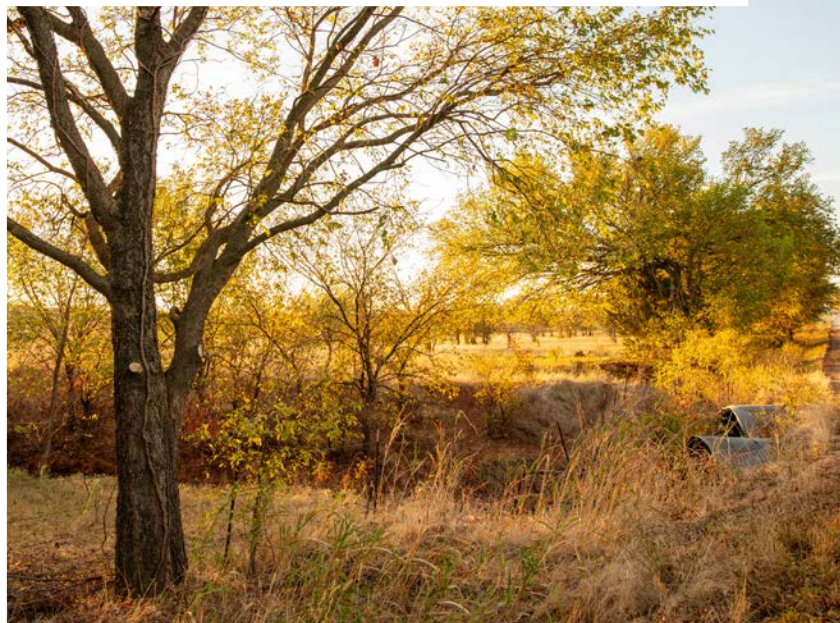
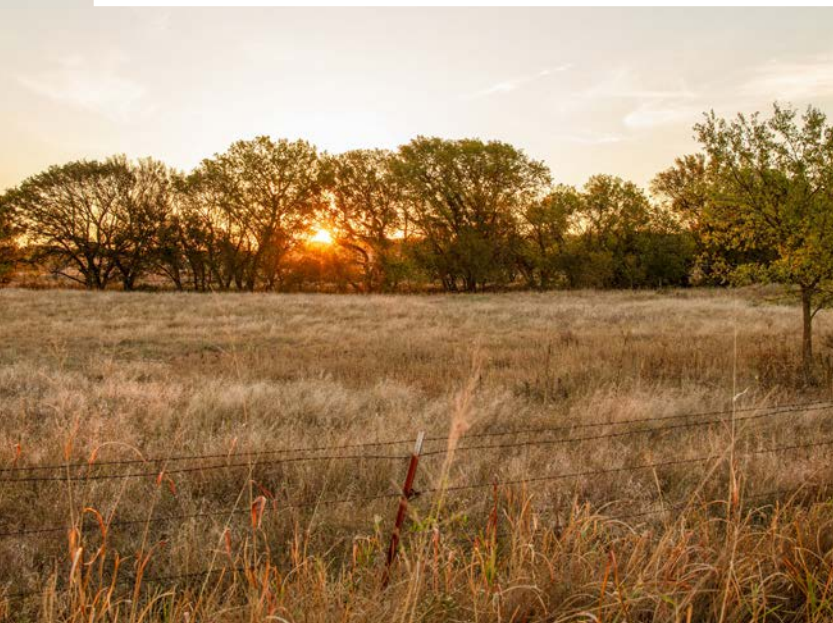


MIDWEST LAND GROUP PRESENTS



160 ACRES
COTTON COUNTY, OK

265313 East 1800 Road, Walters, Oklahoma, 73572



MIDWEST LAND GROUP IS HONORED TO PRESENT

WET WEATHER CREEK AND LOG CABIN

Take a look at this beautiful 160 +/- acres situated in Cotton County. Featuring a wet weather creek, two ponds, and a natural spring, this property has enough water features to appease most appetites. The wet weather creek is comprised of several different tree species, including American elm, ash, hackberry, and willow. Along the corridor where the natural spring flows, there are also mature cottonwoods and the pastures are interspersed with Bois D'Arc. Native grass pasture on this property also presents the opportunity for one to either add to a current ranching operation or start a new business endeavor.

Situated on the south-central portion of the property sits a 1,144-square-foot log cabin that was built in 2003. It has two bedrooms and two full bathrooms. The kitchen features an island with a built-in stove for the ability to integrate cooking and the living space. The house sits on top of the highest point of the property, and with a covered patio and back porch, you will find watching the sunrises and sunsets to be a pleasure regardless of whether you're an early bird or night owl. Located at the barnyard is a 1,300-square-foot Quonset hut perfect for your storage needs. Close access to I-44 would make for a perfect getaway or a charming rural home!



PROPERTY FEATURES

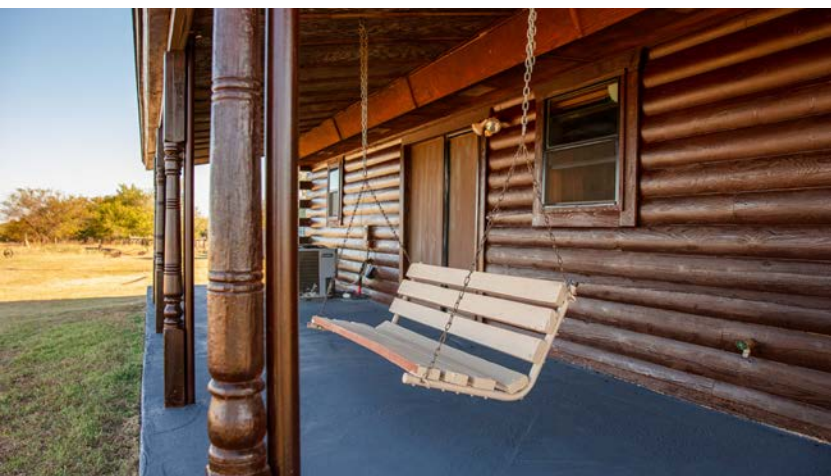
PRICE: **\$430,000** | COUNTY: **COTTON** | STATE: **OKLAHOMA** | ACRES: **160**

- Two ponds
- Natural spring
- Good fencing
- 1,144 square foot, 2 bed, 2 bath log cabin
- Covered patio and back porch
- Water well
- 1,300 square foot Quonset hut
- Wet weather creek
- Native grass pasture
- 1 hour 50 minutes from Oklahoma City
- 3 hours from DFW



1,144 SQUARE FOOT LOG CABIN

It has two bedrooms and two full bathrooms. The kitchen features an island with a built-in stove for the ability to integrate cooking and the living space. The house sits on top of the highest point of the property, and with a covered patio and back porch.



ADDITIONAL INTERIOR PHOTOS



NATIVE GRASS PASTURE



TWO PONDS



ADDITIONAL PHOTOS



AERIAL MAP



©2024 AgriData, Inc.

Boundary Center: 34° 24' 33.74, -98° 15' 25.58

0ft 455ft 910ft



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

4-2S-10W
Cotton County
Oklahoma



10/10/2024

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

TOPOGRAPHY MAP



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

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

Source: USGS 10 meter dem
Interval(ft): 3.0
Min: 999.2
Max: 1,055.4
Range: 56.2
Average: 1,027.7
Standard Deviation: 14.4 ft

0ft 466ft 932ft

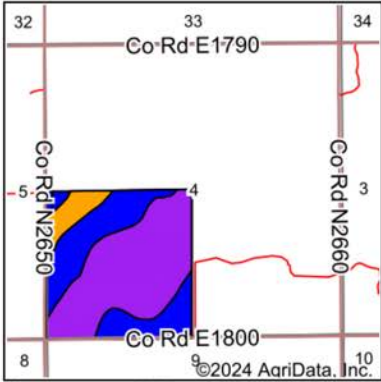
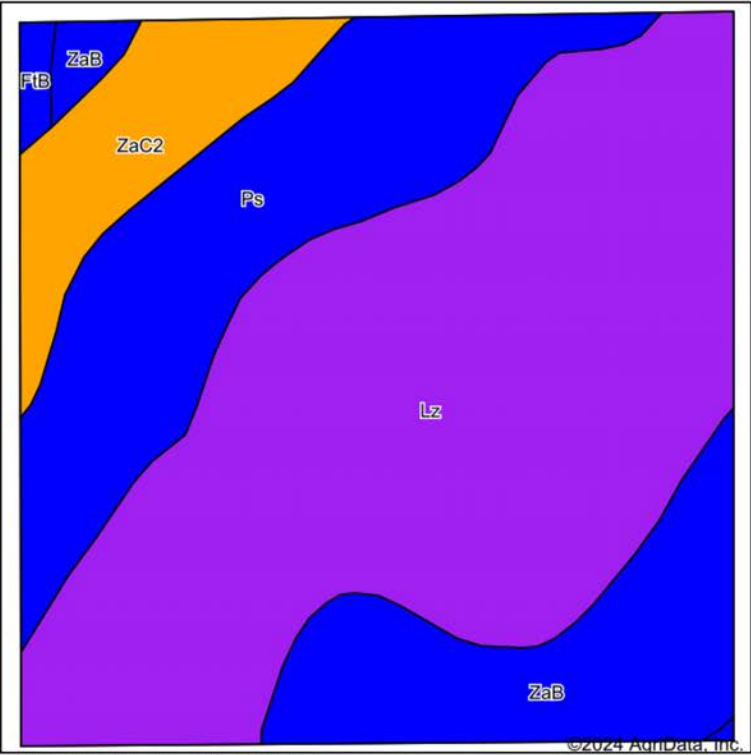


10/10/2024

4-2S-10W
Cotton County
Oklahoma

Boundary Center: 34° 24' 33.74, -98° 15' 25.58

SOILS MAP



State: **Oklahoma**
County: **Cotton**
Location: **4-2S-10W**
Township: **Walters**
Acres: **159.56**
Date: **10/10/2024**



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com



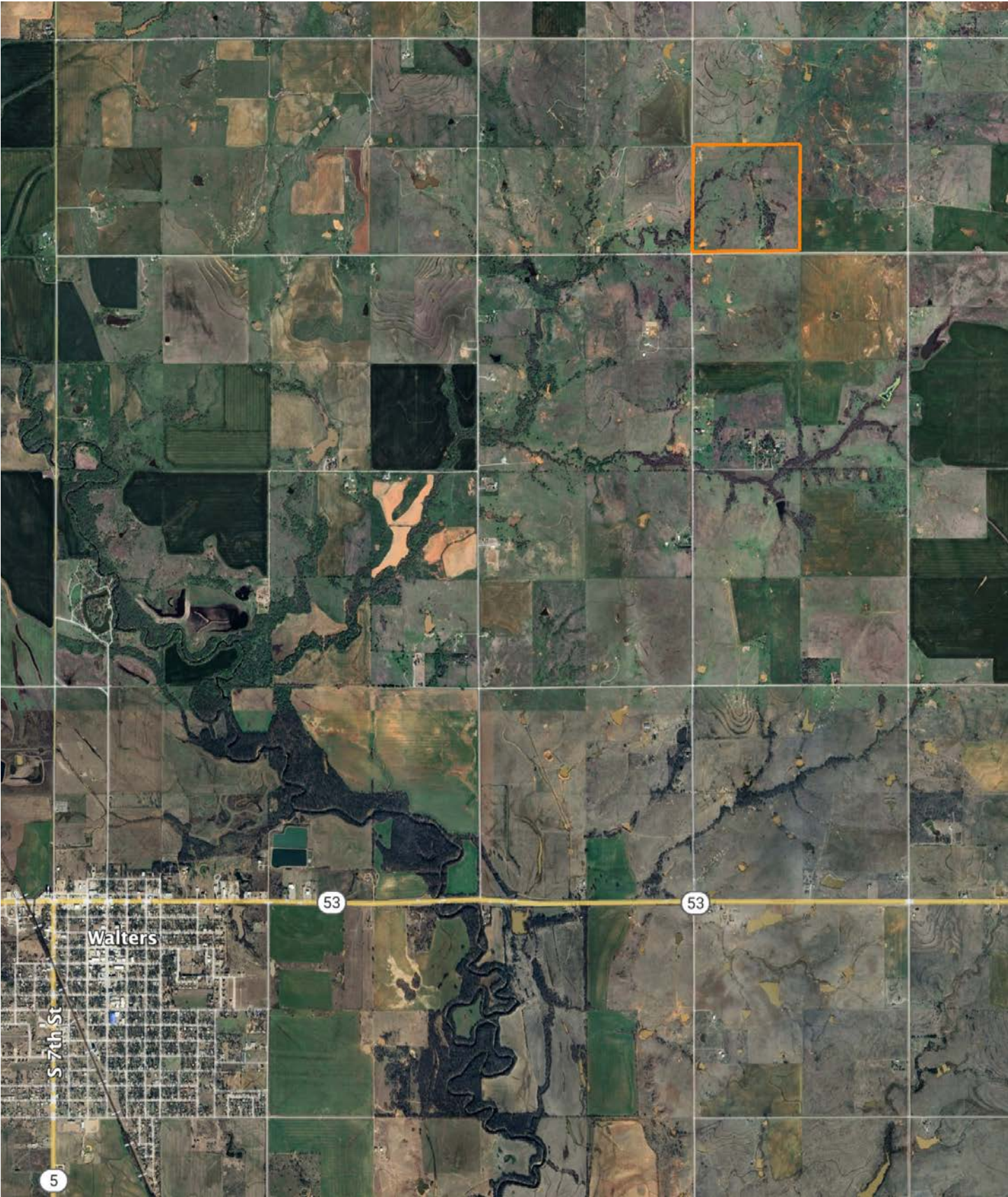
Soils data provided by USDA and NRCS.

Area Symbol: OK033, 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	Wheat Irrigated Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
Lz	Zaneis-Grainola-Lucien complex, 5 to 20 percent slopes	87.85	55.0%		Vle		4001			46	38	39	45	30
Ps	Port-Oscar complex, 0 to 1 percent slopes, occasionally flooded	33.86	21.2%		Ilw		5213	26		48	34	34	48	28
ZaB	Zaneis loam, 1 to 3 percent slopes	23.22	14.6%		Ile	Ile	4035	30		58	51	54	58	34
ZaC2	Zaneis loam, 3 to 5 percent slopes, moderately eroded	13.33	8.4%		Ille	Ille	0			57	47	51	57	38
FtB	Tillman-Foard complex, 1 to 3 percent slopes	1.19	0.7%		Ile		2109	23	35	41	27	35	41	35
ZsB	Zaneis-Huska complex, 1 to 3 percent slopes	0.11	0.1%		Ile	Ile	3896	20		52	43	46	52	30
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	Wheat Irrigated Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
Weighted Average					4.29	*-	3914.7	10.1	0.3	*n 49.1	*n 39.7	*n 41.1	*n 48.5	*n 30.9

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

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



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, Tennessee, Texas, Wisconsin, and Wyoming.