



MIDWEST LAND GROUP
PRESENTS

KIOWA COUNTY OKLAHOMA

80 ACRES

MIDWEST LAND GROUP IS HONORED TO PRESENT

GREAT PLAINS STATE PARK OVERLOOK

Graced by undulations of the Wichita Mountains and cross-sections of natural tree lines, this practically untouched 80 +/- acres sports some of the most pristine habitat for wildlife one can find. Two small ponds on both the east and west sides of the property add to an already abundant water supply made available by the nearby lake, perfect for holding wild game. In the fall, post oaks growing close by drop their mast of acorns, while the cultivation fields below to the south and east provide ample food for animals.

Just minutes away is the headquarters for the Great Plains State Park. Home to Tom Steed Reservoir, many outdoor activities such as hiking, biking, swimming, boating, camping, and fishing all await. The park has

numerous RV hookups that are popular during the holidays, but some of the most enjoyable times to frequent the area can be during the week when one can find the park sitting calmly. The several hundred acres of parkland flow seamlessly into these 80 +/- acres, providing a much more broad canvas for enjoyment.

Adjoining this property to the south is an additional 360 acres for sale that would make an excellent addition for anyone looking for a more sizable tract. Together, these two properties offer up some of the most unique recreational opportunities in southwest Oklahoma, both innate and causative of their proximity to Tom Steed Reservoir.



PROPERTY FEATURES

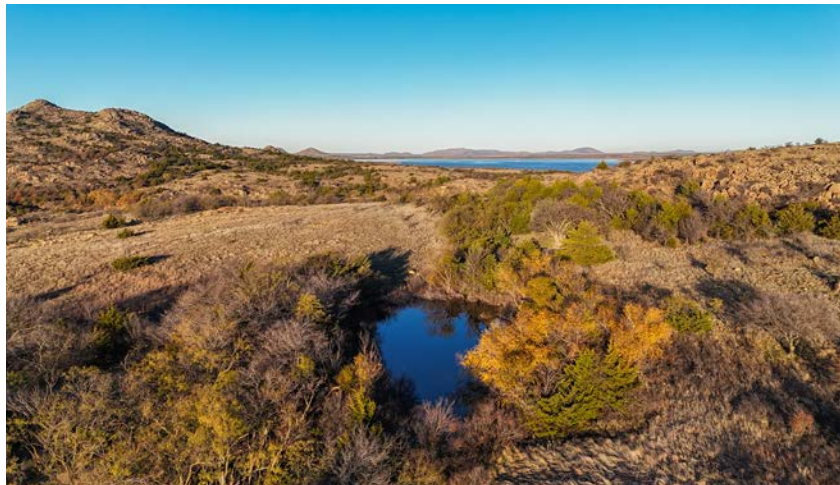
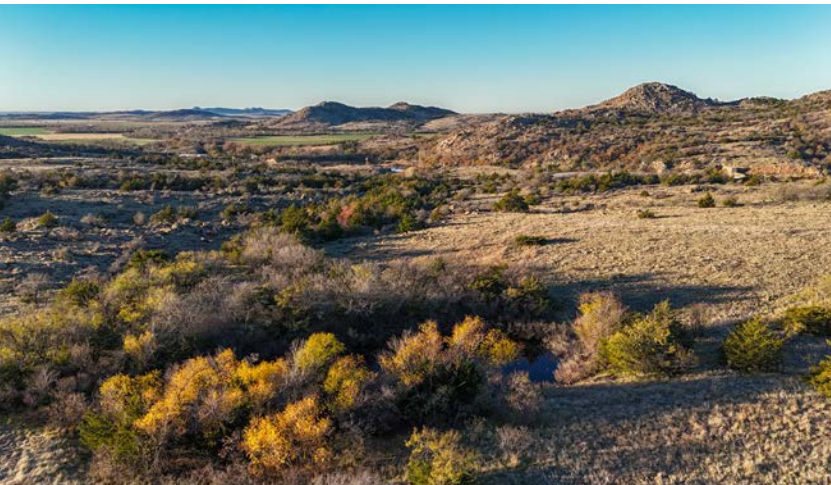
PRICE: **\$228,000** | COUNTY: **KIOWA** | STATE: **OKLAHOMA** | ACRES: **80**

- Two ponds
- 135 feet of elevation change
- Incredible views
- Well-preserved native habitat
- Deer, aoudad, turkey, quail, and hogs
- Close highway access
- Good fencing
- Borders Great Plains State Park
- Minutes from the Great Plains State Park entrance
- 25 minutes from Wichita Mountains Wildlife Refuge
- 1 hour and 45 minutes from OKC
- 3 hours from DFW



WELL-PRESERVED NATIVE HABITAT

Graced by undulations of the Wichita Mountains and cross-sections of natural tree lines, this practically untouched 80 +/- acres sports some of the most pristine habitat for wildlife one can find.



135 FEET OF ELEVATION CHANGE



TWO PONDS



BORDERS GREAT PLAINS STATE PARK

Just minutes away is the headquarters for the Great Plains State Park. Home to Tom Steed Reservoir, many outdoor activities such as hiking, biking, swimming, boating, camping, and fishing all await.



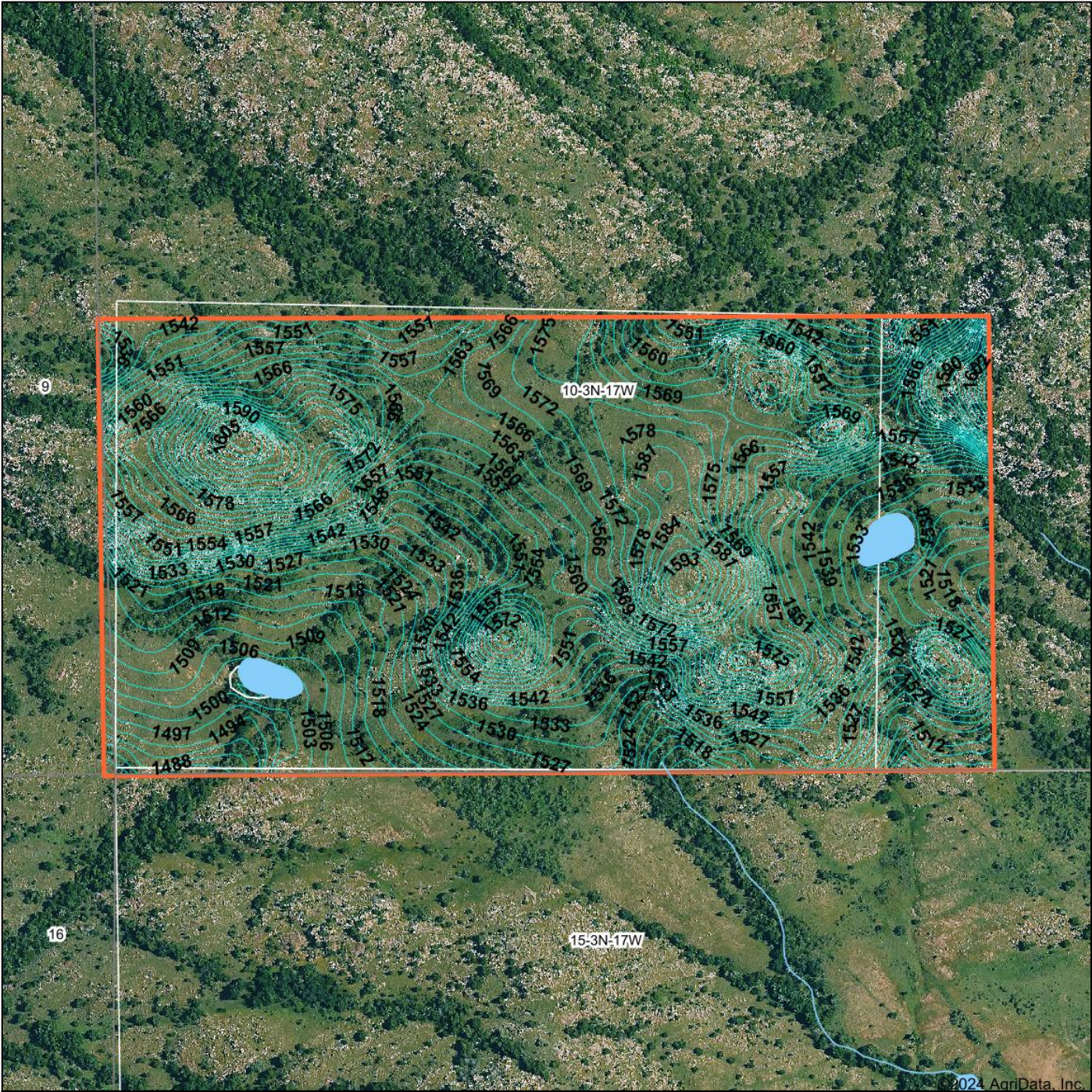
DEER, AOUDAD, TURKEY, QUAIL, & HOGS



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



Maps Provided By:



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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: 1,480.1
Max: 1,615.7
Range: 135.6
Average: 1,546.6
Standard Deviation: 26.02 ft

0ft 457ft 913ft

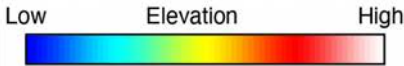
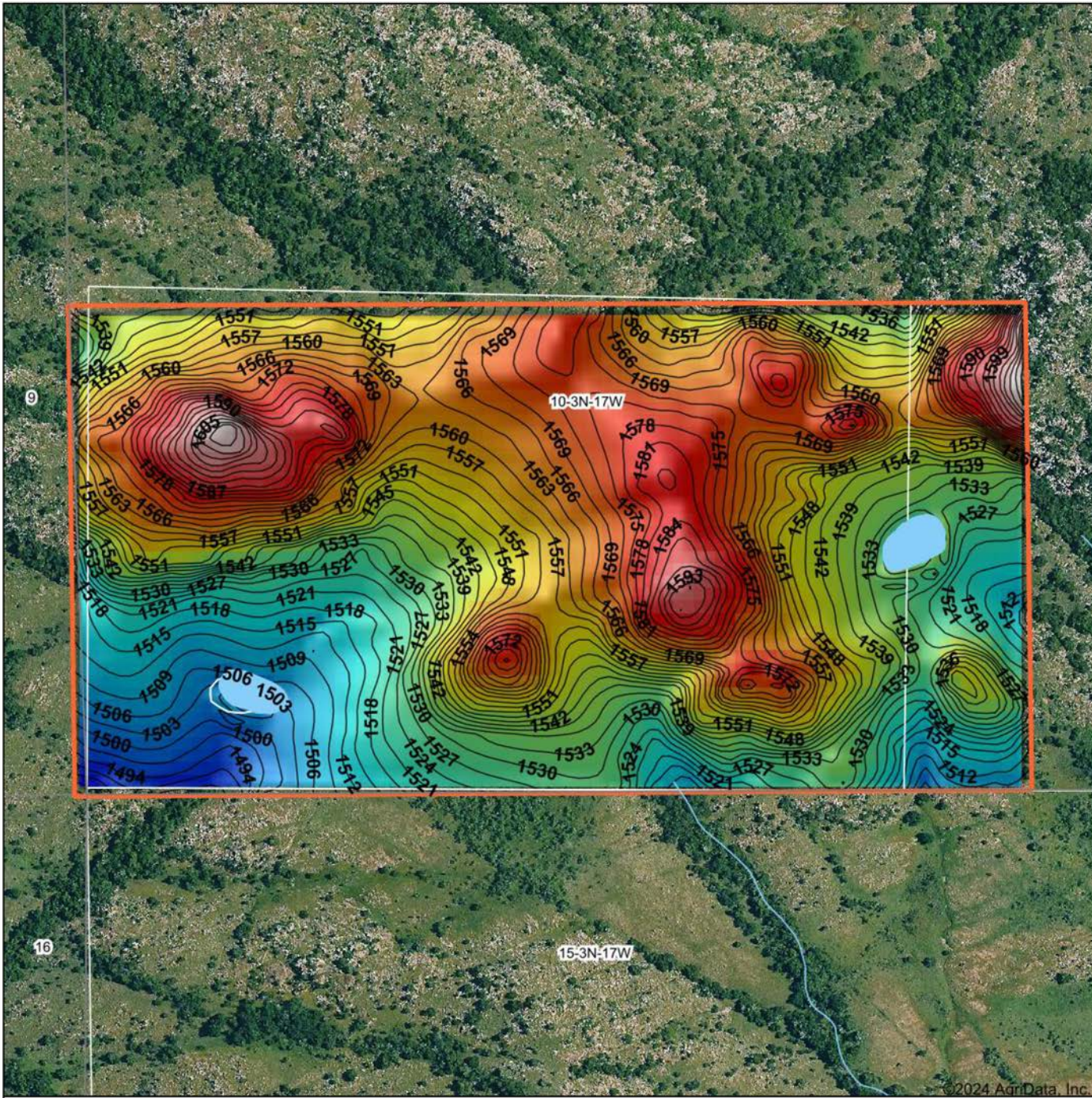


11/20/2024

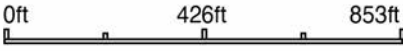
10-3N-17W
Kiowa County
Oklahoma

Boundary Center: 34° 44' 28.5, -98° 58' 45.09

HILLSHADE MAP



Source: USGS 10 meter dem
Interval(ft): 3
Min: 1,480.1
Max: 1,615.7
Range: 135.6
Average: 1,546.6
Standard Deviation: 26.02 ft



10-3N-17W
Kiowa County
Oklahoma

Boundary Center: 34° 44' 28.5, -98° 58' 45.09

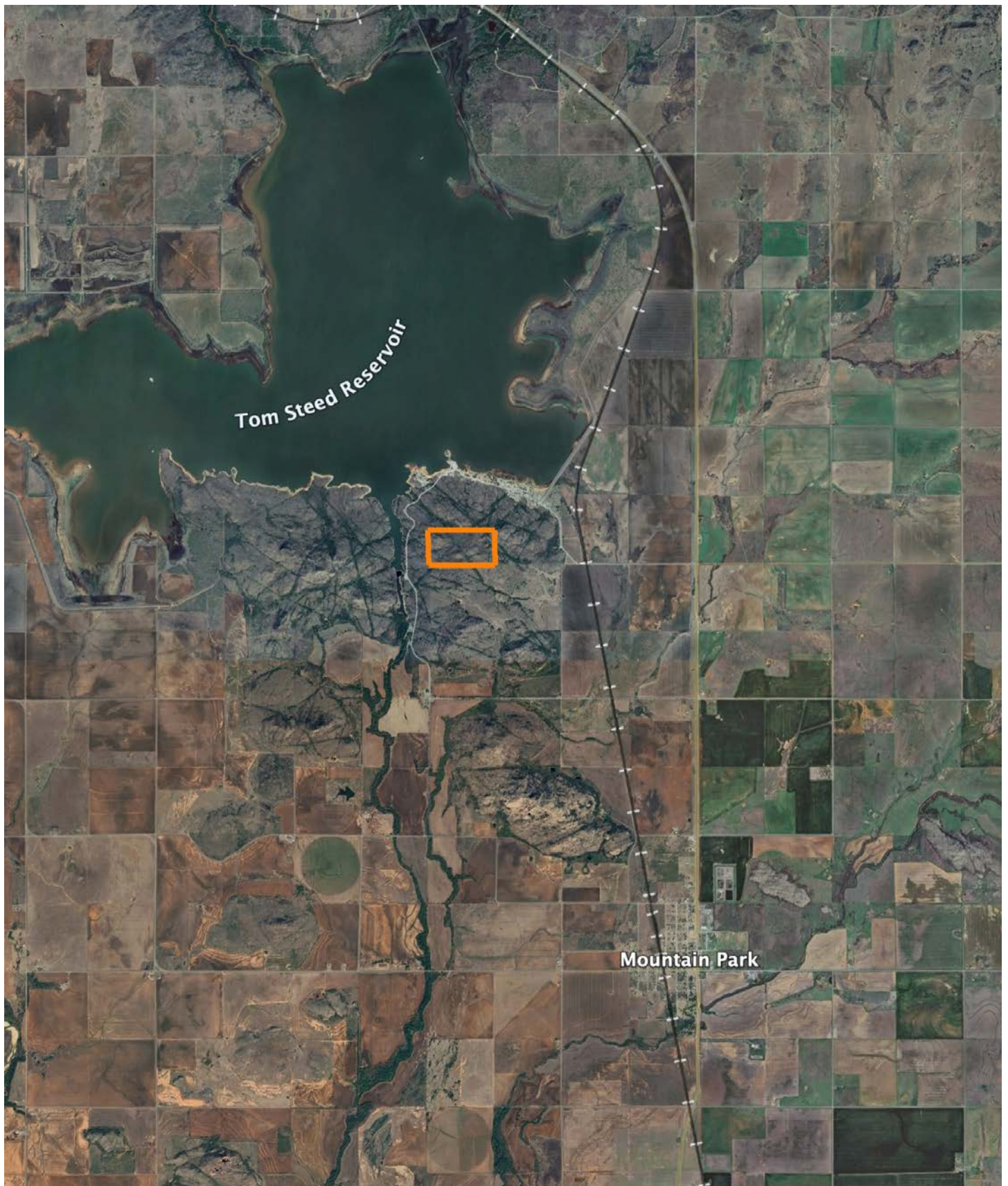
Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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

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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