

MIDWEST LAND GROUP PRESENTS

35.5 ACRES IN

MURRAY COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

35 ACRES OF UNTAPPED POTENTIAL IN MURRAY COUNTY

Discover the ultimate opportunity to own a piece of pristine nature with this expansive 35 acre vacant land, a true blank canvas awaiting your vision. Located on a paved county road and less than 1 mile from the highway, this property offers seclusion and accessibility. Nestled in Murray County, this land provides several prime spots for building, giving you the flexibility to design your dream retreat, whether it's a cozy cabin, a modern home, or a rustic lodge. Utilities are readily available, making it easier to develop your ideal property. There currently is no driveway accessing the property from the nearby county roads, which gives you the perfect opportunity to design your custom entrance!

The property's diverse landscape features multiple trails that provide easy access throughout, enhancing its appeal for exploration and outdoor activities. Escape the hustle and bustle of city life. This tranquil land provides

the perfect backdrop for relaxation, meditation, and unwinding in nature's embrace.

Enjoy star-filled nights, peaceful mornings, and the sounds of nature. Approximately 10 acres are heavily wooded with Chigley Sandy Creek winding through, creating an excellent habitat for wildlife. Proximity to multiple recreational areas, including the Washita River, Lake of the Arbuckles, Turner Falls, Arbuckle Mountains, and Cross Bar Ranch Off-Road Park, provides endless opportunities for outdoor fun and adventure. This property is less than 1.5 hours from Oklahoma City and 2.5 hours from Dallas.

Don't miss the chance to own this extraordinary piece of land in Murray County. Contact me today at (918) 804-5903 to schedule a viewing and start planning your dream retreat!



PROPERTY FEATURES

PRICE: **\$297,500** | COUNTY: **MURRAY** | STATE: **OKLAHOMA** | ACRES: **35.5**

- Paved county road frontage
- Rural water and electric available
- Wet weather Chigley Sandy Creek
- Less than 15 miles from multiple recreational areas and activities
- Within 1.5 hours from Oklahoma City and 2.5 hours from Dallas
- Diverse topography
- Davis School District
- Multiple build sites



DIVERSE LANDSCAPE

The property's diverse landscape features multiple trails that provide easy access throughout, enhancing its appeal for exploration and outdoor activities.



BEAUTIFUL VIEWS



MULTIPLE BUILD SITES



PAVED COUNTRY ROAD FRONTAGE

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AERIAL MAP



Maps Provided By:



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Boundary Center: 34° 31' 9.01, -97° 5' 35.71

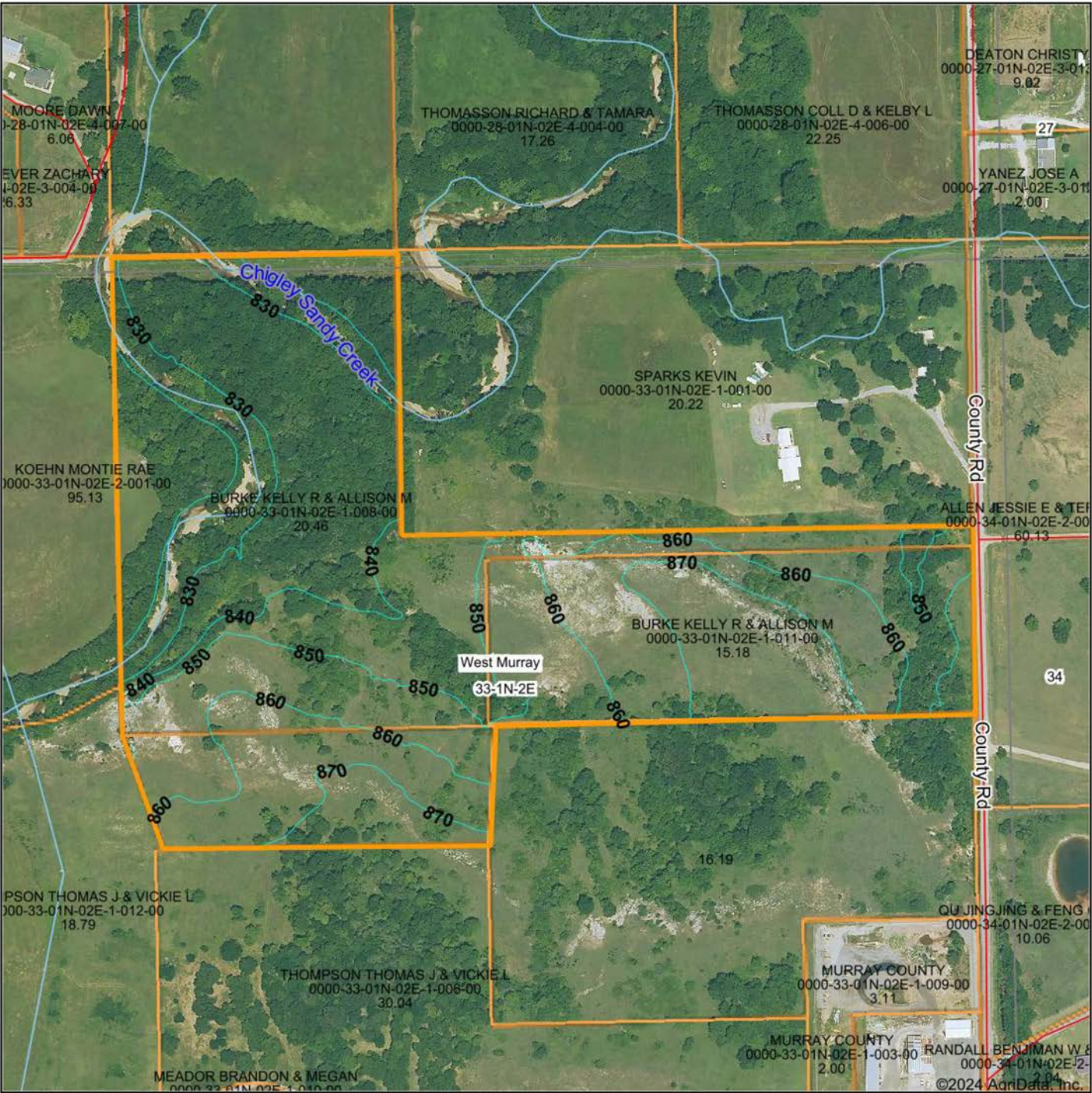
0ft 327ft 654ft



33-1N-2E
Murray County
Oklahoma

7/9/2024

TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 10.0

Min: 820.6

Max: 880.1

Range: 59.5

Average: 850.4

Standard Deviation: 15.29 ft

0ft 363ft 725ft

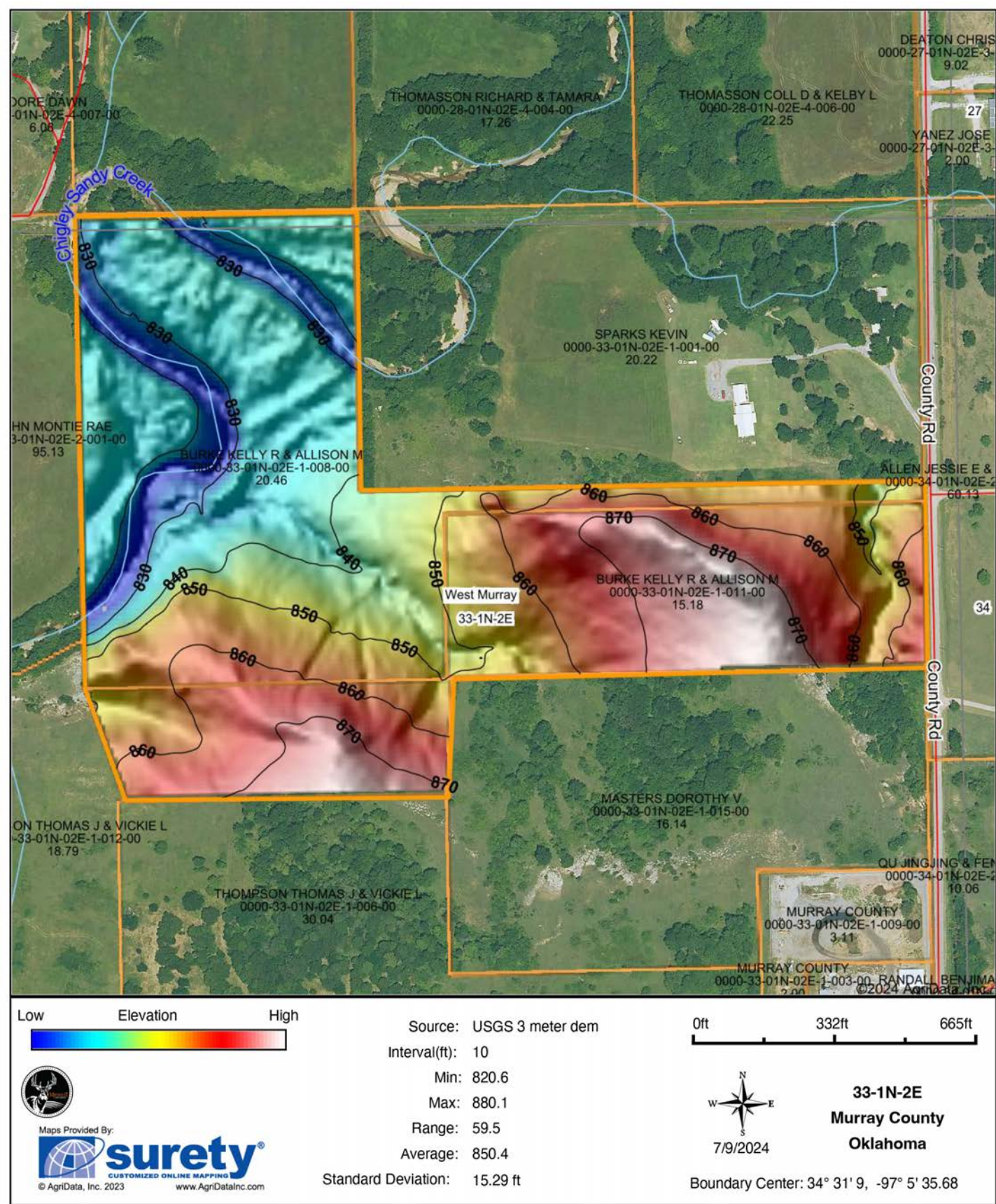


7/9/2024

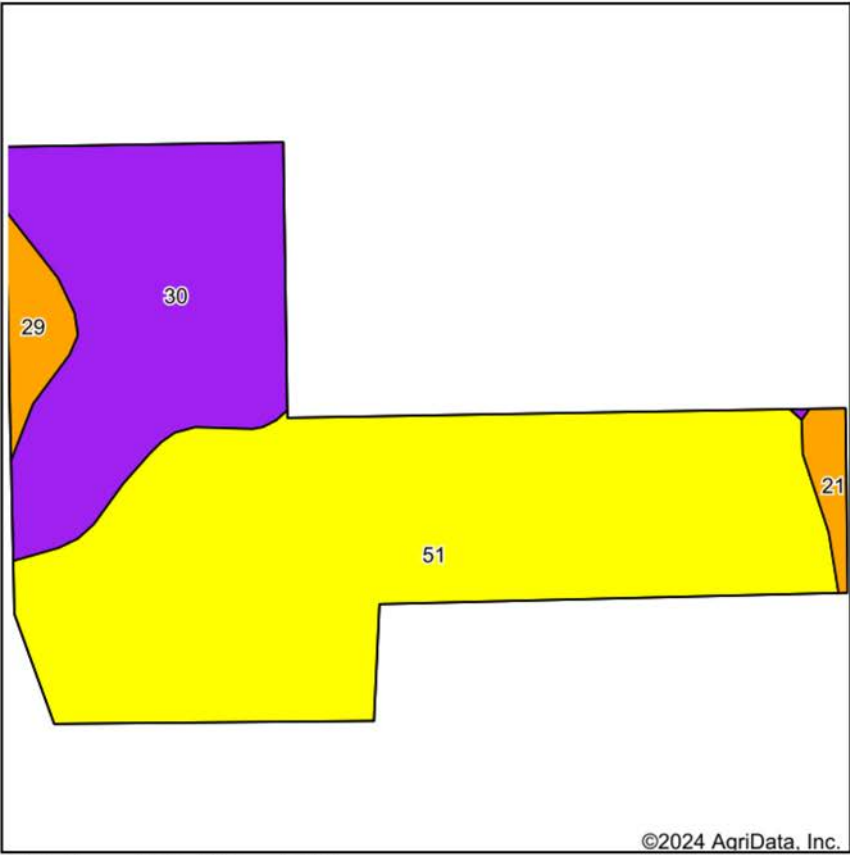
33-1N-2E
Murray County
Oklahoma

Boundary Center: 34° 31' 9", -97° 5' 35.68

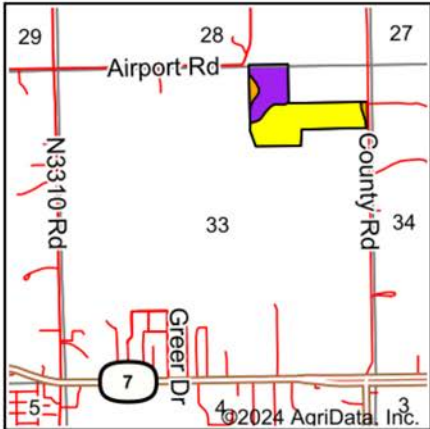
HILLSHADE MAP



SOIL MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
County: **Murray**
Location: **33-1N-2E**
Township: **West Murray**
Acres: **35.62**
Date: **7/9/2024**



Maps Provided By:



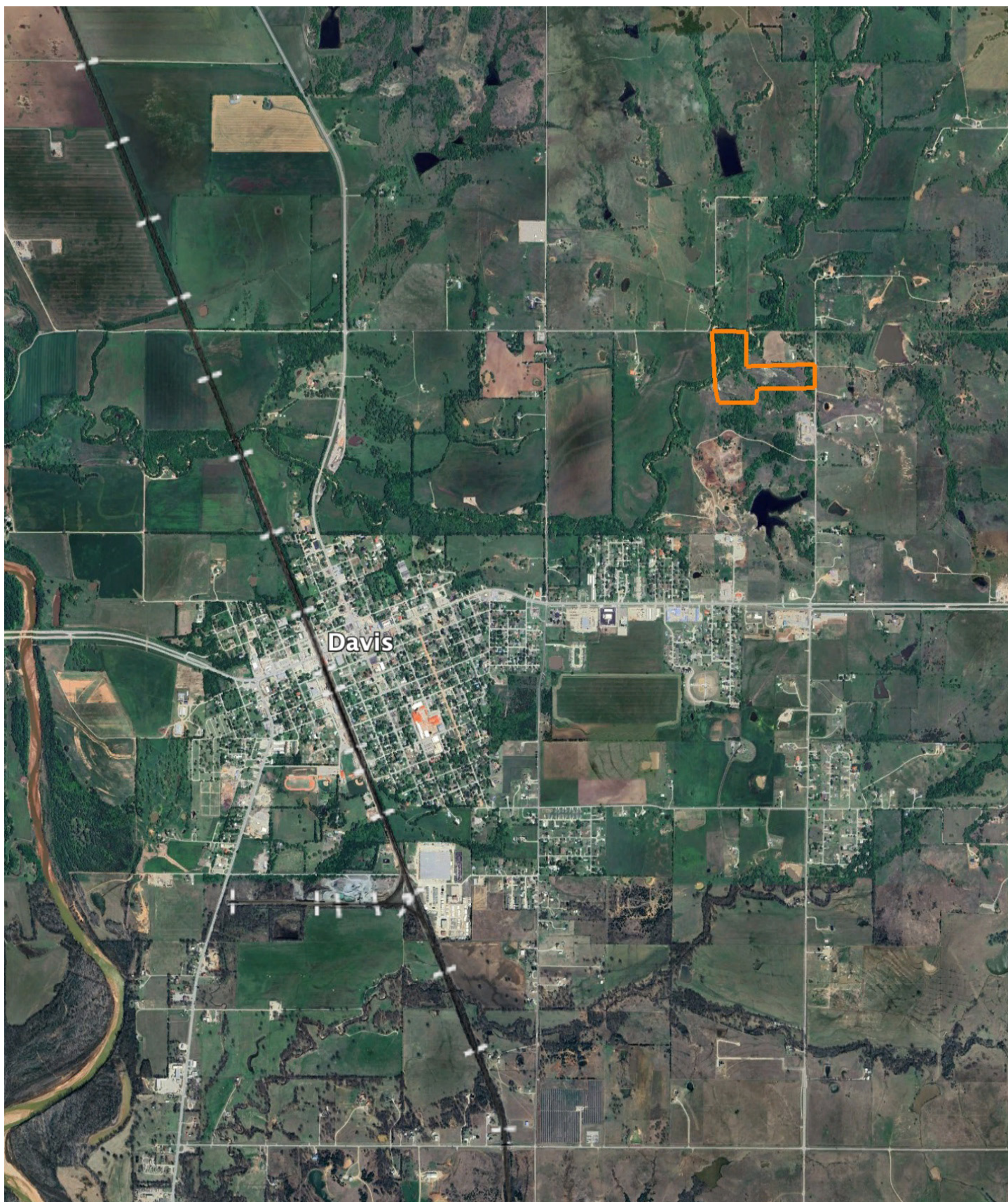
Area Symbol: OK099, Soil Area Version: 20

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
51	Shidler-Clarita complex, 3 to 8 percent slopes	22.86	64.2%		0.8ft. (Lithic bedrock)	IVe	3020	37	26	33	33
30	Garvin and Elandco soils, 0 to 1 percent slopes, frequently flooded	10.87	30.5%		> 6.5ft.	Vw	4185	39	30	33	39
29	Garvin silty clay, 0 to 1 percent slopes, occasionally flooded	1.21	3.4%		> 6.5ft.	IIIIs	3099	46	29	34	46
21	Durant loam, 3 to 5 percent slopes, eroded	0.68	1.9%		> 6.5ft.	IIIe	3600	48	36	41	38
Weighted Average						4.25	3389.3	*n 38.1	*n 27.5	*n 33.2	*n 35.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Lauren's journey to land sales stems from her deep-rooted connection to rural life. Born in Woodstock, Illinois, and raised in Claremore, Oklahoma, she spent her days surrounded by nature, camping, boating, and tending to horses and cattle. Her passion for the outdoors led her to pursue a career in helping others achieve their dreams of land ownership.

With over three decades of dedicated experience in sales and customer service, Lauren brings a wealth of expertise to every land transaction. Her journey from landowner to cattle rancher has equipped her with firsthand knowledge of the challenges and rewards of land ownership, ensuring that she approaches every client's needs with empathy and insight. As an active member of the Rogers County Cattleman's Association, Lauren is deeply embedded in the local community and understands the nuances of Oklahoma's land market like few others.

What sets Lauren apart is her comprehensive approach to land sales. Whether it's finding the perfect property or managing ranching endeavors, Lauren's knowledge, contacts, and unwavering passion make her the go-to choice for buyers and sellers alike. With Lauren McDonald, you're not just getting a land agent – you're gaining a trusted partner dedicated to bringing your land aspirations to life.



LAUREN MCDONALD

LAND AGENT

918.928.3345

LMcDonald@MidwestLandGroup.com



MidwestLandGroup.com

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