

MIDWEST LAND GROUP PRESENTS

10 ACRES IN

# STEPHENS COUNTY OKLAHOMA



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

# SMALL ACREAGE WITH IMPROVEMENTS

---

Located just one mile from city limits, this property still holds the charm of country living while affording quick access to the amenities of town. Ease of access is complimented by blacktop road frontage, and electricity, propane, and well water are all present. This property also features a 30'x40' tin-sided outbuilding and another at 24'x31'. The largest of the outbuildings is plumbed, allowing for it to be used as an office

space, guest house, or workshop. This 10 +/- acres is accompanied by several trees and tall grasses. The back end of the property faces a large block of timber, welcoming sightings of wildlife. The spacious nature of this property gives room for the creativity of its new owner. Whether you are looking for a spot for your own garden, a pool, or a large backyard for your pets to play, this beautiful space can fill the mold.





# PROPERTY FEATURES

PRICE: **\$120,000** | COUNTY: **STEPHENS** | STATE: **OKLAHOMA** | ACRES: **10**

- 1 mile from city limits
- Blacktop road frontage
- Comanche School District
- 30'x40' tin-sided outbuilding
- 20'x31' tin-sided garage
- Electricity
- Natural gas
- Water well
- Several trees
- Tall grasses
- Great build site
- Country feel





# GREAT BUILD SITE

---

This 10 +/- acres is accompanied by several trees and tall grasses. This property also features a 30'x40' tin-sided outbuilding and another at 24'x31'.





## ADDITIONAL PHOTOS

---





# AERIAL MAP



©2024 AgriData, Inc.

Boundary Center: 34° 26' 48.44, -97° 56' 42.84

0ft 308ft 616ft



Maps Provided By:



© AgriData, Inc. 2023

www.AgridataInc.com

**28-1S-7W**  
**Stephens County**  
**Oklahoma**

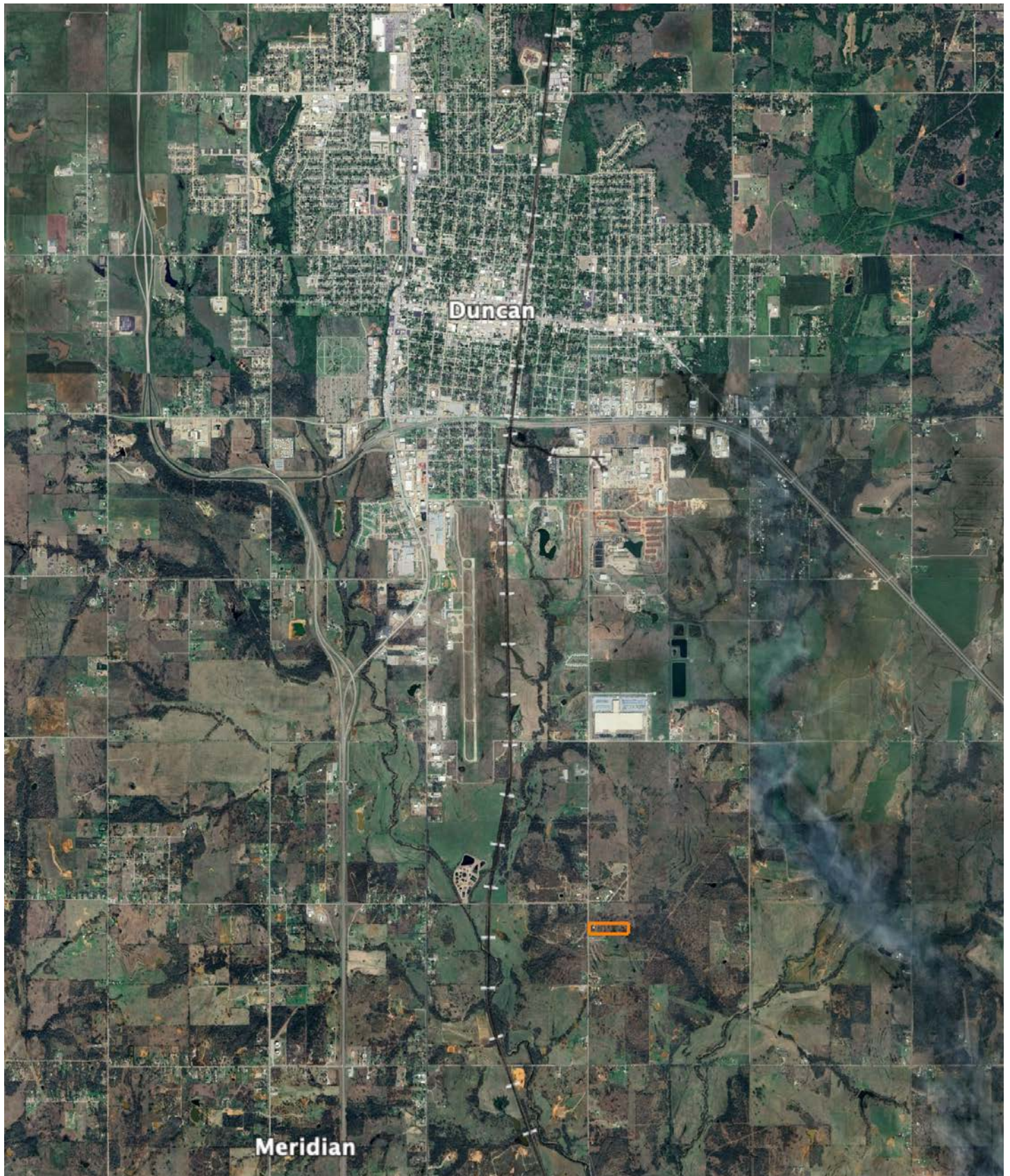


7/1/2024

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

**580.275.2629**

[JAyers@MidwestLandGroup.com](mailto:JAyers@MidwestLandGroup.com)



## MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, Texas, and Wisconsin.