

MIDWEST LAND GROUP PRESENTS

89 ACRES IN

BECKHAM COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

NORTH FORK TURN OUT

The North Fork Turn Out stands as an outstanding recreation property with several different varieties of trees, native grasses, and water features. With over six-tenths of a mile of the North Fork Red River, adequate water for wildlife can be found throughout most of the year as either puddles in low spots during the driest months or several feet of flowing water when weather permits. The property is comprised of sandy soil, on which a portion in the west end tends to flood as a wet weather slough.

The population density for deer in this area is top-notch, as excellent food, water, and shelter are all present. Nearby irrigation pivots currently planted to alfalfa and winter wheat provide a year-round supply of groceries packed with protein to support antler development and

sustenance during the tough winter months. The tall native grasses and scattered pockets of timber help to conceal the wildlife, while offering ample options to the sportsman for stand/blind locations.

Riverfront properties are unquestionably some of the most sought-after tracts in western Oklahoma due to their rich habitat diversity and innate recreational characteristics. Situated on two oxbows of the river, the North Fork Turn Out manages to offer all that is necessary to house abundant wildlife while also presenting the opportunity to catch others moving through. Riding ATVs and side-by-sides on the river is also a popular activity during the summer as the flow of water diminishes. Exciting outdoor pursuits await the new owner of this unique tract!



PROPERTY FEATURES

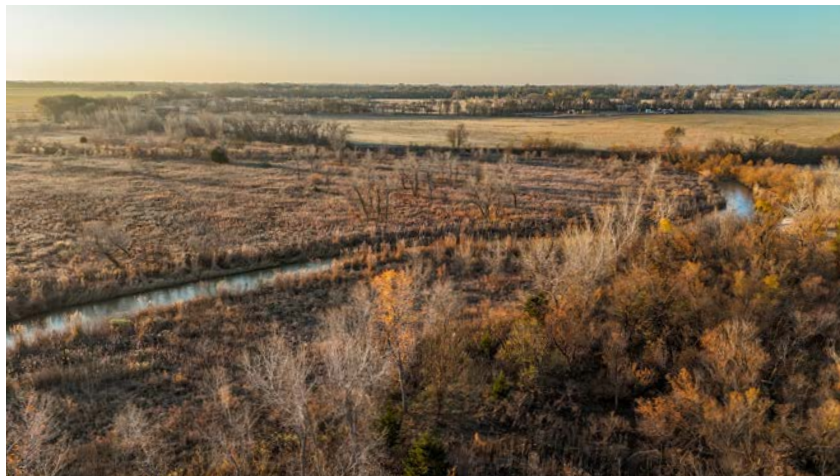
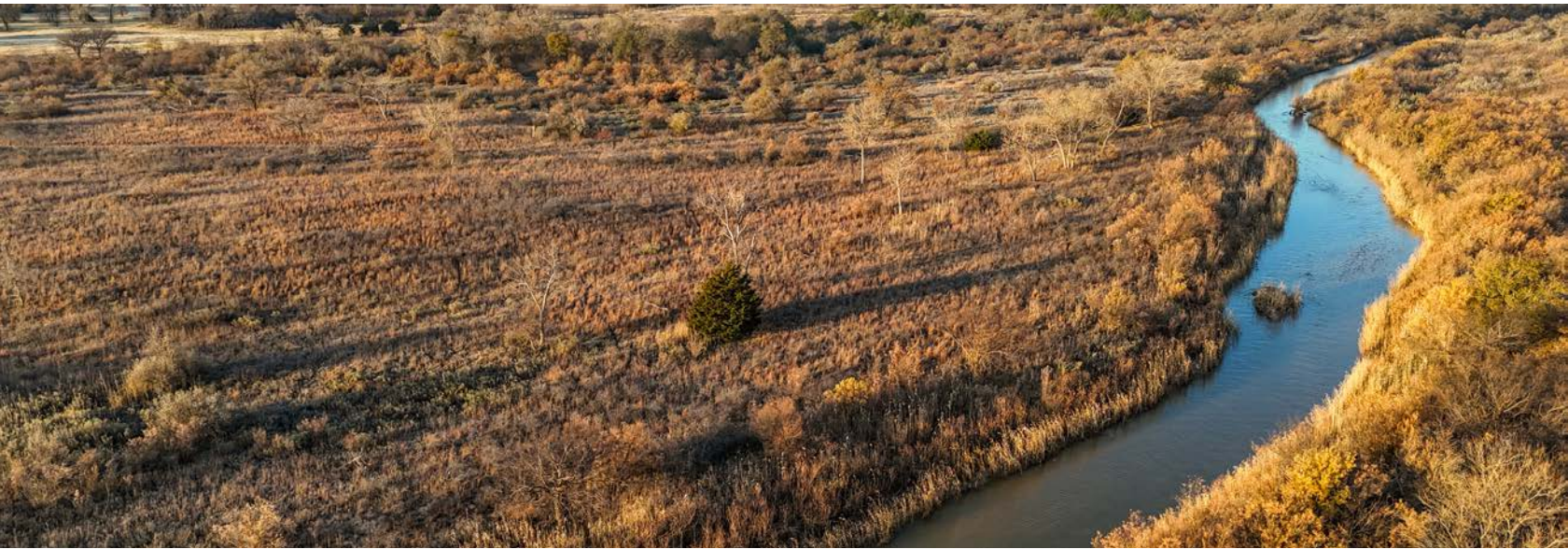
PRICE: **\$175,000** | COUNTY: **BECKHAM** | STATE: **OKLAHOMA** | ACRES: **89**

- 0.6 mile North Fork Red River
- Seasonal slough
- Multiple tree species
- Native grasses
- Beautiful scenery
- Abundant wildlife
- Close proximity to food for wildlife
- Close I-40 access
- 1 hour 50 minutes Amarillo
- 2 hours OKC



NORTH FORK RED RIVER

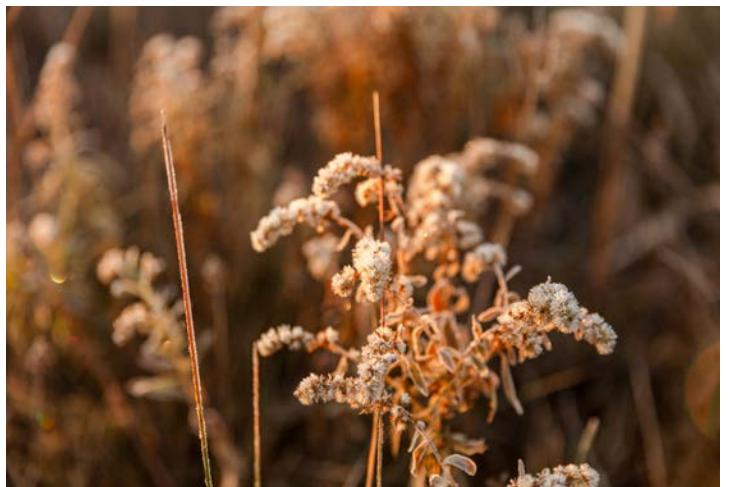
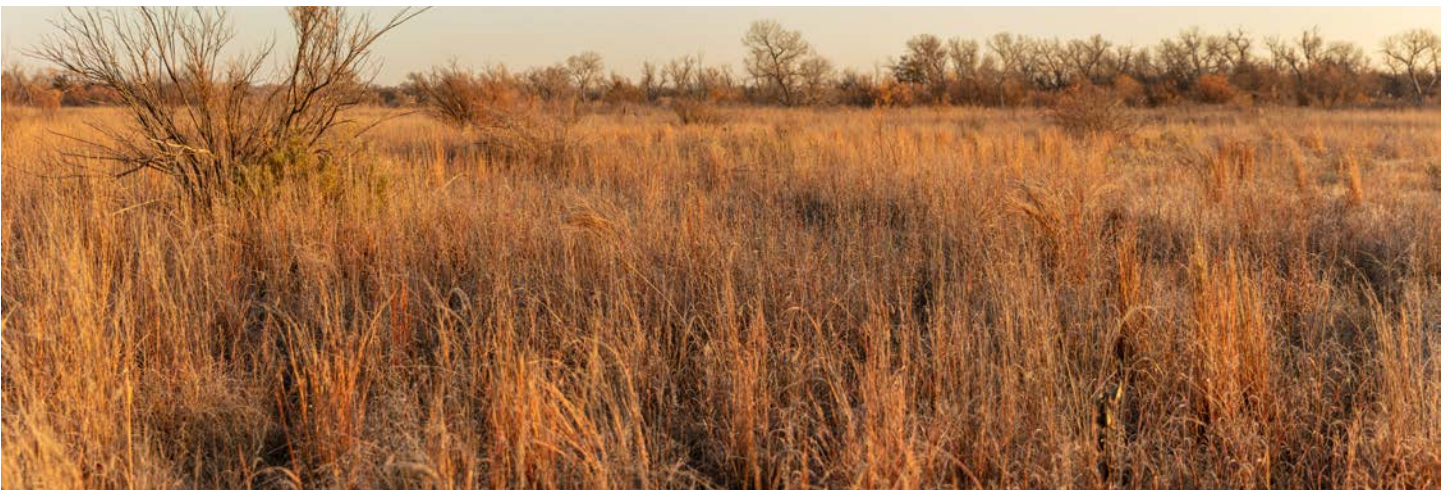
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MULTIPLE TREE SPECIES



NATIVE GRASSES



ABUNDANT WILDLIFE

The tall native grasses and scattered pockets of timber help to conceal the wildlife, while offering ample options to the sportsman for stand/blind locations.



BEAUTIFUL SCENERY

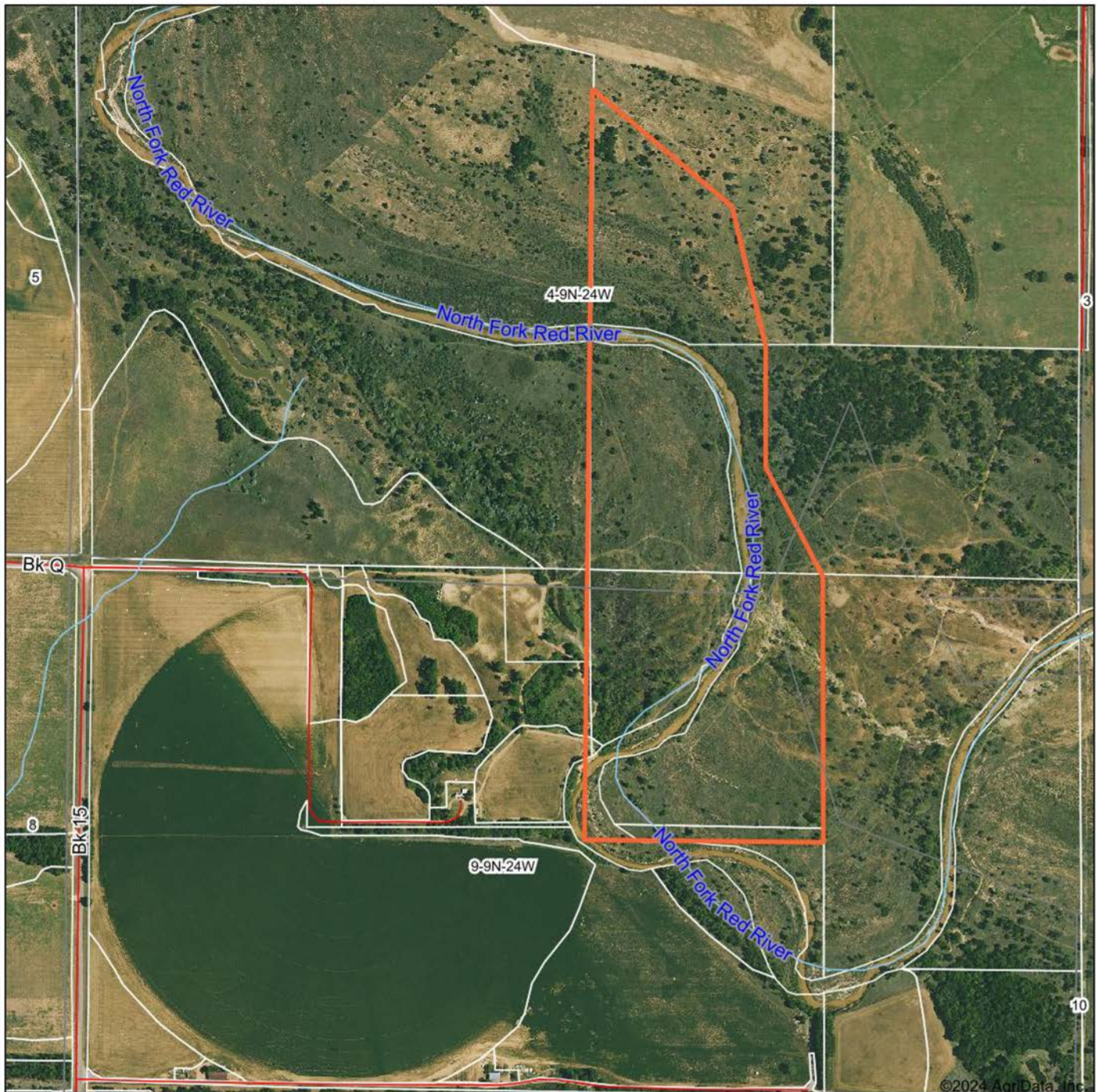
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ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 35° 16' 43.61, -99° 44' 30.94

0ft 818ft 1636ft



Maps Provided By:



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

4-9N-24W
Beckham County
Oklahoma




9/3/2024


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: 1,839.3


Max: 1,856.0

Range: 16.7

Average: 1,844.8

Standard Deviation: 1.97 ft

0ft 645ft 1291ft



9/3/2024

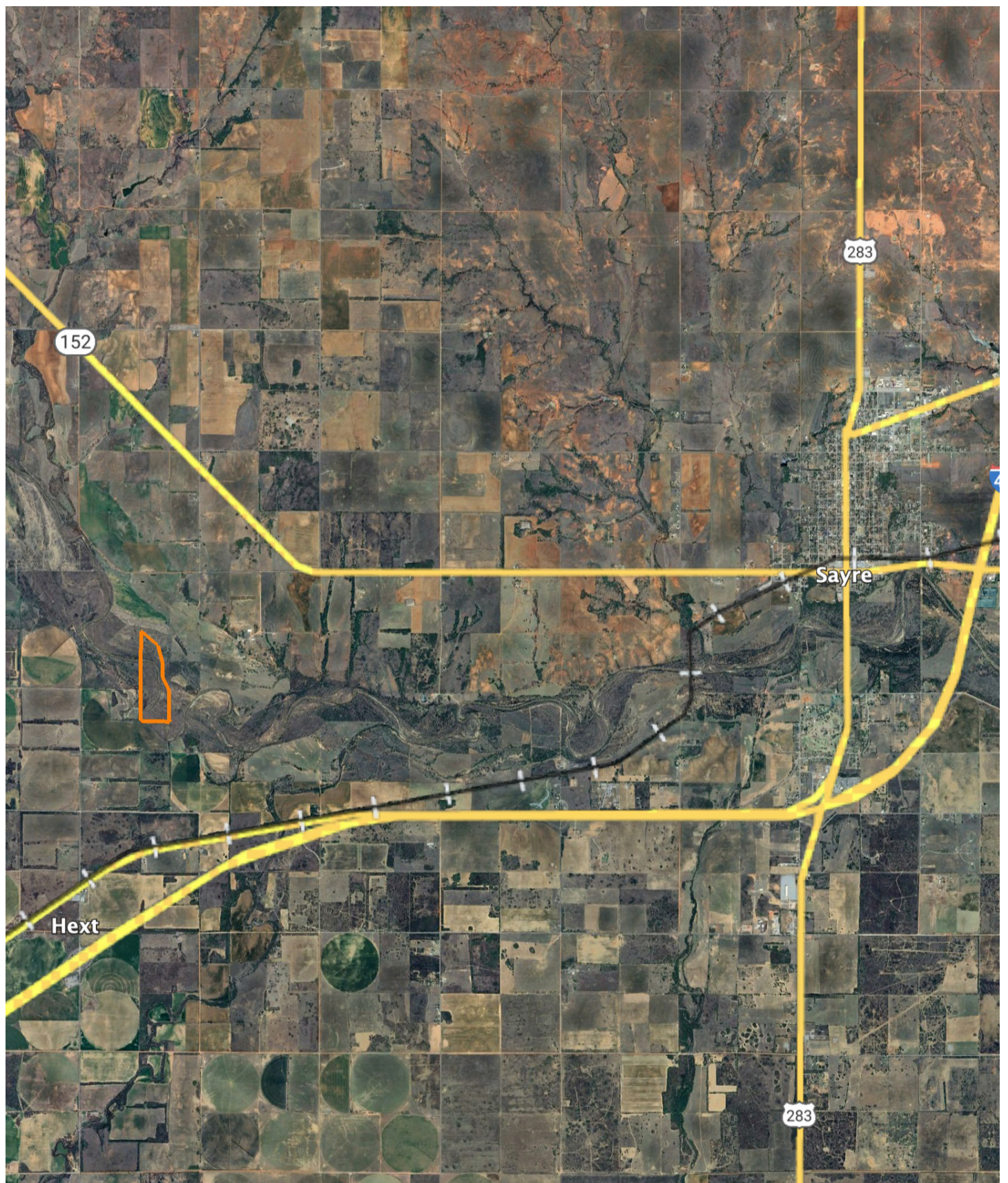
Boundary Center: 35° 16' 43.61, -99° 44' 30.94

4-9N-24W

Beckham County

Oklahoma

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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