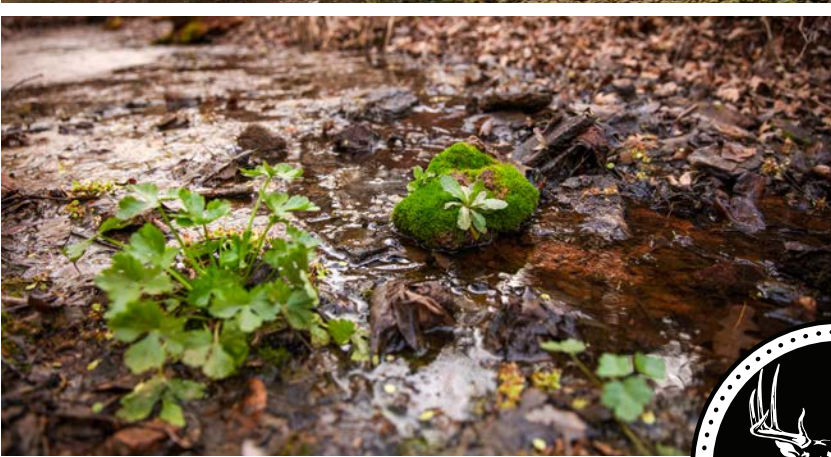


MIDWEST LAND GROUP PRESENTS

60 ACRES
COMANCHE COUNTY, OK

23723 NORTHEAST CROSS ROAD, MARLOW, OKLAHOMA, 73055



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

FERTILE HAY GROUND ON ARMSTRONG CREEK

Discover a prime agricultural property that seamlessly blends productivity and natural beauty in the heart of Oklahoma. This 60 +/- acre tract offers an exceptional opportunity for farmers, ranchers, and land investors seeking a versatile rural property. With a mix of soil classes, the land produces around 2-3 bales of hay per acre, supported by a picturesque landscape of mature oak, redbud, elm, and cedar trees that provide natural beauty and practical windbreaks. Armstrong Creek meanders through the southeast corner, adding scenic value and offering potential water resources.

The existing fencing is in excellent condition, providing clear property boundaries where installed. For those

dreaming of a rural homestead, this property presents an excellent building site. The diverse terrain, with its mix of open ground and treed areas, provides multiple potential home sites with beautiful views and natural privacy.

Whether you're looking to expand agricultural operations, invest in productive land, create a personal rural retreat, or build your dream country home, this Comanche County property delivers on multiple fronts. Ideal for hay production, potential grazing, or as a versatile rural investment, this land is ready for your vision and management.

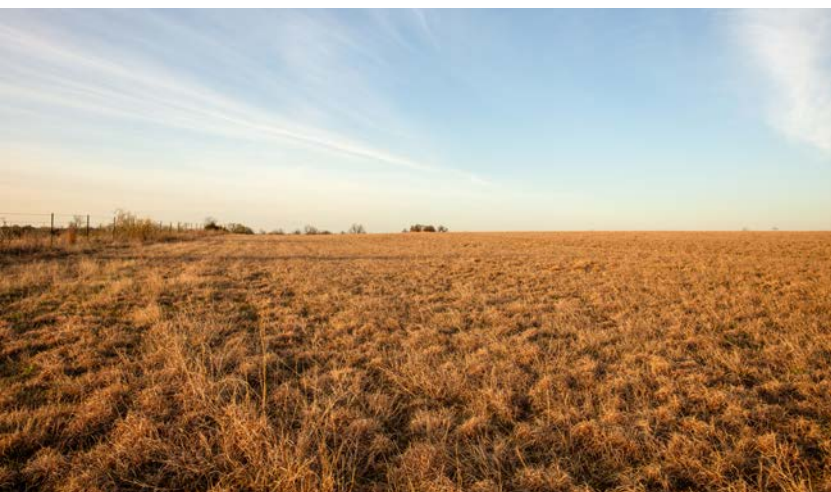


PROPERTY FEATURES

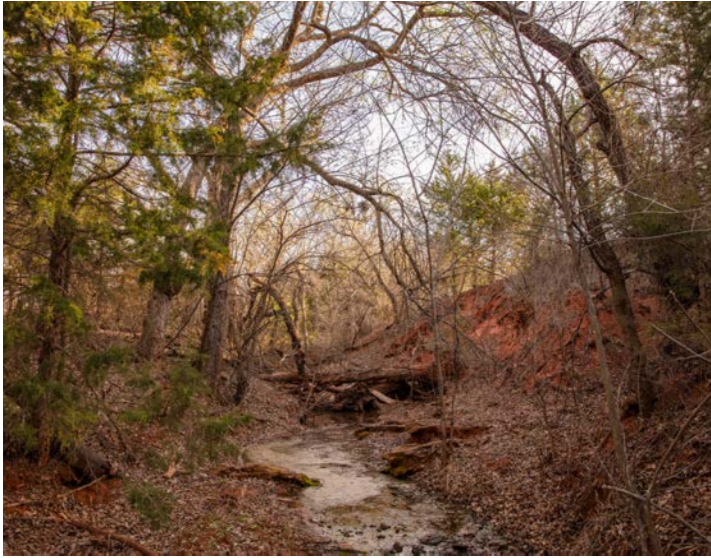
PRICE: **\$240,000** | COUNTY: **COMANCHE** | STATE: **OKLAHOMA** | ACRES: **60**

- Approximately 2-3 bales per acre of hay production
- Armstrong Creek frontage in the southeast corner
- Diverse mature timber
- Mix of class II and class VI soils
- Good existing fencing
- Blacktop road frontage
- Excellent potential homesite
- Diverse terrain with open ground and timber
- Abundant wildlife
- 7 miles southeast of Sterling, Oklahoma
- 1 hour 45 minutes from Oklahoma City
- 2 hours 30 minutes from Wichita, Kansas
- 3 hours 15 minutes from Dallas, Texas

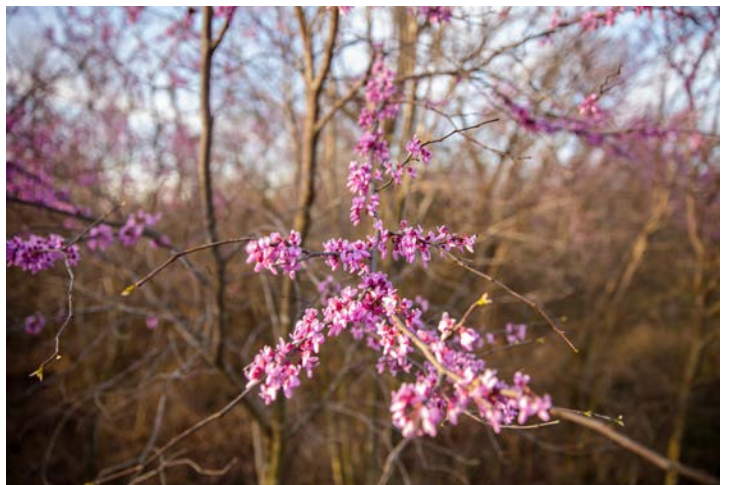
HAY PRODUCTION



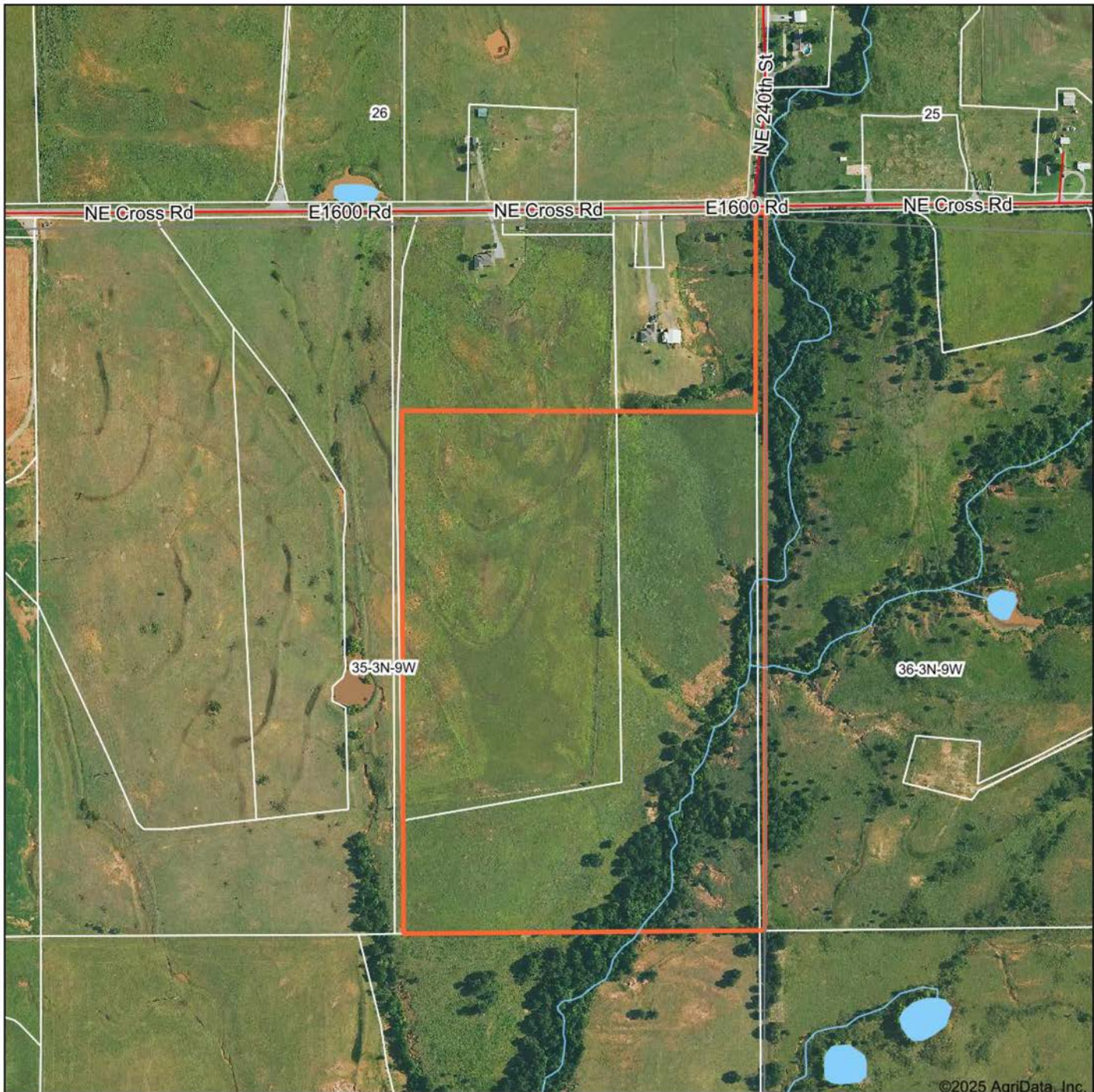
ARMSTRONG CREEK



DIVERSE MATURE TIMBER



AERIAL MAP



Maps Provided By:



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

Boundary Center: 34° 41' 31.29, -98° 6' 31.78

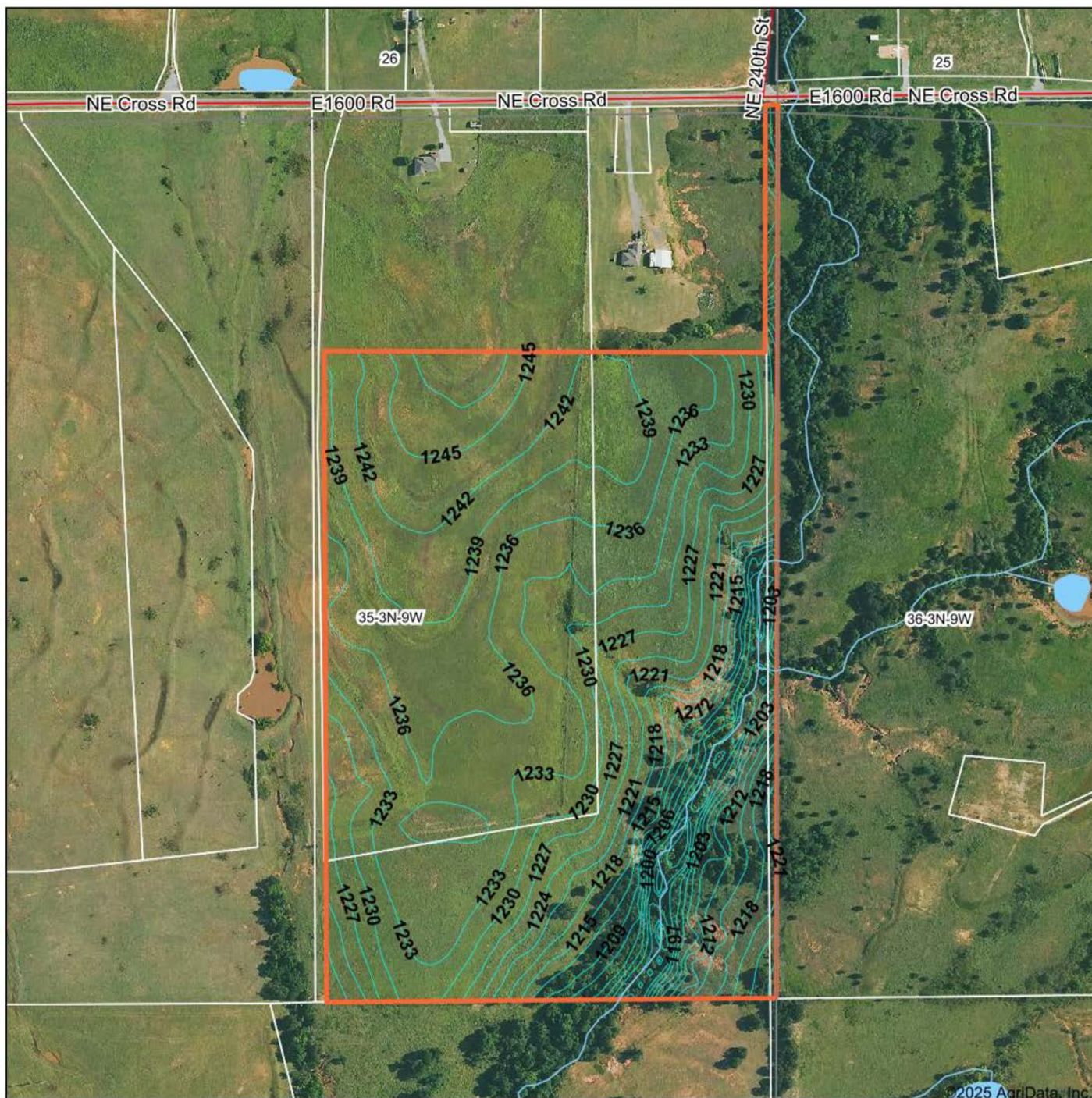
35-3N-9W
Comanche County
Oklahoma

0ft 566ft 1131ft



3/26/2025

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: 1,186.6

Max: 1,249.3

Range: 62.7

Average: 1,228.3

Standard Deviation: 12.89 ft

0ft 456ft 911ft

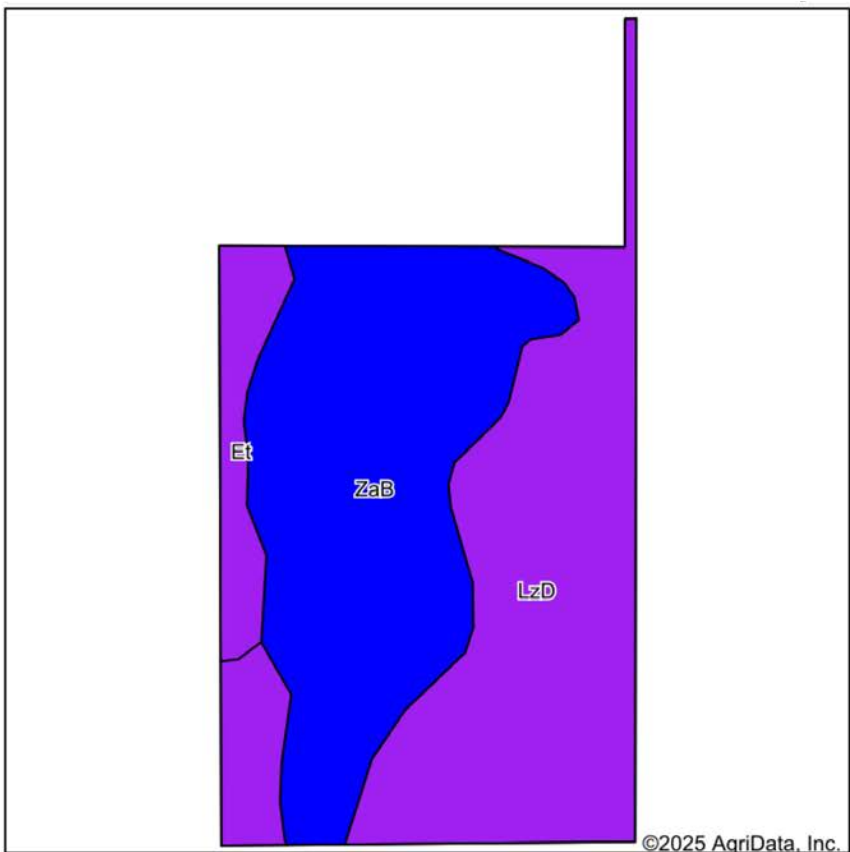


3/26/2025

35-3N-9W
Comanche County
Oklahoma

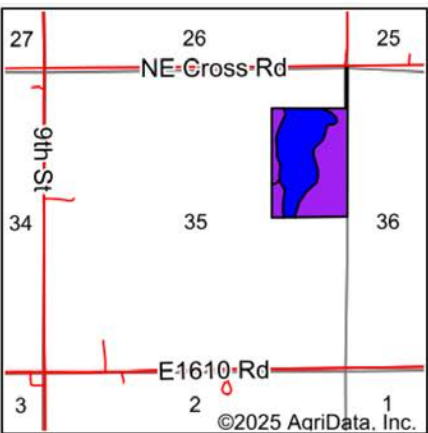
Boundary Center: 34° 41' 31.29, -98° 6' 31.78

SOILS MAP



Soils data provided by USDA and NRCS.

©2025 AgriData, Inc.



State: **Oklahoma**
County: **Comanche**
Location: **35-3N-9W**
Township: **Northeast Comanche**
Acres: **57.79**
Date: **3/26/2025**



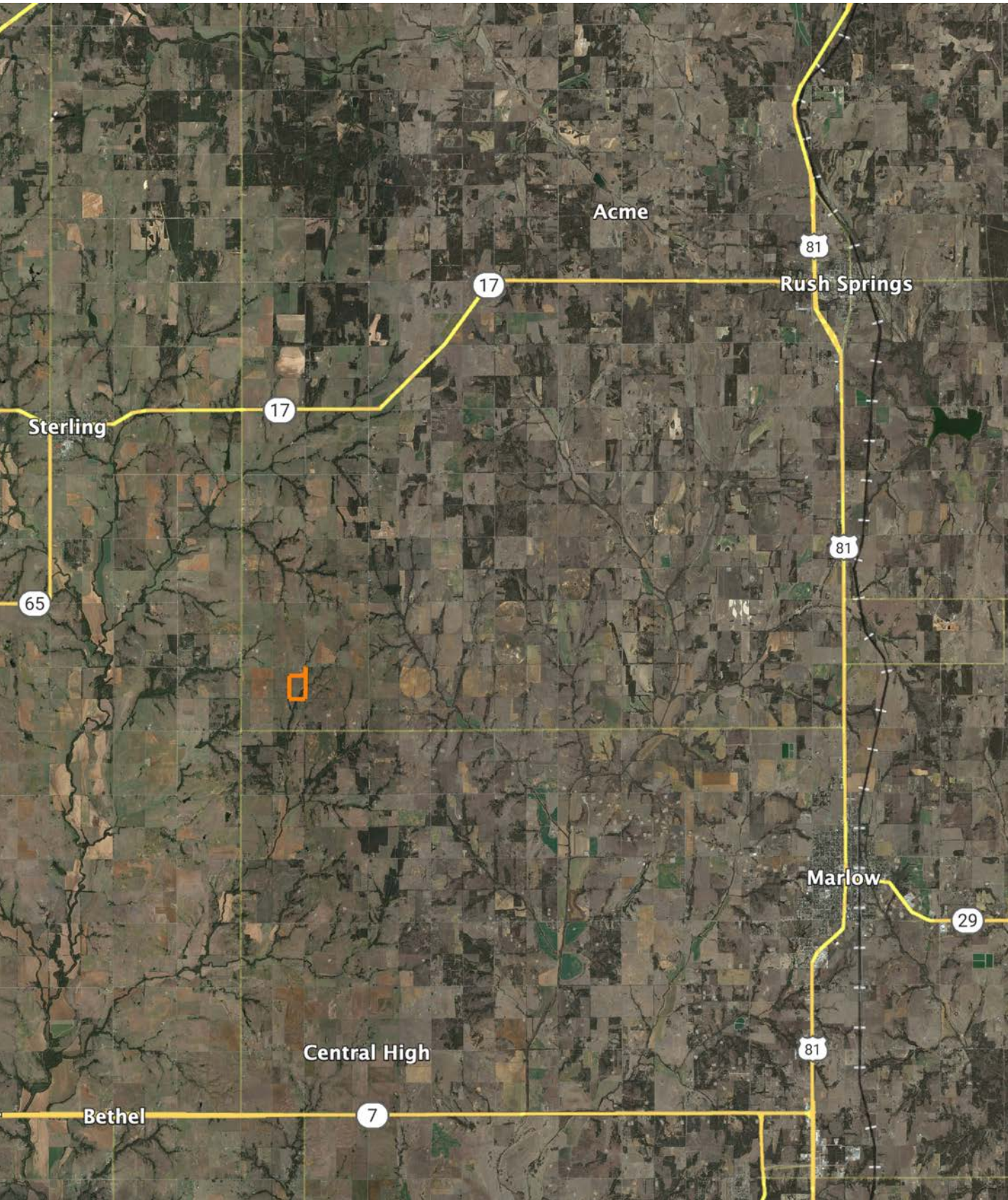
Maps Provided By:



Area Symbol: OK031, Soil Area Version: 21													
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	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
LzD	Lucien-Grainola-Zaneis complex, 5 to 12 percent slopes	27.24	47.2%		Vle		3119		39	33	37	37	23
ZaB	Zaneis loam, 1 to 3 percent slopes	26.61	46.0%		Ile	Ile	4035	26	58	51	54	58	34
Et	Zaneis and Stephenville soils, 2 to 8 percent slopes, severely eroded	3.94	6.8%		Vle		0		41	40	38	38	25
Weighted Average					4.16	*-	3328.1	12	*n 47.9	*n 41.8	*n 44.9	*n 46.7	*n 28.2

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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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JAyers@MidwestLandGroup.com



MidwestLandGroup.com

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