

MIDWEST LAND GROUP PRESENTS



360 ACRES  
**KIOWA COUNTY, OK**

North 2250 Road, Snyder, Oklahoma, 73566





MIDWEST LAND GROUP IS HONORED TO PRESENT

# GREAT PLAINS PLAYGROUND

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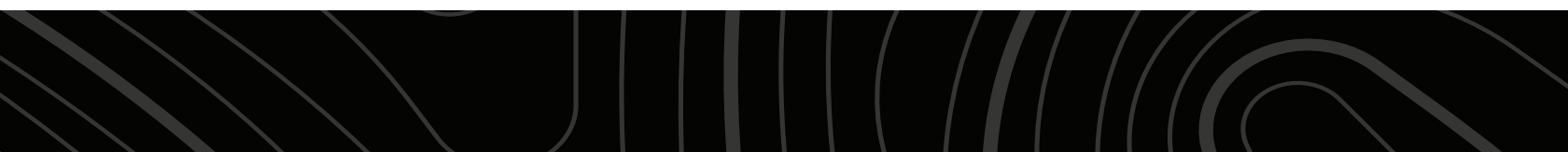
Nestled into the heart of southwest Oklahoma, this 360 acre tract offers both utility for grazing and some incredible recreational opportunities. The property provides excellent access off Highway 183, as the roads remain blacktop until the last tenth of a mile. The property has a long history of cattle grazing with an additional 17.42 +/- acres of cropland in the southeast corner, of which 13.92 +/- acres are registered base acres of cotton with the Farm Service Agency.

The owners have done an outstanding job of maintaining the property as they have kept the grassland slopes of the mountain free from cedars. A total of five ponds can be found, with several being roughly one acre in size. A water well is located on the northeast corner; however, its production tends to fluctuate with the level of the lake. A small metal building great for lounging or storage lies next to the northeasternmost pond, and attached to it is a sizable dock for fishing.

Surrounded by Great Plains State Park land on two sides, this property has been known to produce some of the most consistent trophy-class whitetails in the area. The parkland acts as a buffer, and the rugged contour

of the mountains blends into the many cultivated fields below, providing deer with the sort of haven necessary to grow big and old. Featuring over 275 feet of elevation change, outdoor enthusiasts will love the ability to utilize the contour to aid in their style of hunting. Other wildlife species of interest known to call this property home and frequent the area are turkey, quail, and aoudad (barbary sheep).

Access to the Great Plains State Park is next to none with this property, as the main boat launch to Tom Steed Lake is less than five minutes away. The Park is a popular destination for people from all over coming to fish, camp, hike, and enjoy the many water sports. Another local attraction is the Wichita Mountains Wildlife Refuge. The Refuge is home to animals such as elk, bison, and longhorn, making it a must-see for viewing wildlife. Other activities like hiking, biking, kayaking, and swimming are all also available within the refuge and just a short 30-minute drive away. Considering this property's excellent location and its unique sliver of the Wichita Mountains, don't miss out on this opportunity to call it your own!



# PROPERTY FEATURES

PRICE: **\$1,026,000** | COUNTY: **KIOWA** | STATE: **OKLAHOMA** | ACRES: **360**

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- Metal building with dock
- Great access
- Established trails
- Five ponds
- 275 feet of elevation change
- 13.92 base acres of cotton
- Deer, aoudad, turkey, quail, and hogs
- Borders Great Plains State Park
- Minutes from the Great Plains State Park entrance
- 25 minutes from Wichita Mountains Wildlife Refuge
- 1 hour 45 minutes from OKC
- 3 hours from DFW





# METAL BUILDING WITH DOCK

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A water well is located on the northeast corner; however, its production tends to fluctuate with the level of the lake. A small metal building great for lounging or storage lies next to the northeasternmost pond, and attached to it is a sizable dock for fishing.





# GREAT ACCESS

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## 275 FEET OF ELEVATION CHANGE

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# HUNTING OPPORTUNITIES

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Outdoor enthusiasts will love the ability to utilize the contour to aid in their style of hunting. Other wildlife species of interest known to call this property home and frequent the area are turkey, quail, and aoudad (barbary sheep).





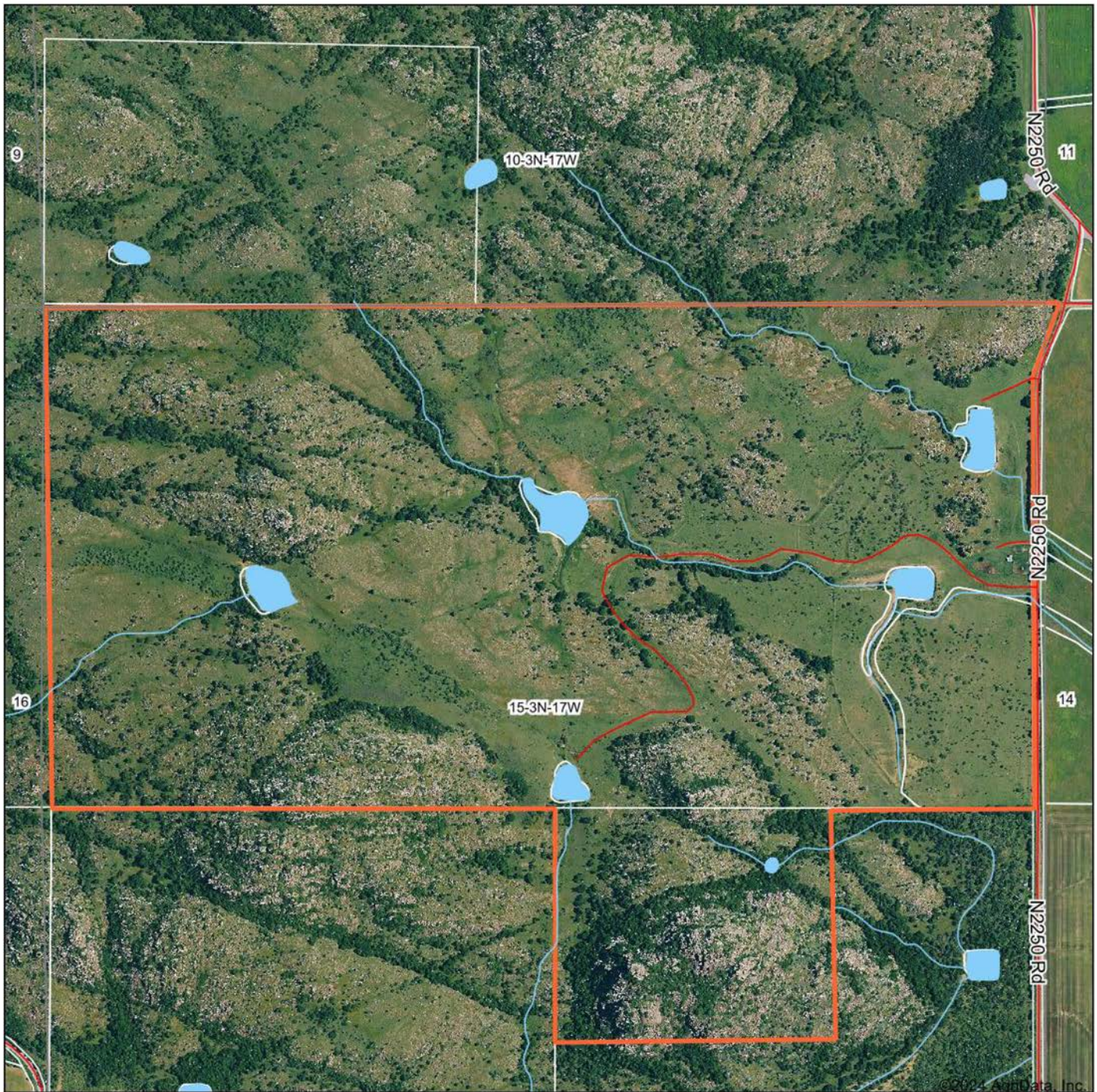
# ADDITIONAL PHOTOS

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# AERIAL MAP



Boundary Center: 34° 44' 3.19, -98° 58' 28.75

0ft 803ft 1606ft

**15-3N-17W**  
**Kiowa County**  
**Oklahoma**



8/30/2024



Maps Provided By:

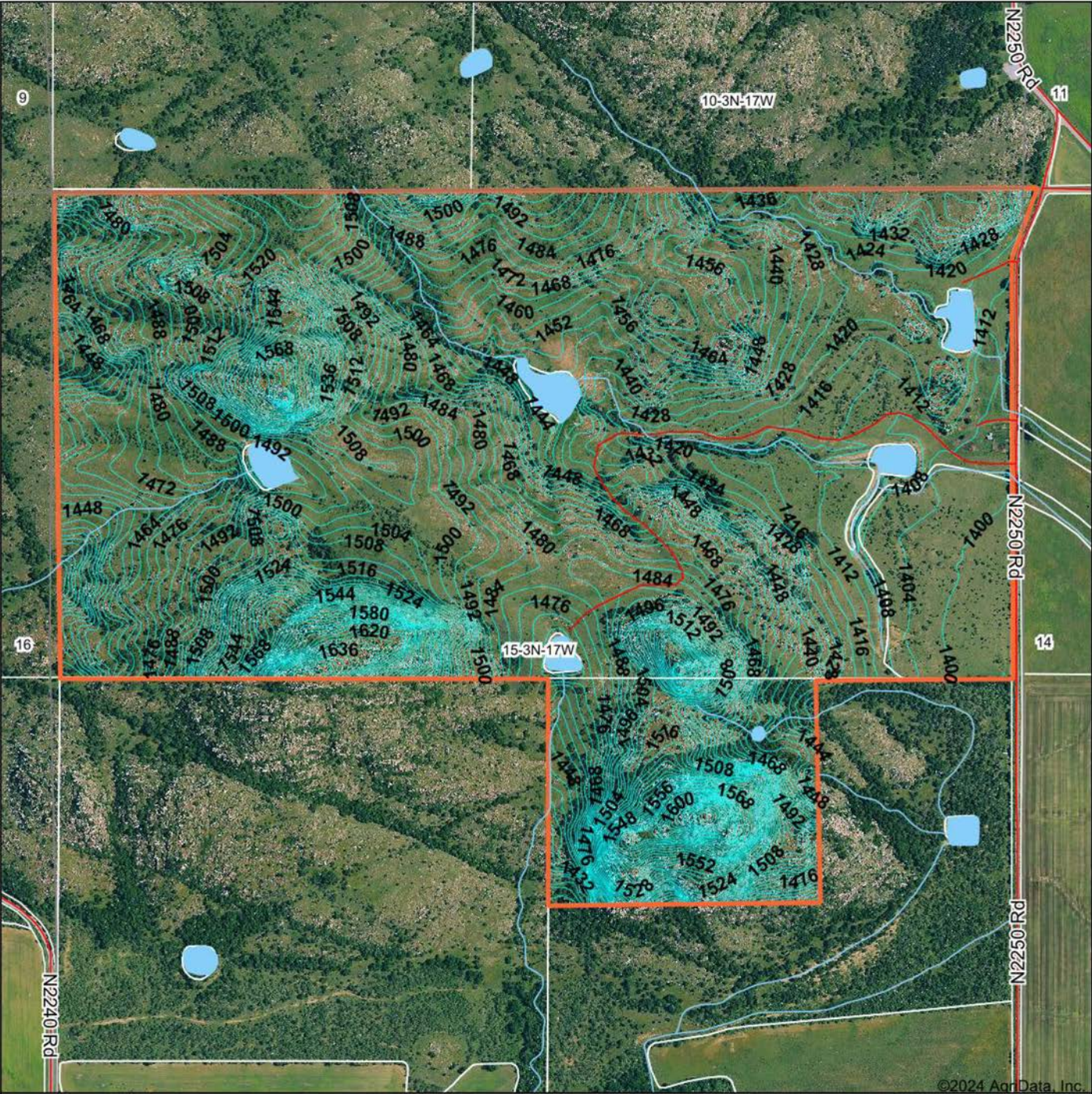


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Field borders provided by Farm Service Agency as of 5/21/2008.



# TOPOGRAPHY MAP



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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): 4.0  
Min: 1,395.5  
Max: 1,670.9  
Range: 275.4  
Average: 1,472.4  
Standard Deviation: 48.23 ft

0ft 830ft 1661ft



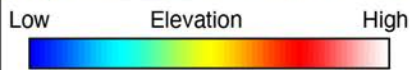
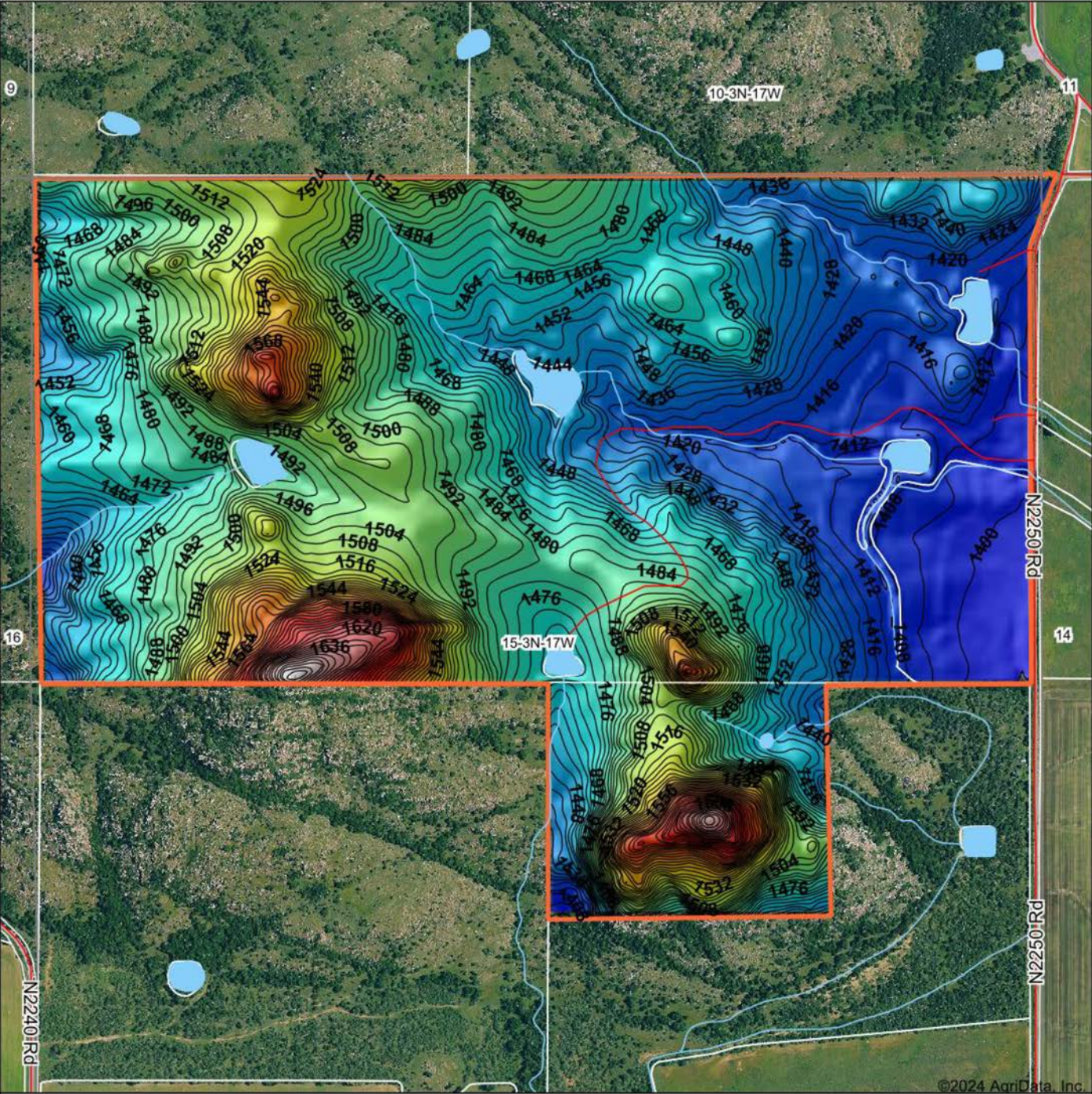
8/30/2024

15-3N-17W  
Kiowa County  
Oklahoma

Boundary Center: 34° 44' 3.19, -98° 58' 28.75



# HILLSHADE MAP



Source: USGS 10 meter dem  
Interval(ft): 4

0ft 800ft 1600ft



Maps Provided By:



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Min: 1,395.5  
Max: 1,670.9  
Range: 275.4  
Average: 1,472.4  
Standard Deviation: 48.23 ft



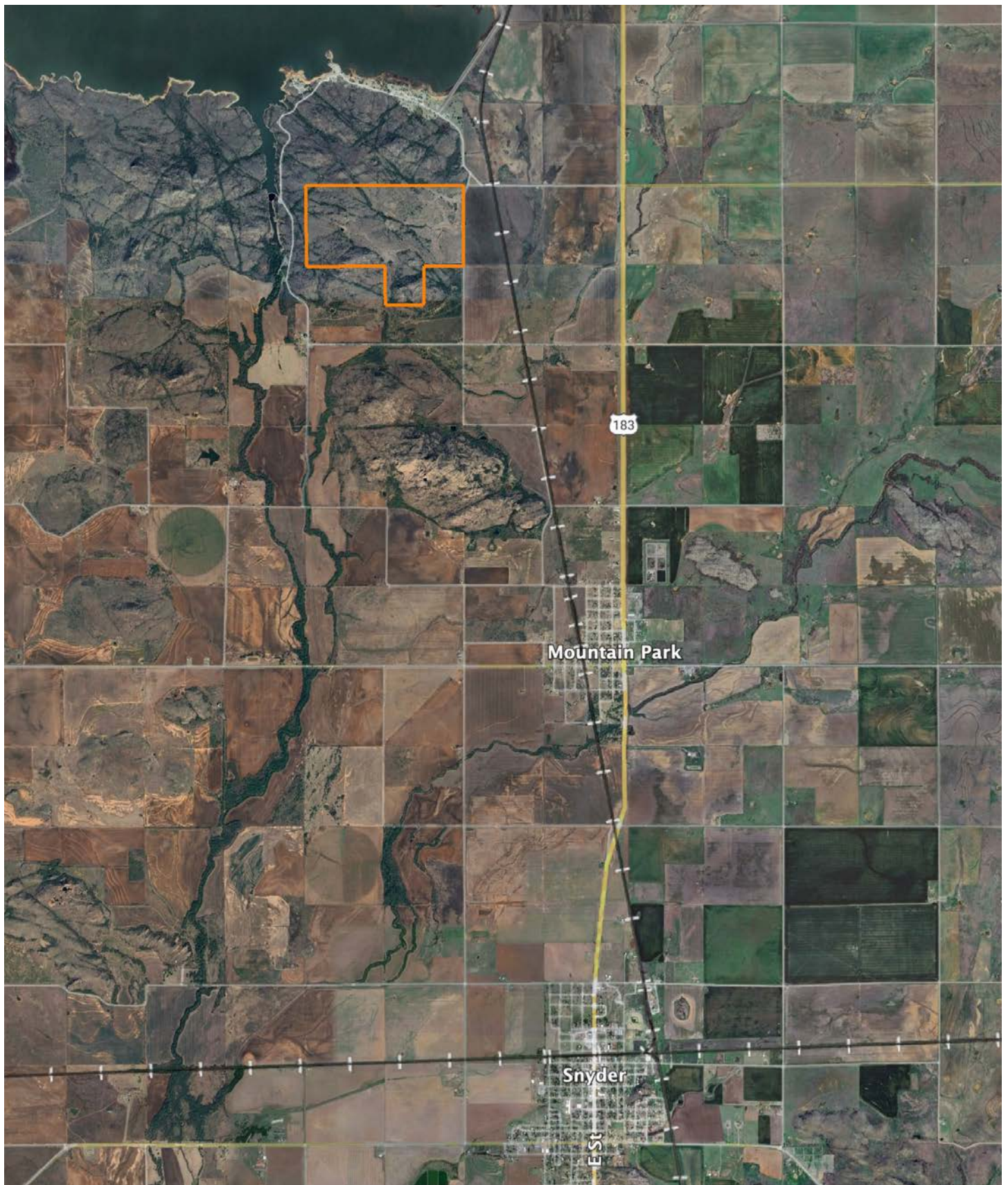
8/30/2024

**15-3N-17W**  
**Kiowa County**  
**Oklahoma**

Boundary Center: 34° 44' 3.19, -98° 58' 28.75



# 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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## MidwestLandGroup.com

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