

MIDWEST LAND GROUP PRESENTS



13 ACRES
CANADIAN COUNTY, OK

29601 West 66 Highway, Geary, Oklahoma, 73040



MIDWEST LAND GROUP IS HONORED TO PRESENT

SECLUDED HOME WITH RIVER BOTTOM OVERLOOK

This 1,140 square-foot home is nestled into a thick canopy of mixed hardwoods along the breaks above the Canadian River bottom. Lying between the two towns of Weatherford and El Reno, this unique property is conveniently located just 45 minutes from the heart of downtown Oklahoma City. With close proximity to many restaurants and other amenities, enjoying the best of city life as well as the countryside is made easy here. The unique combination of the size of the property, affordability, and living space of the home permits the new owner to make this a fun recreation spot, or a perfect place to call home.

The thick draws and closeness to the river make for an excellent habitat for wildlife, and the cultivation fields above offer abundant food during the cool fall/winter months. With over 170' of elevation change, this 13 +/- acres features vantage points that offer excellent views of the valley below. The two-car garage has sufficient space for storage, and just below it is a walkway that connects to the house. The home features both a side deck as well as a back deck perfect for cookouts and gatherings. This property would make a great place for some extended time away from the crowd or the perfect hangout with friends!



PROPERTY FEATURES

PRICE: **\$255,000** | COUNTY: **CANADIAN** | STATE: **OKLAHOMA** | ACRES: **13**

- 1,140 square-foot home
- 2 beds, 2 baths
- Side and back deck
- City water
- 960 square-foot two-car garage
- Remodeled office space
- Canadian River bottom view
- 170+ feet of elevation change
- Mixed hardwoods
- Close I-40 access
- Hinton School District
- 45 minutes from OKC



1,140 SQUARE-FOOT HOME



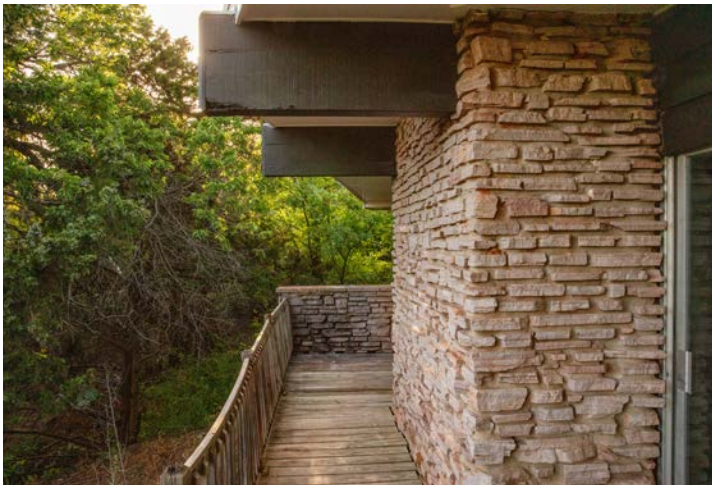
INTERIOR PHOTOS



TWO-CAR GARAGE



SIDE AND BACK DECK

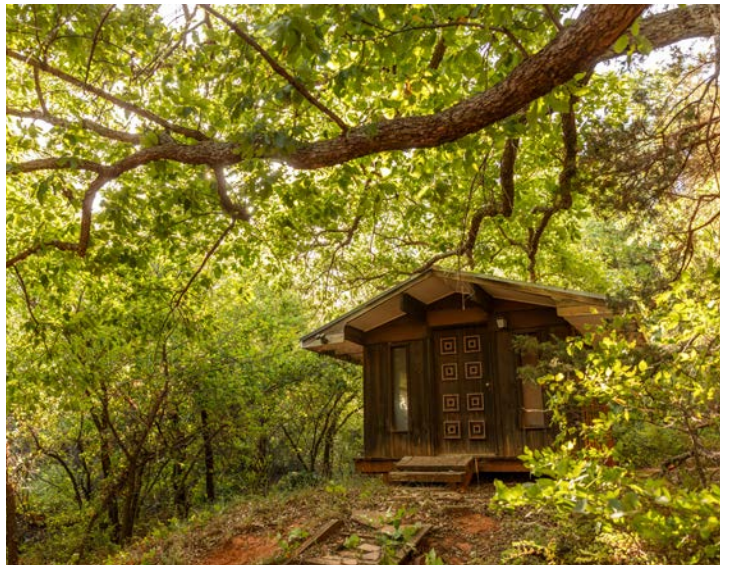


CANADIAN RIVER BOTTOM VIEW

The thick draws and closeness to the river make for an excellent habitat for wildlife, and the cultivation fields above offer abundant food during the cool fall/winter months. With over 170' of elevation change, this 13 +/- acres features vantage points that offer excellent views of the valley below.



ADDITIONAL PHOTOS



AERIAL MAP



©2024 AgriData, Inc.

Boundary Center: 35° 32' 43.07, -98° 16' 58.23

0ft 222ft 444ft



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

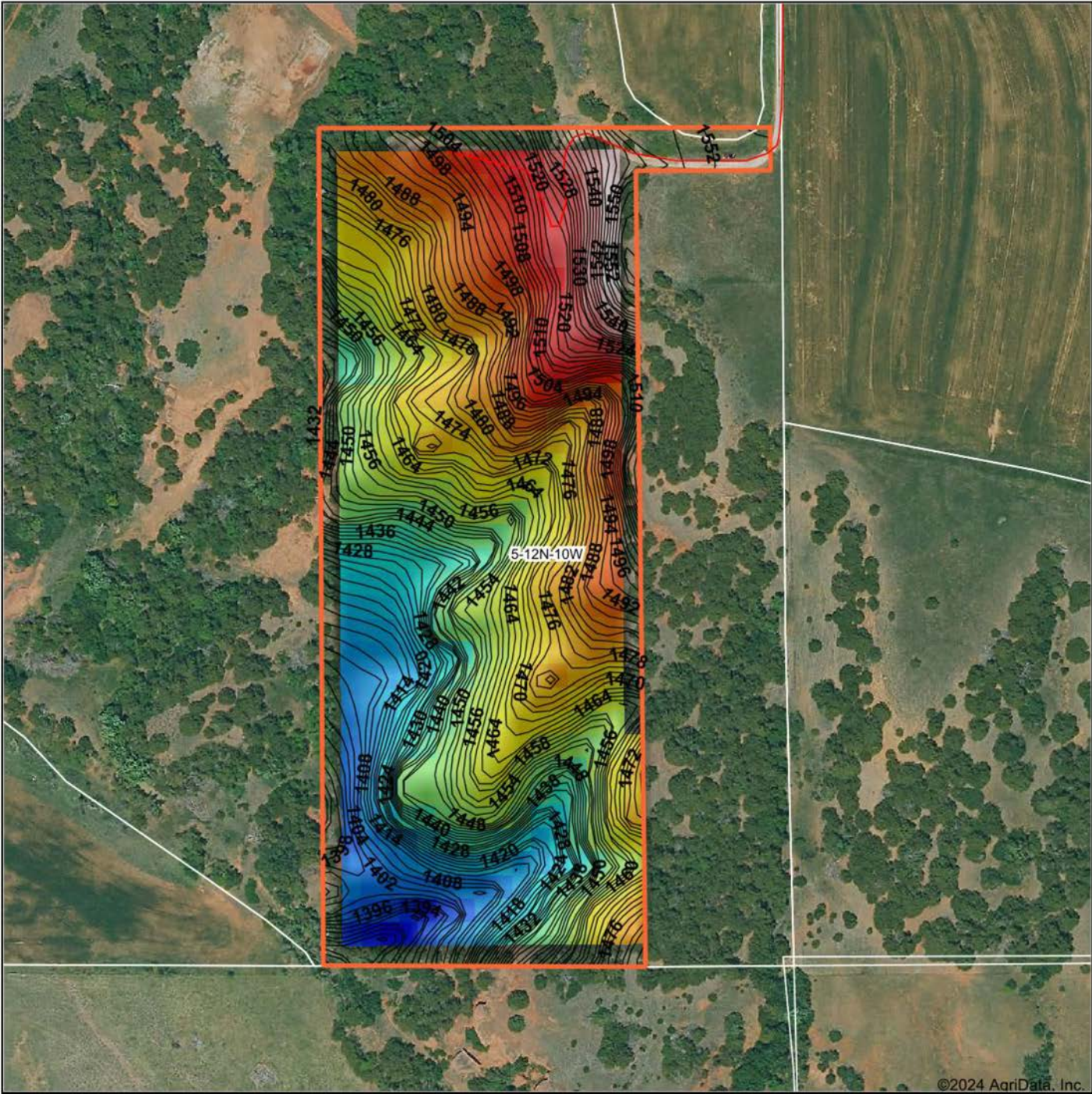
5-12N-10W
Canadian County
Oklahoma



7/5/2024

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

HILLSHADE MAP



©2024 AgriData, Inc.

Low Elevation High

Source: USGS 10 meter dem

Interval(ft): 2

Min: 1,380.2

Max: 1,550.3

Range: 170.1

Average: 1,459.9

Standard Deviation: 34.78 ft

0ft 224ft 449ft

N
W E
S
7/5/2024

5-12N-10W
Canadian County
Oklahoma

Boundary Center: 35° 32' 43.07, -98° 16' 58.23

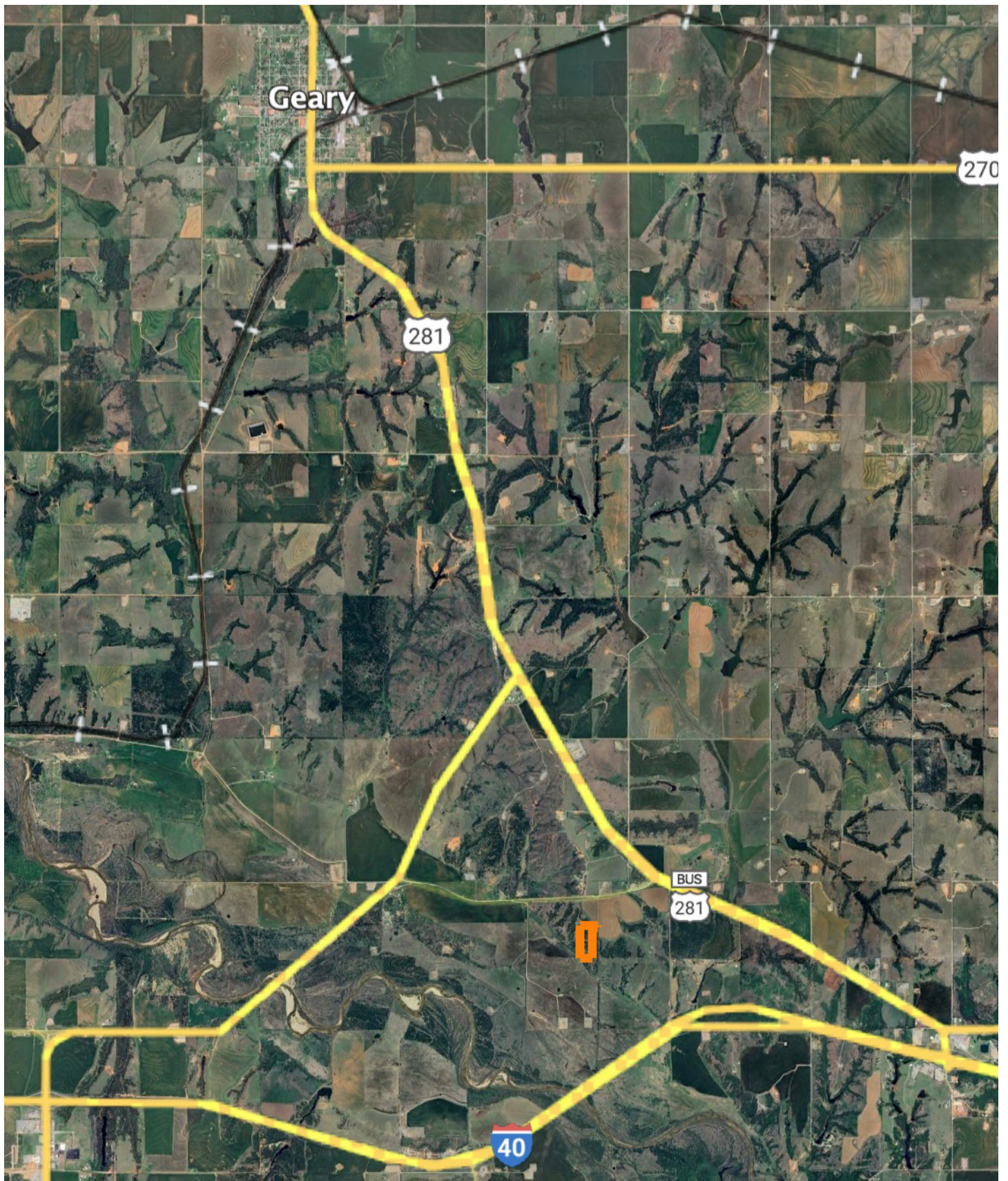
Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023 www.AgriDataInc.com

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

580.919.7653

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.