

MIDWEST LAND GROUP PRESENTS

64 ACRES IN

STEPHENS COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SMALL TIMBER TRACT ON BLACKTOP

Located just three miles north of Central High, this heavily timbered tract is conveniently located off of a blacktop road. A gravel driveway takes you in along the east boundary, where mature oak trees canopy on both sides. At the end of the drive, there is a cattle guard that marks the entry to the primary opening of the property. Front and center of the opening is a set of pens for gathering livestock, and a manual chute is made available for those needing to doctor their animals. Just west of the pens, there is a water well with a solar panel/pump combo, which has been used for livestock and the overflow for supplementing the pond beneath. While conditions have not been the most favorable, the pond is still holding some water, and at full capacity would be close to 3/4 of an acre in size.

The property consists of several small openings, and there is a nice trail system that allows for easy navigation between locations. The north end of the property features pockets of sumac, and the areas that have been cleared are laced with young growth cedars, creating a perfect bedding habitat for wildlife. Some cottonwoods tower over the native grasses, presenting ideal locations for hanging a tree stand or picnicking during the summer. The southern half of the tract is dominated by post oaks, but like the north half, there is a trail-way that enables full access throughout the dense cover. Presenting itself as a great potential build site or an exciting recreation pursuit, come explore this beautiful Stephens County property.



PROPERTY FEATURES

PRICE: **\$204,750** | COUNTY: **STEPHENS** | STATE: **OKLAHOMA** | ACRES: **64**

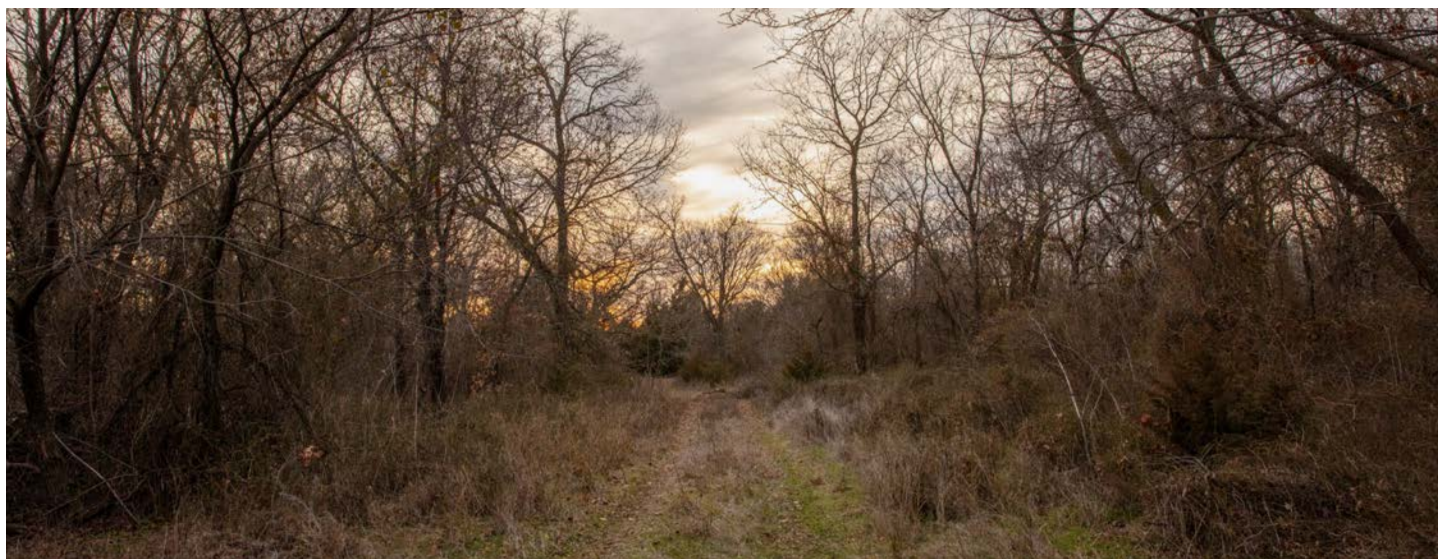
- Blacktop road frontage
- Electricity at road frontage
- 46 +/- acres timber
- 18 +/- acres of openings
- Water well
- Small pond
- Corral
- Manual chute
- Mature oak trees
- Great cover for wildlife
- Central High School District
- 30 minutes from Lawton
- 25 minutes from Duncan
- 1 hour 25 minutes from Oklahoma City
- 2 hours 45 minutes from Dallas/Fort Worth



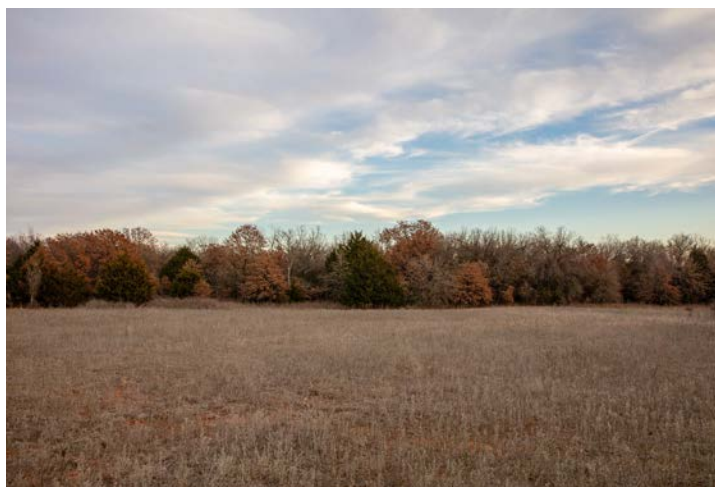
64 +/- ACRES



46 +/- ACRES TIMBER



18 +/- ACRES OF OPENINGS



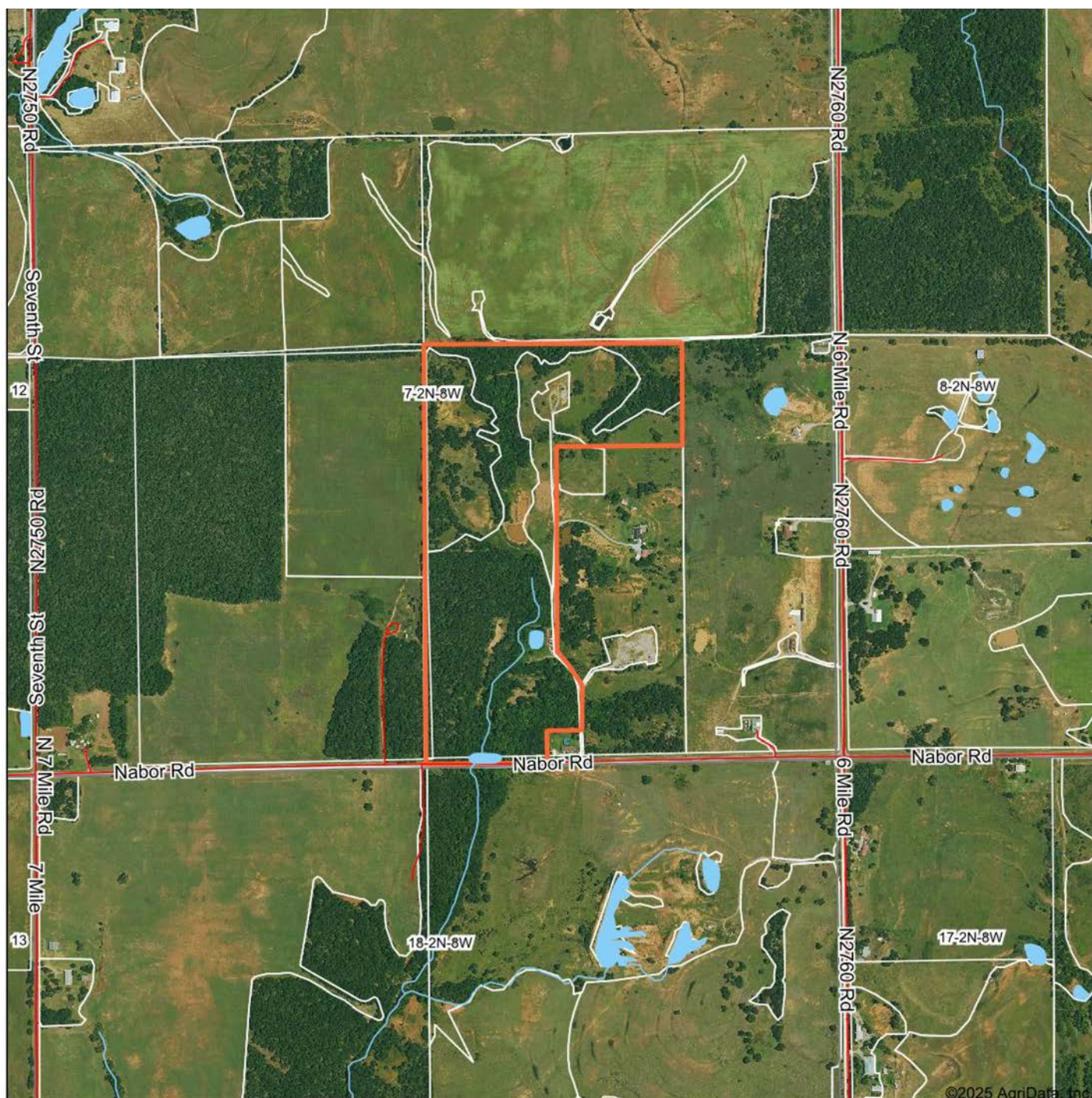
SMALL POND



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 34° 39' 21.41, -98° 4' 41.52



Maps Provided By:



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7-2N-8W
Stephens County
Oklahoma



2/18/2025

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: 1,224.2

Max: 1,256.9

Range: 32.7

Average: 1,241.8

Standard Deviation: 6.2 ft

0ft 463ft 927ft

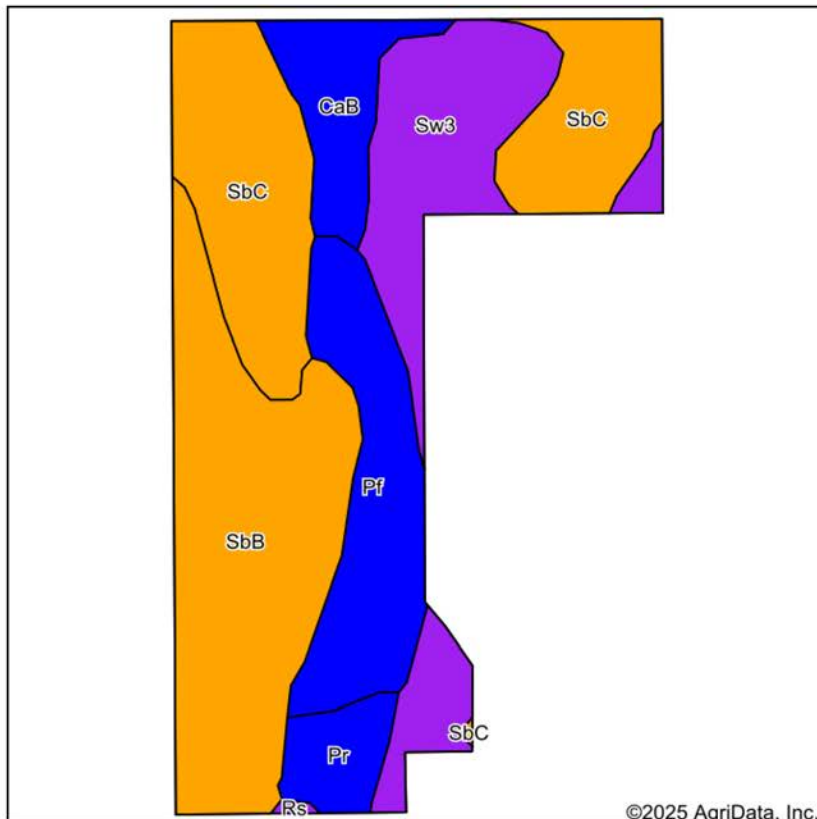


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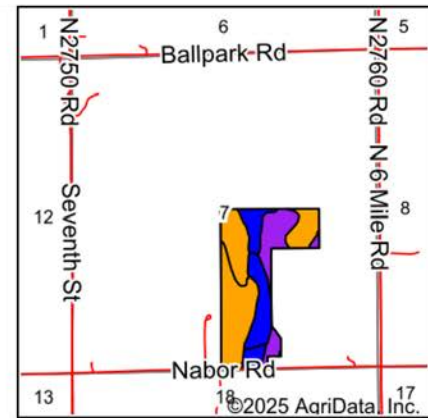
7-2N-8W
Stephens County
Oklahoma

Boundary Center: 34° 39' 21.41, -98° 4' 41.52

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
County: **Stephens**
Location: **7-2N-8W**
Township: **Marlow**
Acres: **64.03**
Date: **2/18/2025**



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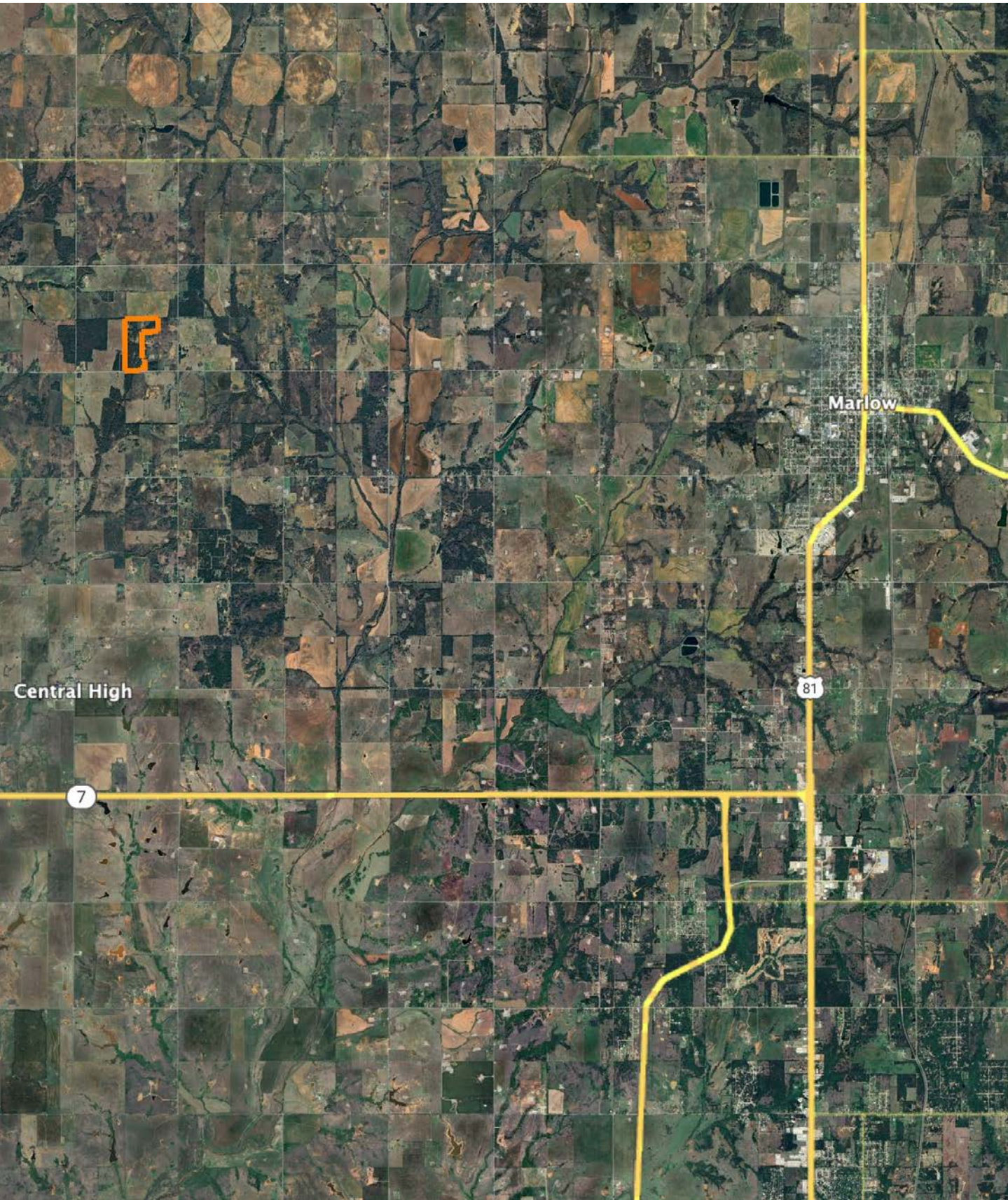
Area Symbol: OK137, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-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
SbB	Stephenville and Littleaxe soils, 1 to 3 percent slopes	18.53	28.9%		IIIe	3740	22	43	41	42	41	30
SbC	Stephenville and Littleaxe soils, 3 to 5 percent slopes	16.16	25.2%		IIIe	3810	25	42	41	42	41	30
Sw3	Stephenville and Newalla soils, 1 to 8 percent slopes, severely eroded	12.42	19.4%		VIe	0		37	36	36	32	21
Pf	Port fine sandy loam, 0 to 1 percent slopes, occasionally flooded	9.53	14.9%		IIw	6145	34	73	55	51	73	33
CaB	Chickasha fine sandy loam, 1 to 3 percent slopes	4.59	7.2%		Ile	4747	35	50	47	45	50	32
Pr	Port loam, 0 to 1 percent slopes, occasionally flooded	2.67	4.2%		IIw	6100	33	67	45	44	67	33
Rs	Stephenville-Pulaski, frequently flooded, complex, 0 to 20 percent slopes	0.13	0.2%		VIe	4680		41	40	40	38	21
Weighted Average					3.33	3562.7	21.6	*n 47.5	*n 42.7	*n 42.5	*n 45.7	*n 29

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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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