

MIDWEST LAND GROUP PRESENTS

160 ACRES IN

TILLMAN COUNTY OKLAHOMA



NORTH 2130 ROAD, TIPTON, OKLAHOMA, 73570

MIDWEST LAND GROUP IS HONORED TO PRESENT

CLASS I IRRIGATED FARM

This productive irrigated tillable farm in Tillman County hosts several desirable features for anyone looking to expand their current farming operation or for the opportunistic investor looking to move into a secure source of passive income. Comprised entirely of Class I soils and almost perfectly level, the ground here is shown to be rated at 66.9 on the National Commodity Crop Productivity Index (NCCPI). Reported wells on the farm show to produce 800 gpm and 150 gpm, though in recent years the current tenant reports closer to a collective yield of 750 gpm in the early season and 400 gpm in the late season. Equipped with FieldNET remote technology, you'll be able to easily manage applications from a distance.

Located just a few miles southwest of Tipton, this area of southwest Oklahoma is known for its productive sandy loam soils and abundance of groundwater. Centrally located between the larger towns of Altus and Frederick adds to the desirability of this property, as both are home to agricultural equipment/parts dealers. Venturing just a bit further south into Texas, Vernon also lends a hand in the way of extra businesses and amenities. Truly an attractive piece to add to an agriculture enterprise or investment venture, this irrigated quarter section is one to check out.



PROPERTY FEATURES

PRICE: **\$960,000** | COUNTY: **TILLMAN** | STATE: **OKLAHOMA** | ACRES: **160**

- 160 +/- acres Class I soils
- Overall NCCPI rating 66.9
- Zimmatic center pivot
- Pivot run off of two wells
- Reported wells at 800 gpm and 150 gpm
- Close highway access
- 4 miles from Tipton
- 20 minutes from Altus
- 20 minutes from Frederick
- 35 minutes from Vernon



OVERALL NCCPI RATING 66.9



CLOSE AMENITIES



ZIMMATIC CENTER PIVOT



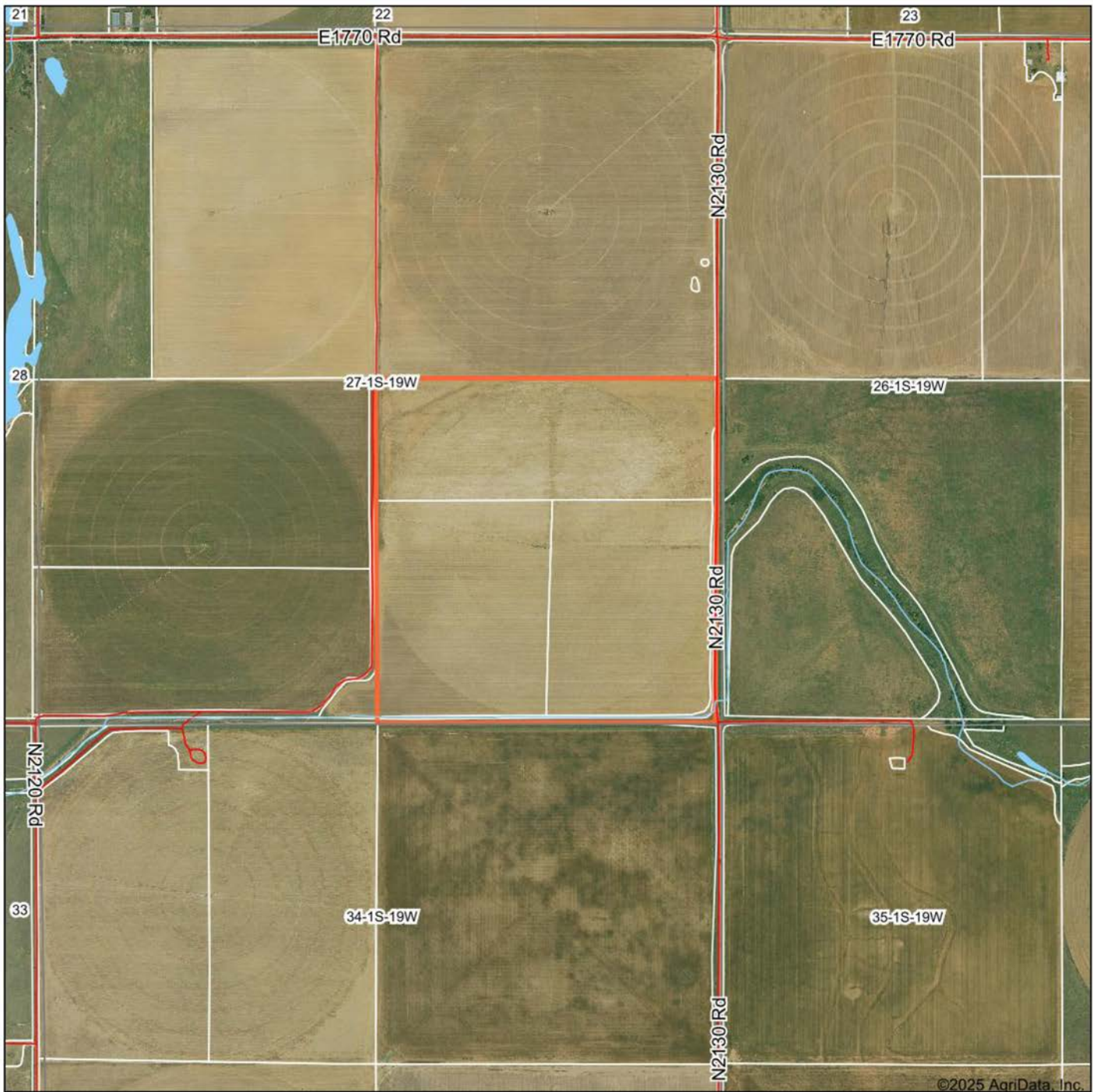
LEVELED CLASS I SOILS



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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

Boundary Center: 34° 26' 21.16, -99° 10' 18.67

27-1S-19W
Tillman County
Oklahoma


0ft 1198ft 2397ft




2/20/2025

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: 1,237.7


Max: 1,247.0

Range: 9.3

Average: 1,240.3

Standard Deviation: 1.44 ft

0ft 461ft 922ft

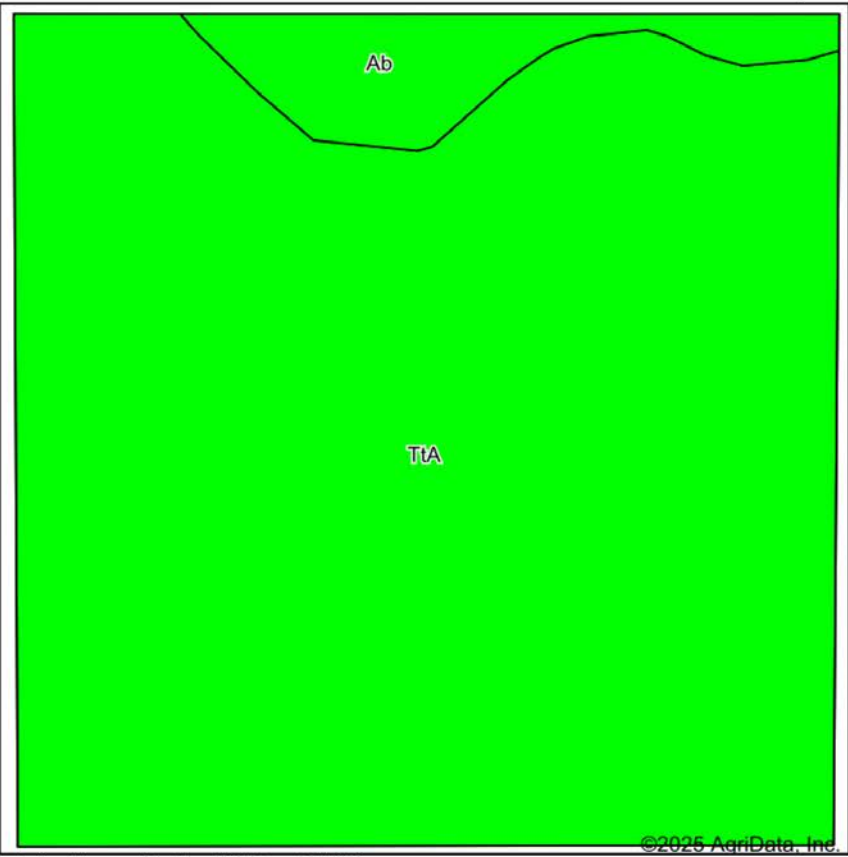


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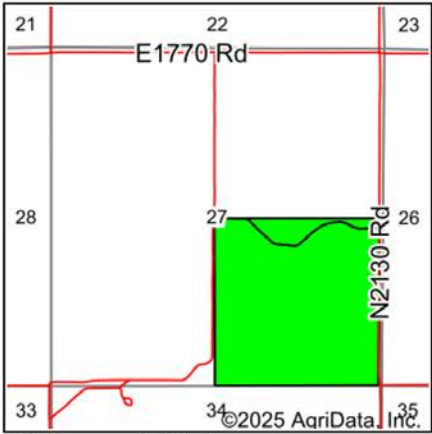
27-1S-19W
Tillman County
Oklahoma

Boundary Center: 34° 26' 21.16, -99° 10' 18.67

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
County: **Tillman**
Location: **27-1S-19W**
Township: **Tipton**
Acres: **159.99**
Date: **2/20/2025**



Maps Provided By:

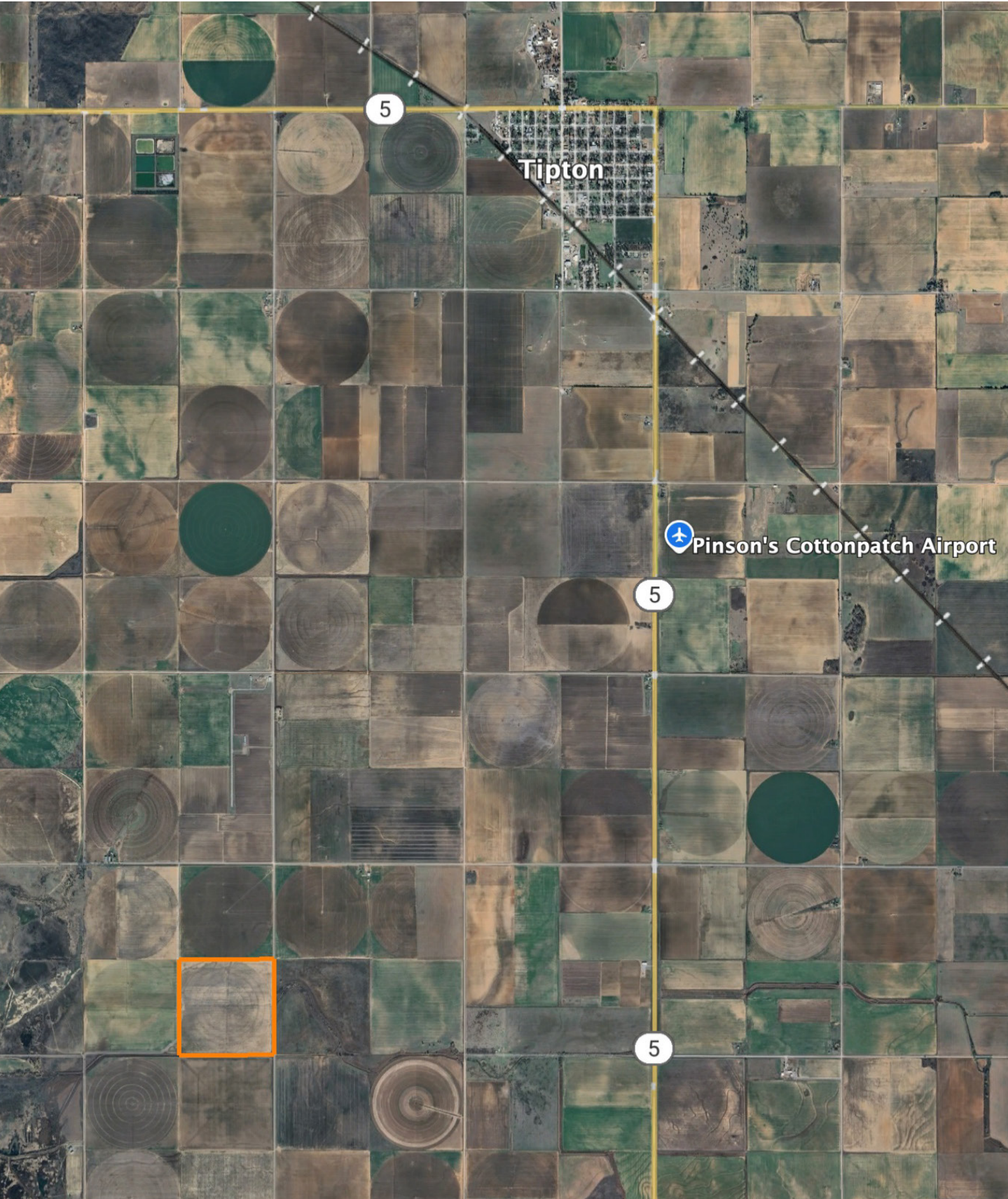


Area Symbol: OK141, Soil Area Version: 20														
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	Wheat Bu	Wheat Irrigated Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
TtA	Tipton loam, 0 to 1 percent slopes	149.59	93.5%		I	I	4156			68	57	58	68	49
Ab	Abilene loam, 0 to 1 percent slopes	10.40	6.5%		I	I	1800	30	60	51	39	41	51	50
Weighted Average					1.00	1.00	4002.9	2	3.9	*n 66.9	*n 55.8	*n 56.9	*n 66.9	*n 49.1

*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.



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