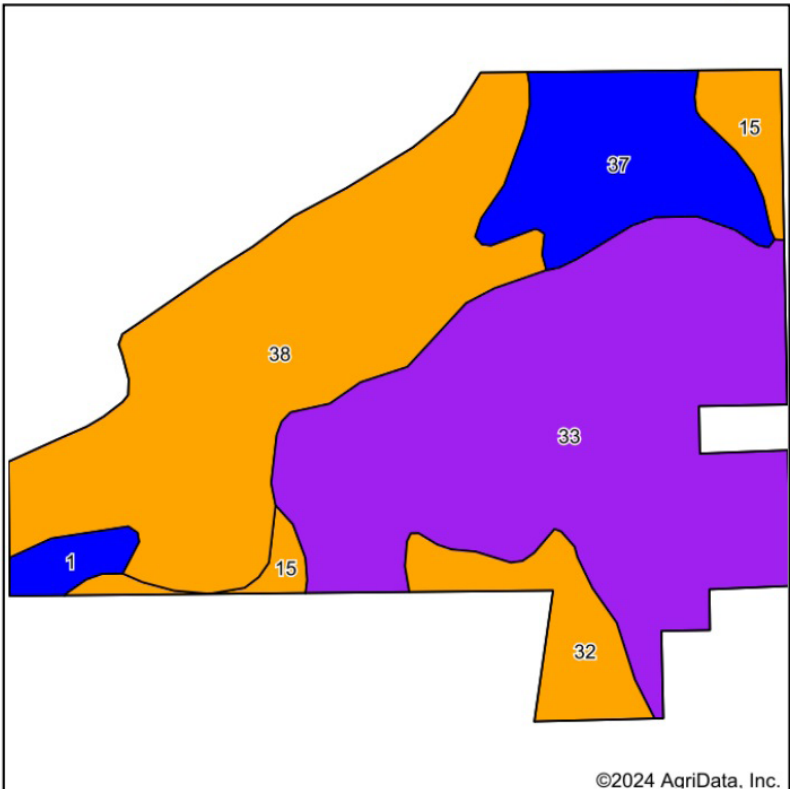


Maps Provided By: **surety**
CUSTOMIZED ONLINE MAPPING
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Name		Number	County	NFIP Participation	Acres	Percent
McClain County		400538	McClain	Regular	194.66	100%
Total					194.66	100%
Map Change			Date	Case No.	Acres	Percent
No					0	0%
Zone	SubType			Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD			Outside 500-year Floodplain	104.44	53.7%
A				100-year Floodplain	90.22	46.3%
Total					194.66	100%
Panel			Effective Date		Acres	Percent
40087C0175G			11/16/2007		194.66	100%
Total					194.66	100%

SOIL MAP



State: **Oklahoma**
County: **McClain**
Location: **28-7N-3W**
Township: **Purcell**
Acres: **194.66**
Date: **5/28/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: OK087, Soil Area Version: 20													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
33	Nash-Lucien complex, 5 to 12 percent slopes	86.22	44.4%		Well drained	Vle		3926	37	33	36	34	27
38	Pulaski fine sandy loam, 0 to 1 percent slopes, occasionally flooded	64.27	33.0%		Well drained	Ille	Ille	5525	50	48	44	50	44
37	Port silt loam, 0 to 1 percent slopes, occasionally flooded	21.88	11.2%		Well drained	Ilw	Ilw	5795	70	55	49	70	36
32	Nash-Lucien complex, 3 to 5 percent slopes	11.03	5.7%		Well drained	Ille		4003	42	38	40	40	33
15	Grant silt loam, 3 to 5 percent slopes	7.68	3.9%		Well drained	Ille		4510	71	54	59	71	47
1	Ashport loam, 0 to 1 percent slopes, occasionally flooded	3.58	1.8%		Well drained	Ilw	Ilw	5490	73	68	58	73	39
Weighted Average						4.20	*-	4720.2	*n 47.3	*n 42.2	*n 41.6	*n 45.8	*n 35

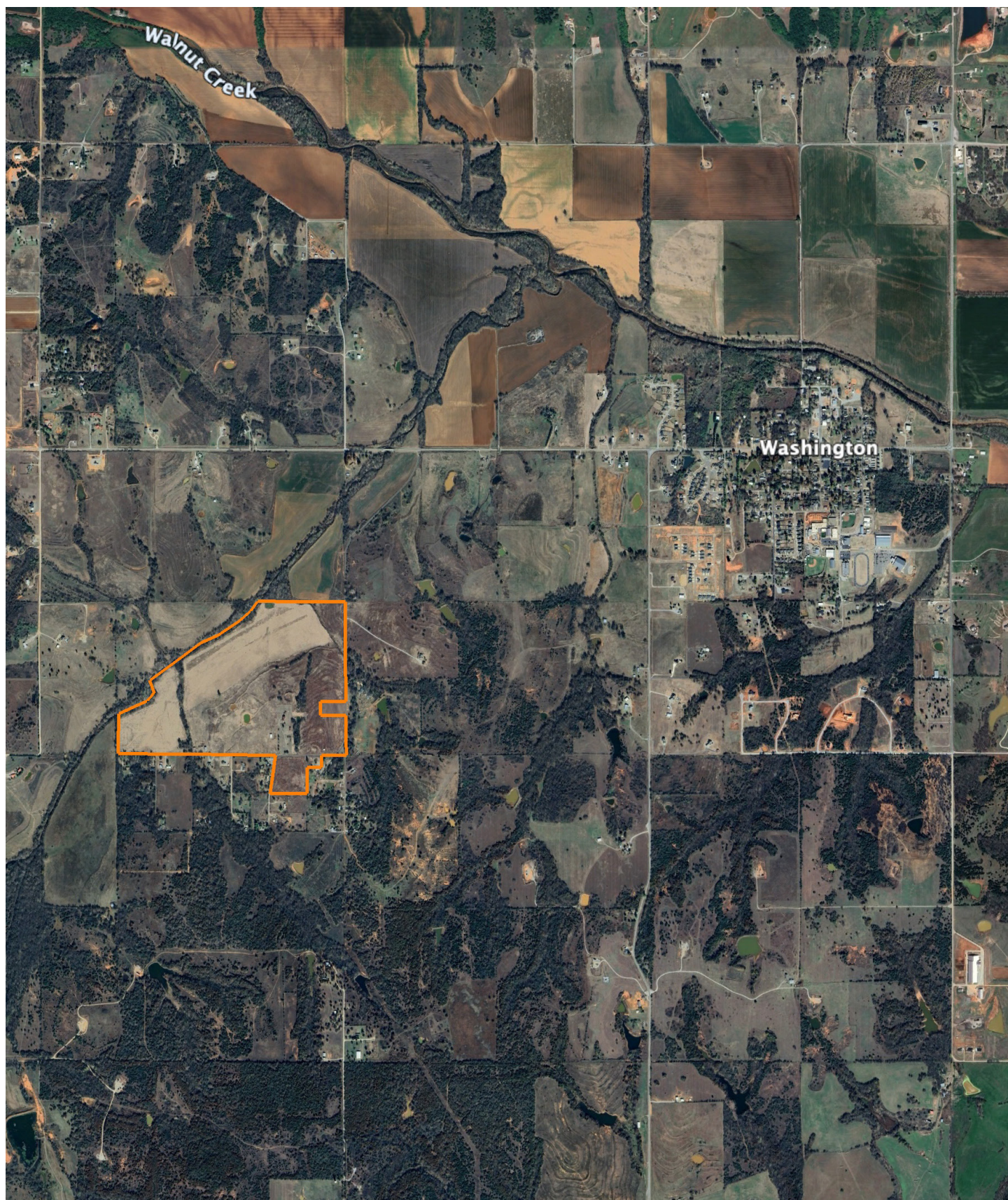
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Braden Pollard has a great passion for land and the outdoors, something his clients easily relate to. He's seen land use from all sorts of different angles, from being the landowner to negotiating with them. He'll have you covered no matter buying or selling, regardless of what you're looking to achieve. Braden was born and raised in Ardmore, Oklahoma, a city that sits 90 miles from both Oklahoma City and the Dallas-Ft. Worth metroplex. After graduating from Ardmore High School, he went to the University of Oklahoma in Norman, OK, where he received his bachelor's degree. He spent over 12 years in the oil and gas industry, working up the ladder as a landman, project manager, land manager, and manager of corporate development.

At Midwest Land Group, he's able to utilize his passion for land and the great outdoors, while connecting buyers to sellers and vice versa. A lover of the land, Braden has been a hunting guide for many years, guiding deer, turkey and waterfowl hunts in southern Oklahoma. When he's not working, you might find him golfing, hunting, or spending time outdoors and with his family. Braden serves as a little league coach for his kids, sits on the Canadian County United Way Board of Directors, has guided for Stuart Ranch Outfitters, and is a Certified Oklahoma Abstractor. He lives in Piedmont with his wife Renee, son Easton, and daughter Scotty.



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