

MIDWEST LAND GROUP PRESENTS

45 ACRES

STEPHENS COUNTY, OK

5720 S 2ND STREET, DUNCAN, OKLAHOMA, 73533



MidwestLandGroup.com

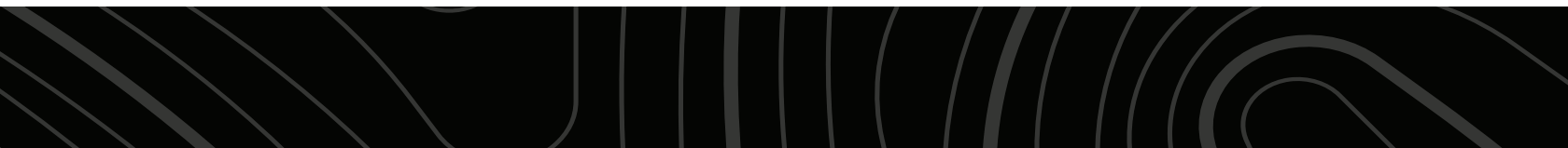
MIDWEST LAND GROUP IS HONORED TO PRESENT

ALL-IN-ONE 45

This attractive property checks all the boxes! Situated just one mile south of Duncan city limits, this comfortable 45 +/- acres has everything one would need to build their dream home. Electricity and gas along the road and located in an area known for suitable groundwater make it an excellent candidate for a number of potential build sites. Its proximity to Duncan would afford the amenities of town while still retaining that country feel, and ease of access is complimented by blacktop road frontage.

Mature hardwoods such as post oak and American elms cover the back of the property and comprise

approximately 29 +/- acres. This in addition to the tall native grasses makes for an excellent habitat for wildlife. The pond in the northeast corner is split by the property line and is a little over an acre in size. An established trail system and a cleared shoreline assist in making for great access for fishing. While the majority of the property is covered in timber, there are still nice openings near the front and center. Class III soils located in much of the same space as the openings could pose as viable food plots or grazing for livestock. Versatile in its offerings to its new owner, don't miss out on an opportunity to make it your own!



PROPERTY FEATURES

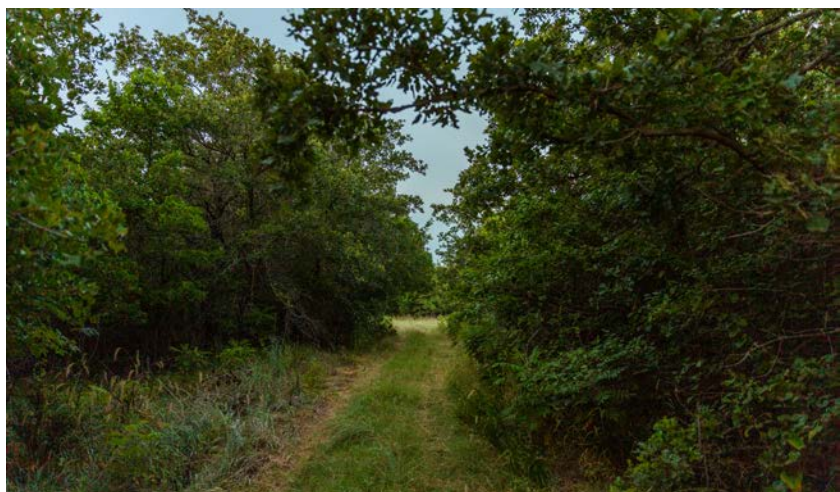
PRICE: **\$213,750** | COUNTY: **STEPHENS** | STATE: **OKLAHOMA** | ACRES: **45**

- 1 mile from city limits
- Blacktop road frontage
- Comanche School District
- Electricity at road
- Natural gas at road
- 29 +/- acres of timber
- Tall grasses
- Great build site
- Country feel
- Blank canvass
- Class III soils
- Excellent habitat for wildlife
- Several openings
- One acre pond



29 +/- ACRES OF TIMBER

Mature hardwoods such as post oak and American elms cover the back of the property and comprise approximately 29 +/- acres. This in addition to the tall native grasses makes for an excellent habitat for wildlife.



ESTABLISHED TRAIL SYSTEM

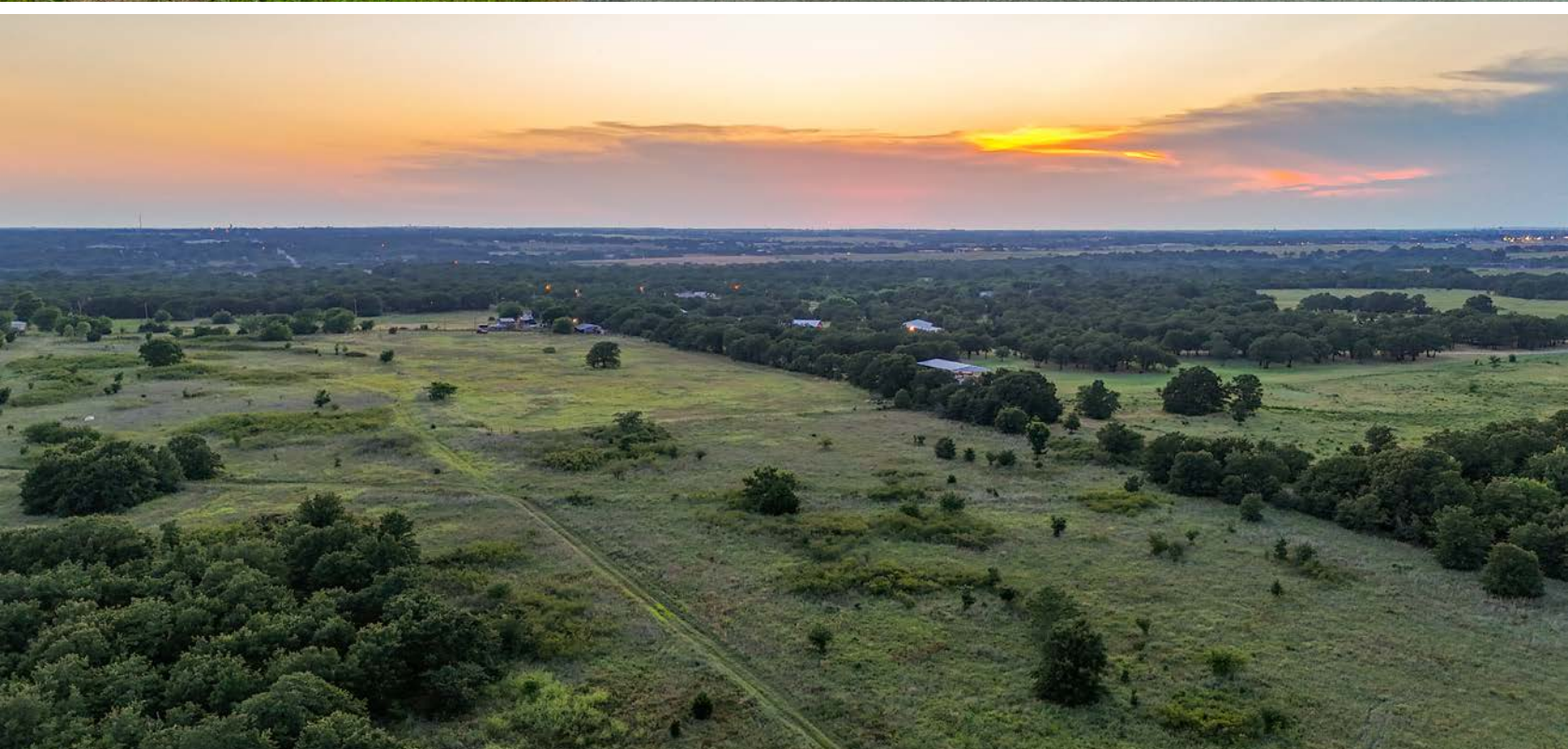


ONE ACRE POND

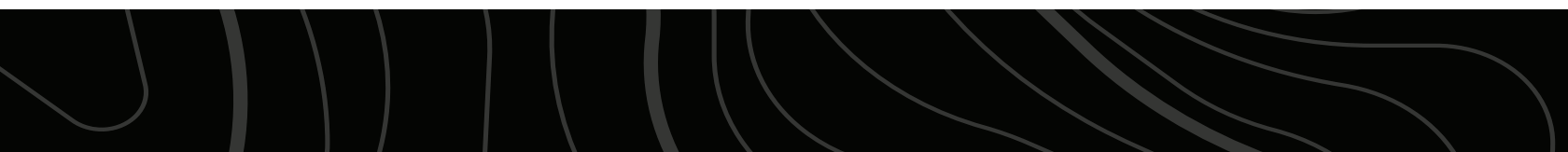


1 MILE FROM CITY LIMITS ON BLACKTOP

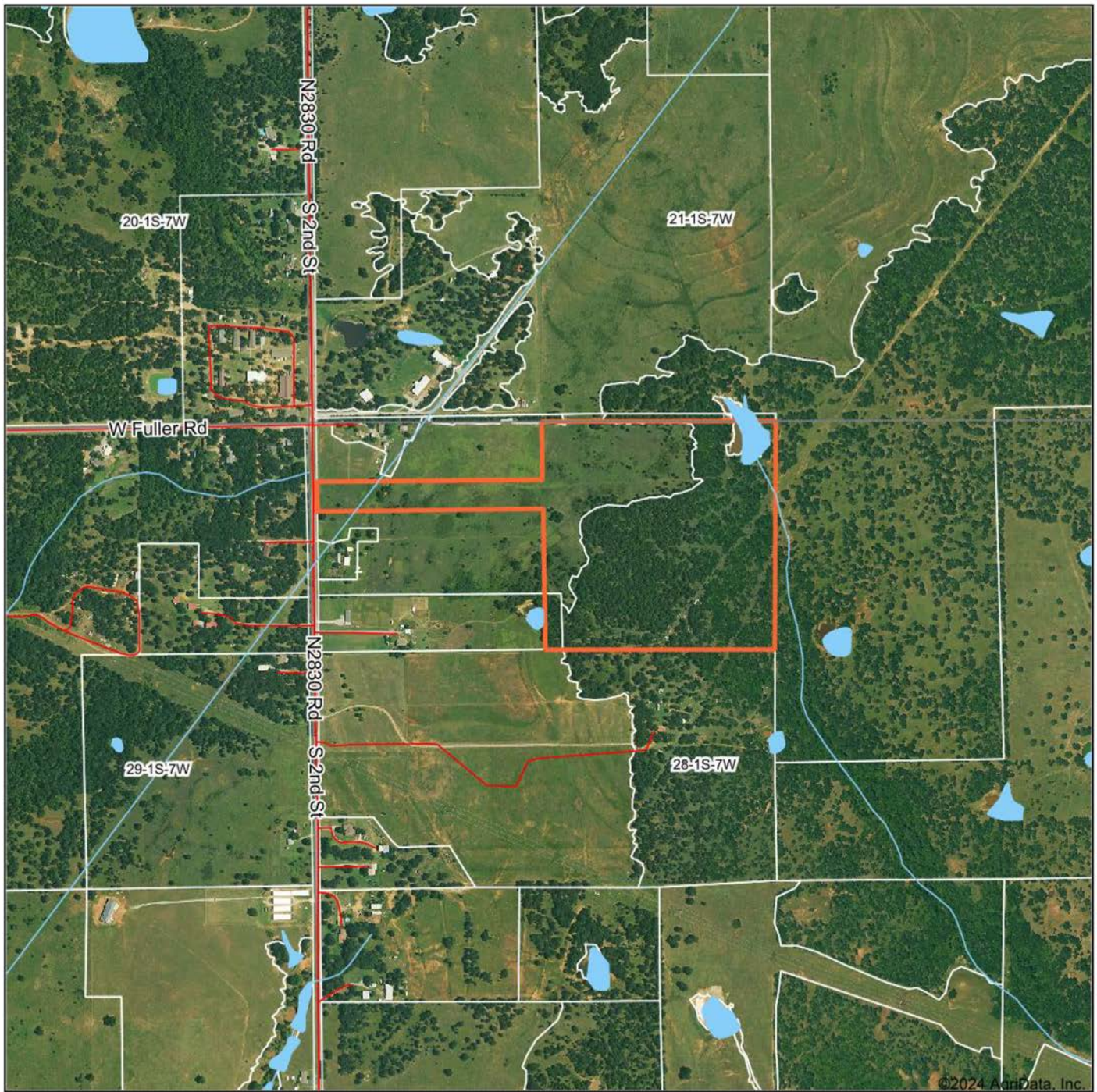
The proximity to Duncan would afford the amenities of town while still retaining that country feel, and ease of access is complimented by blacktop road frontage.



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 34° 26' 50.06, -97° 56' 34.82

0ft 892ft 1784ft



Maps Provided By:



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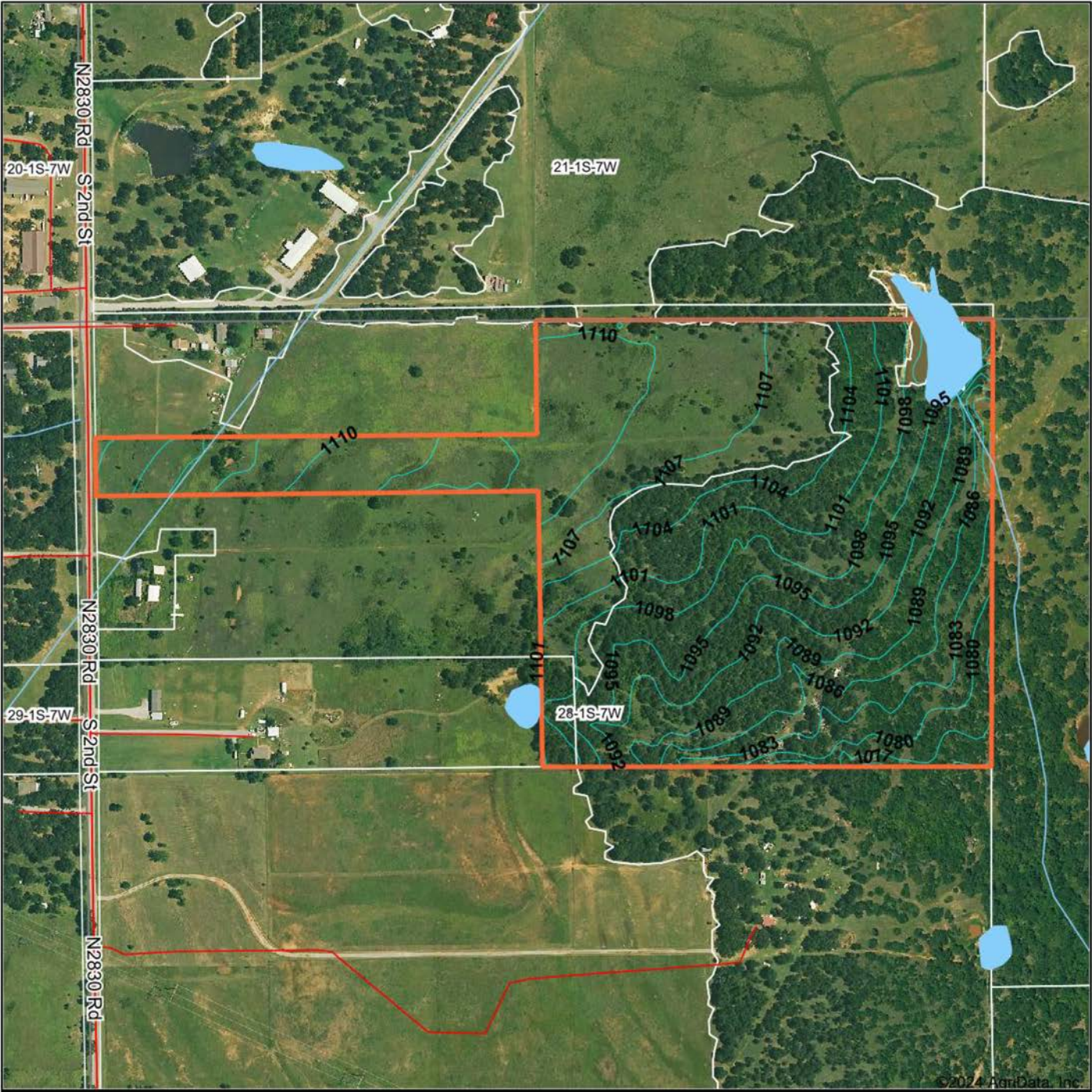
28-1S-7W
Stephens County
Oklahoma



7/1/2024

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

TOPOGRAPHY MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem
Interval(ft): 3.0
Min: 1,073.5
Max: 1,113.7
Range: 40.2
Average: 1,097.7
Standard Deviation: 9.88 ft

0ft 457ft 913ft

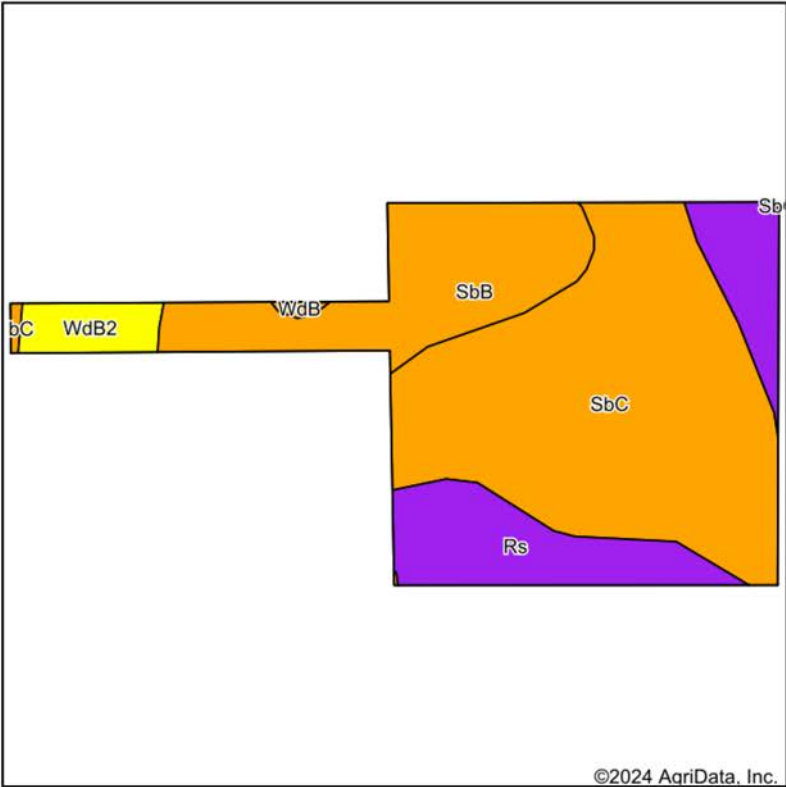


7/1/2024

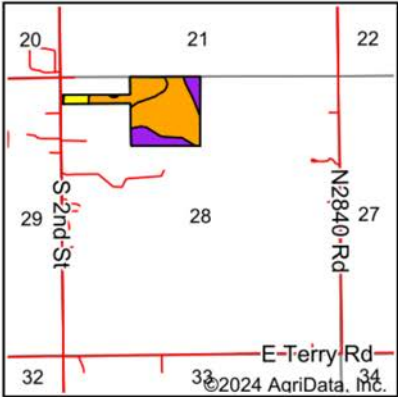
28-1S-7W
Stephens County
Oklahoma

Boundary Center: 34° 26' 50.06, -97° 56' 34.82

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
County: **Stephens**
Location: **28-1S-7W**
Township: **Duncan**
Acres: **45.11**
Date: **7/1/2024**



Maps Provided By:



Area Symbol: OK137, Soil Area Version: 19

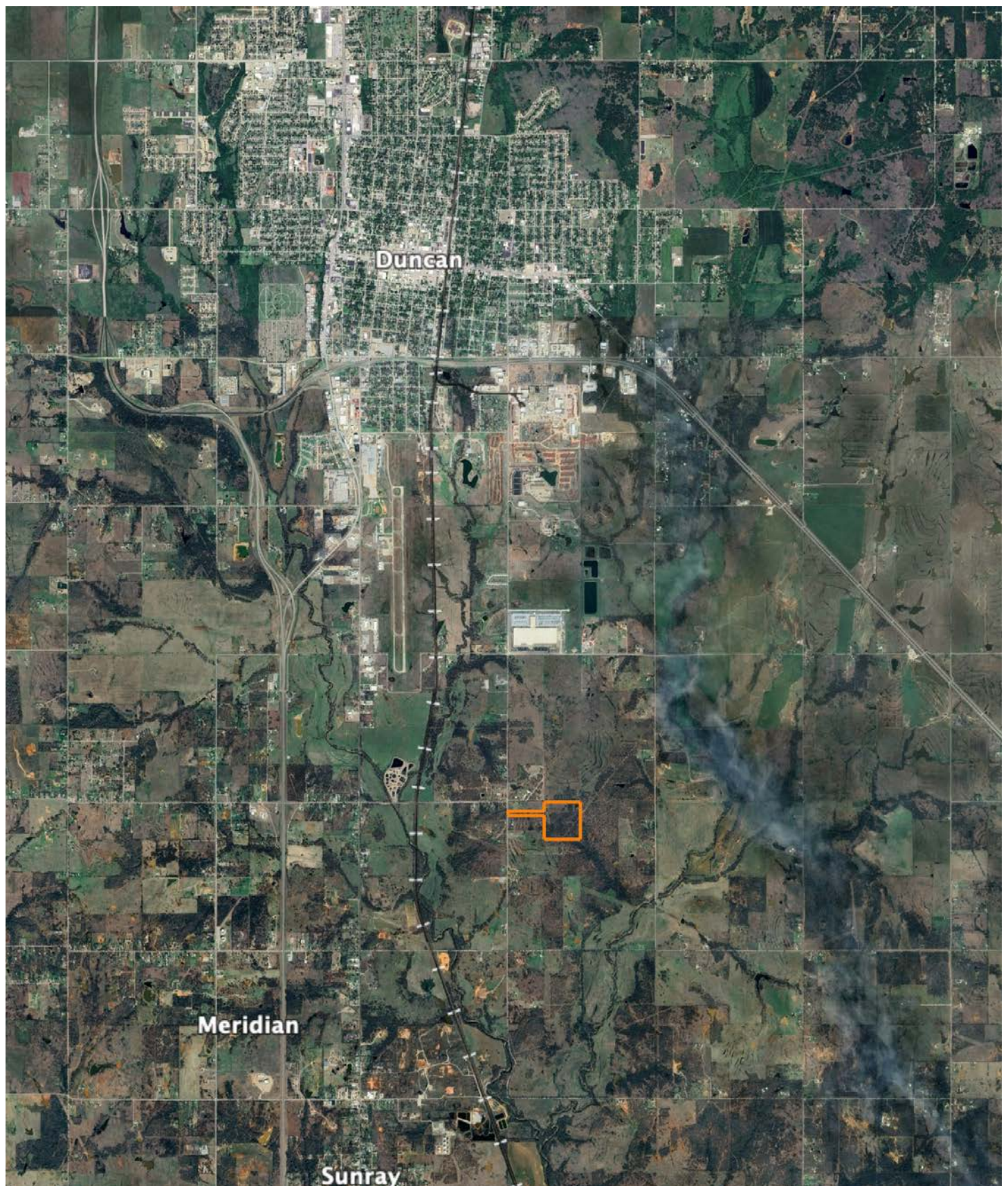
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Wheat Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
SbC	Stephenville and Littleaxe soils, 3 to 5 percent slopes	24.91	55.2%		IIle	3810	25	42	41	42	41	30
SbB	Stephenville and Littleaxe soils, 1 to 3 percent slopes	9.43	20.9%		IIle	3740	22	43	41	42	41	30
Rs	Stephenville-Pulaski, frequently flooded, complex, 0 to 20 percent slopes	8.73	19.4%		VIle	4680		41	40	40	38	21
WdB2	Newalla fine sandy loam, 1 to 5 percent slopes, eroded	1.87	4.1%		IVle	0	16	41	38	41	36	24
WdB	Newalla fine sandy loam, 1 to 5 percent slopes	0.17	0.4%		IIle	3864	19	49	34	49	47	30
Weighted Average					3.62	3806	19.1	*n 42	*n 40.7	*n 41.6	*n 40.2	*n 28

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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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