

MIDWEST LAND GROUP PRESENTS

60 ACRES IN

CADDO COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

POND SIDE HOME ON HAY GROUND

Check out this spacious home located in southeast Caddo County! Consisting of 6 bedrooms and 3 bathrooms, this house is sure to accommodate those looking for additional room for storage, potential office space, or somewhere that is welcoming to guests. The kitchen and dining room have both been remodeled, featuring Kraft hickory wood cabinets, laminate flooring, butcher block countertops, and a middle island. An extra 660 square foot addition to the back of the house brings the total square footage up to 3,156.

Outside you will find a stunning 1.6-acre pond just a stone's throw from the back porch. Even during late summer, this pond was able to withstand high temperatures and little rain. The pond is a staple for

the property and makes watching sunsets even more enjoyable from the comfort of your home. Additionally, there is a small storage container that will stay with the property located near the well house.

Accompanying the house is a 60-acre hay meadow, this property gives its owner plenty of room to move about or run livestock. The grass has been very well cared for as indicated by how clean and weed-free the ground is. A few different grass species can be found here, but it is predominately Bermuda and little bluestem. The meadow was cut once in early summer, producing approximately 2.5 bales per acre of quality hay. Perfect for your mini-farm or homestead, come take a look at this gorgeous home on acreage!



PROPERTY FEATURES

PRICE: **\$399,500** | COUNTY: **CADDO** | STATE: **OKLAHOMA** | ACRES: **60**

- 6 bed, 3 bath home
- 3,156 square feet
- Remodeled kitchen and dining room
- Kraft hickory wood cabinets
- Butcher block countertops
- Middle island
- Laminate flooring
- Gravel driveway
- 1.6-acre pond
- 60 +/- acre hay meadow
- Bermuda and bluestem grasses
- Outdoor storage container
- Water well
- Good barbed wire fence
- Quick I-44 access



3,156 SQUARE FOOT HOME

Consisting of 6 bedrooms and 3 bathrooms, this house is sure to accommodate those looking for additional room for storage, potential office space, or somewhere that is welcoming to guests.



OUTDOOR STORAGE CONTAINER



1.6-ACRE POND



60-ACRE HAY MEADOW

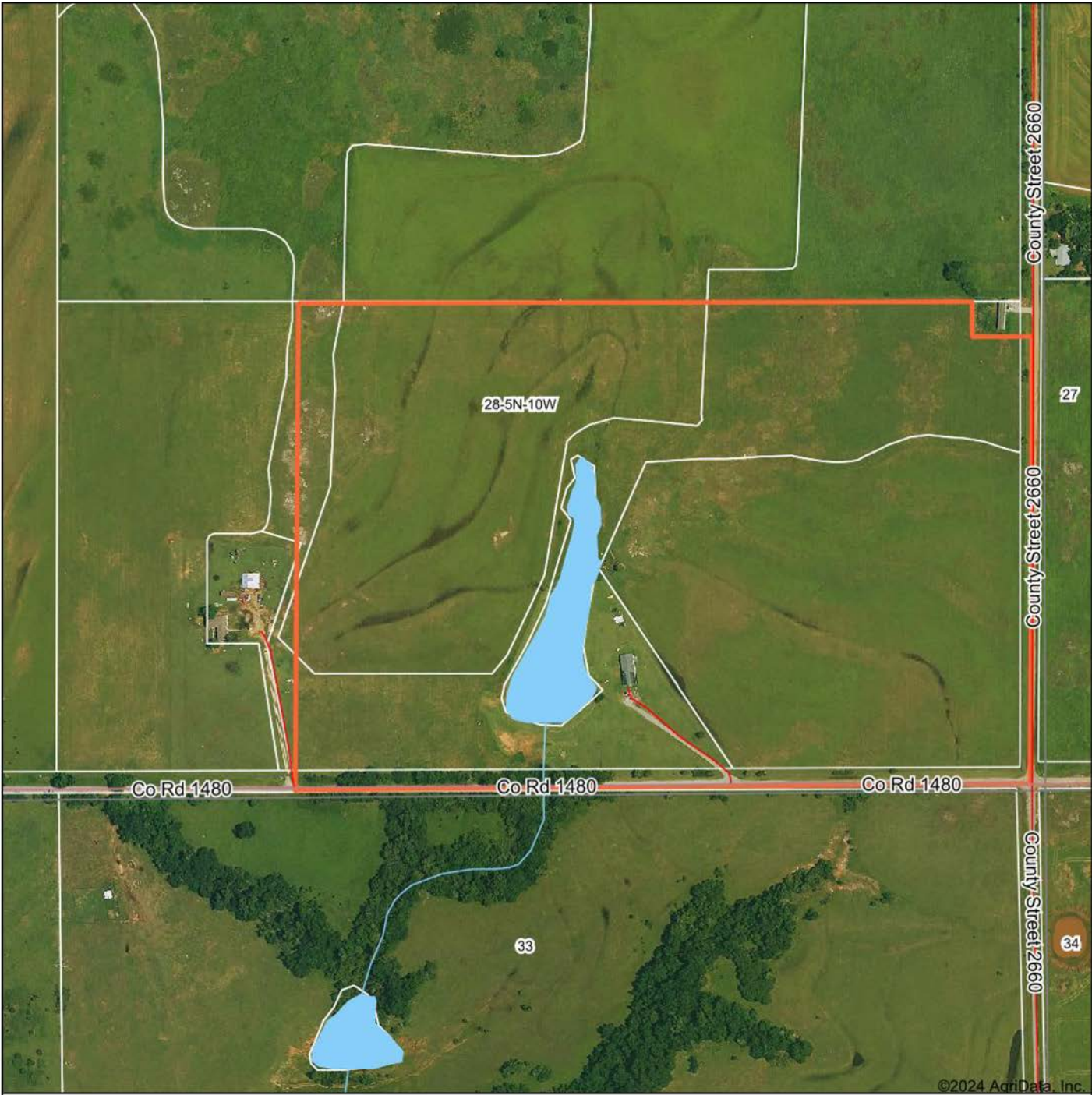
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ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 34° 52' 17.24, -98° 15' 16.51

0ft 424ft 847ft



Maps Provided By:



CUSTOMIZED ONLINE MAPPING

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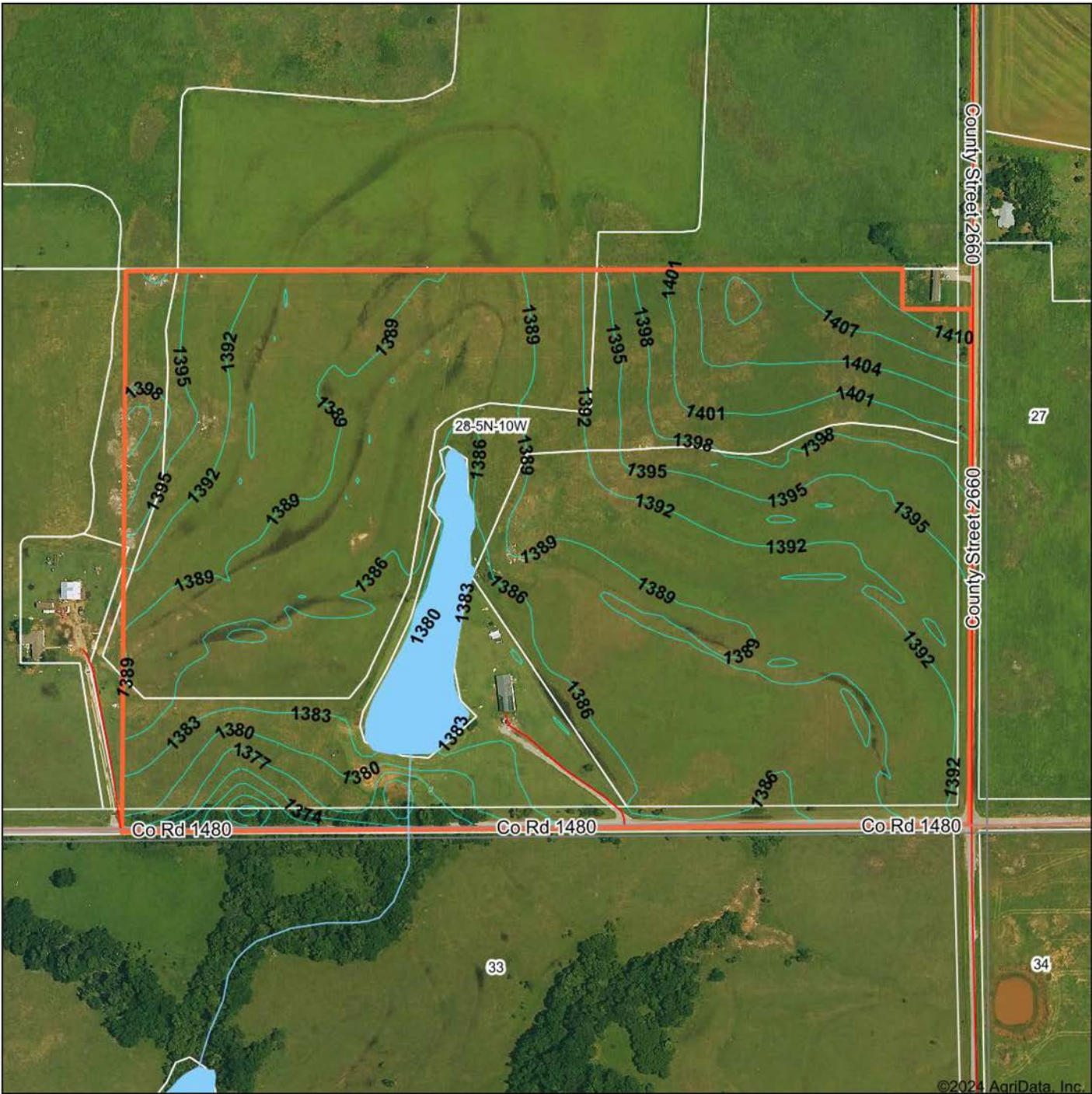
28-5N-10W
Caddo County
Oklahoma



11/14/2024

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

TOPOGRAPHY MAP



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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: 1,362.5
Max: 1,411.4
Range: 48.9
Average: 1,389.9
Standard Deviation: 6.76 ft

0ft 367ft 735ft

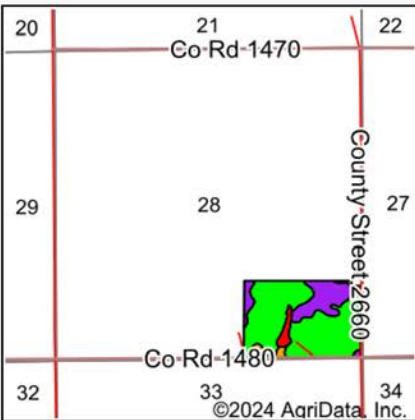
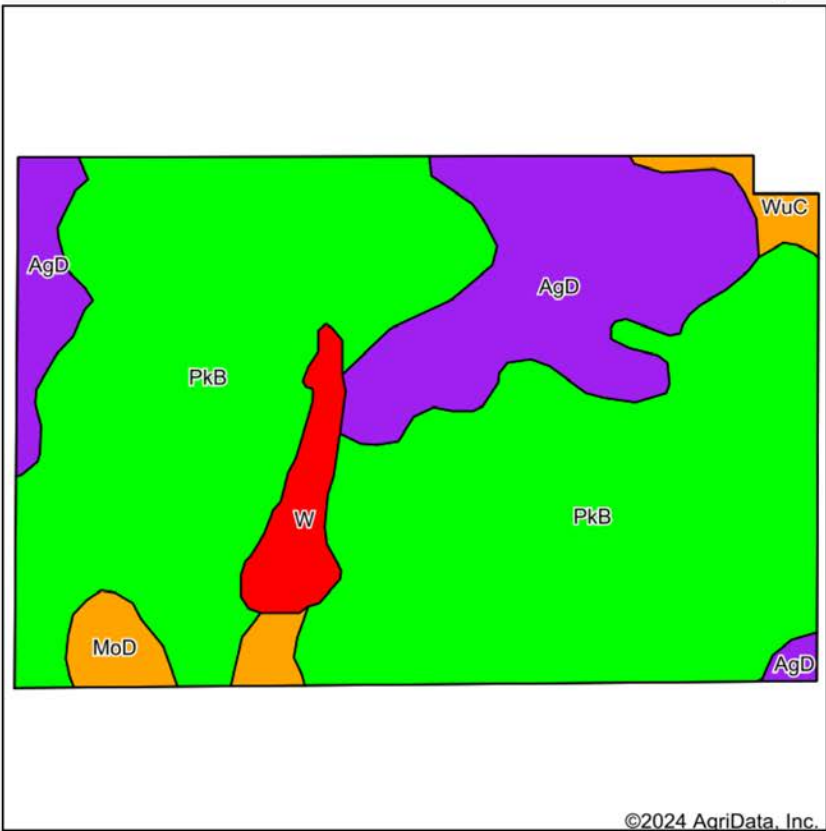


11/14/2024

28-5N-10W
Caddo County
Oklahoma

Boundary Center: 34° 52' 17.24, -98° 15' 16.51

SOILS MAP



State: **Oklahoma**
County: **Caddo**
Location: **28-5N-10W**
Township: **Cyril-Cement**
Acres: **59.96**
Date: **11/14/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

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| Area Symbol: OK015, Soil Area Version: 22 | | | | | | | | | | | | | |
|---|--|-------|------------------|----------------------|------------------|--------------|--------------------------------|----------|------------------|---------------|-----------------------|-------------------|-----------------|
| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | 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 |
| PkB | Pond Creek silt loam, 1 to 3 percent slopes | 43.54 | 72.6% | <div></div> | I | I | 4747 | 35 | 67 | 59 | 58 | 67 | 42 |
| AgD | Cornick-Rock outcrop complex, 1 to 12 percent slopes | 11.84 | 19.7% | <div></div> | VIIIs | | 1050 | | 15 | 14 | 12 | 15 | 6 |
| W | Water | 2.07 | 3.5% | <div></div> | VIII | | 0 | | | | | | |
| MoD | Minco very fine sandy loam, 3 to 8 percent slopes | 1.70 | 2.8% | <div></div> | IIIe | | 4653 | 29 | 58 | 54 | 55 | 58 | 55 |
| WuC | Woodward-Quinlan complex, 3 to 5 percent slopes | 0.81 | 1.4% | <div></div> | IIIIs | | 3145 | 18 | 33 | 27 | 33 | 32 | 24 |
| Weighted Average | | | | | 2.51 | *- | 3828.8 | 26.5 | *n 53.7 | *n 47.5 | *n 46.5 | *n 53.7 | *n 33.6 |

*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.

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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