

MIDWEST LAND GROUP PRESENTS



GREER COUNTY, OK

143.5 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

NATURAL SPRING OASIS - SERENE GREER COUNTY PROPERTY

Nestled along the north fork of the Red River in scenic Greer County, this exceptional 143.5+/- acre property offers a perfect blend of rich history, natural beauty, and modern comfort. The centerpiece is a stunning 1,900 square-foot rock home built in 2014, featuring large pane glass windows that provide breathtaking views of the pond and surrounding landscape. These expansive windows invite the outdoors in, allowing for peaceful mornings watching deer graze along the property's edge or wild turkeys strutting across the meadow—all from the comfort of your living space. The home is equipped with a backup Generac generator ensuring continuous comfort regardless of weather conditions.

Complementing the main residence is a recently remodeled 882-square-foot guest house for visitors. For a truly unique accommodation experience, the property features a meticulously remodeled caboose, thoughtfully converted into a cozy overnight retreat with modern comforts provided by an efficient mini split heating and cooling system. Practical needs are met with a generous 1,500-square-foot shop, while history enthusiasts will marvel at the beautifully preserved antique barn dating back to 1915. Perhaps most remarkable are the three historic dugout homes that stand as a testament to the area's pioneer heritage. Adding to this property's extraordinary historical significance is an original land grant document signed by President Theodore Roosevelt himself—a priceless piece of American history that conveys with the property.

The land is serviced by three water wells, including one equipped with a charming windmill that adds both functionality and rustic character to the landscape. A serene 3/4-acre spring-fed pond creates a peaceful focal point, with its natural overflow forming a picturesque stream that meanders through the northeast corner. The gentle sound of flowing water creates a soothing soundtrack to daily life, often accompanied by the distant gobble of turkeys as they settle into their roosts at dusk. This corner is shaded by majestic cottonwood and pecan trees, providing cool respite during the summer months. The remainder of the acreage features well-maintained Bermudagrass pasture, ideal for livestock or simply enjoying the rural landscape.

Wildlife enthusiasts will appreciate the abundant natural habitat that attracts numerous species. Deer can regularly be spotted drinking from the pond at dawn and dusk, while wild turkeys often parade across the property in family groups. Birdwatchers will delight in the variety of waterfowl that visit the pond seasonally. The property's proximity to Quartz Mountain State Park ensures easy access to additional recreational activities, from hiking and boating to cultural events. This rare offering combines modern amenities with agricultural utility, historic significance, and natural splendor—a true Oklahoma treasure awaiting its next steward.

PROPERTY FEATURES

PRICE: **\$1,090,000** | COUNTY: **GREER** | STATE: **OKLAHOMA** | ACRES: **143.5**

- 1,900-square-foot rock home
- 882-square-foot guest home
- 600-square-foot remodeled caboose
- 1,500-square-foot shop
- Antique barn
- Historic dugout homes
- Three water wells
- Windmill
- 3/4 acre spring-fed pond
- Mature standing timber
- Bermudagrass pasture
- Excellent wildlife
- Blacktop road access
- Original land grant signed by Theodore Roosevelt
- 15 minutes from Quartz Mountain State Park
- One mile from Altus/Lugert Wildlife Management Area
- 2 hours 6 minutes OKC
- 2 hours 20 minutes from Amarillo
- 3 hours 30 minutes from Fort Worth



1,900-SQUARE-FOOT ROCK HOME



ANTIQUE BARN



882-SQUARE-FOOT GUEST HOME



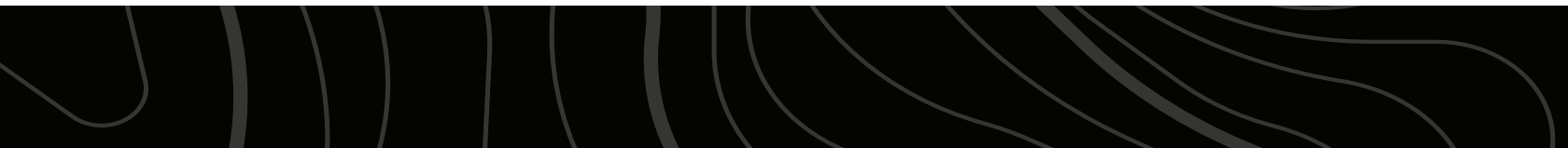
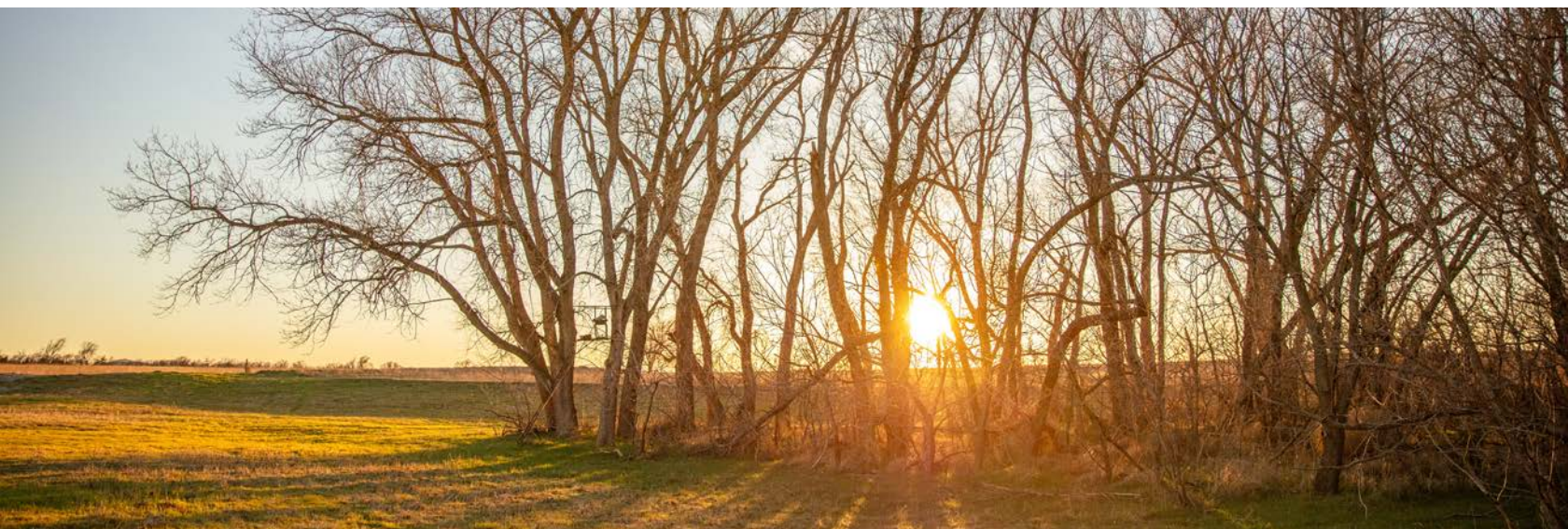
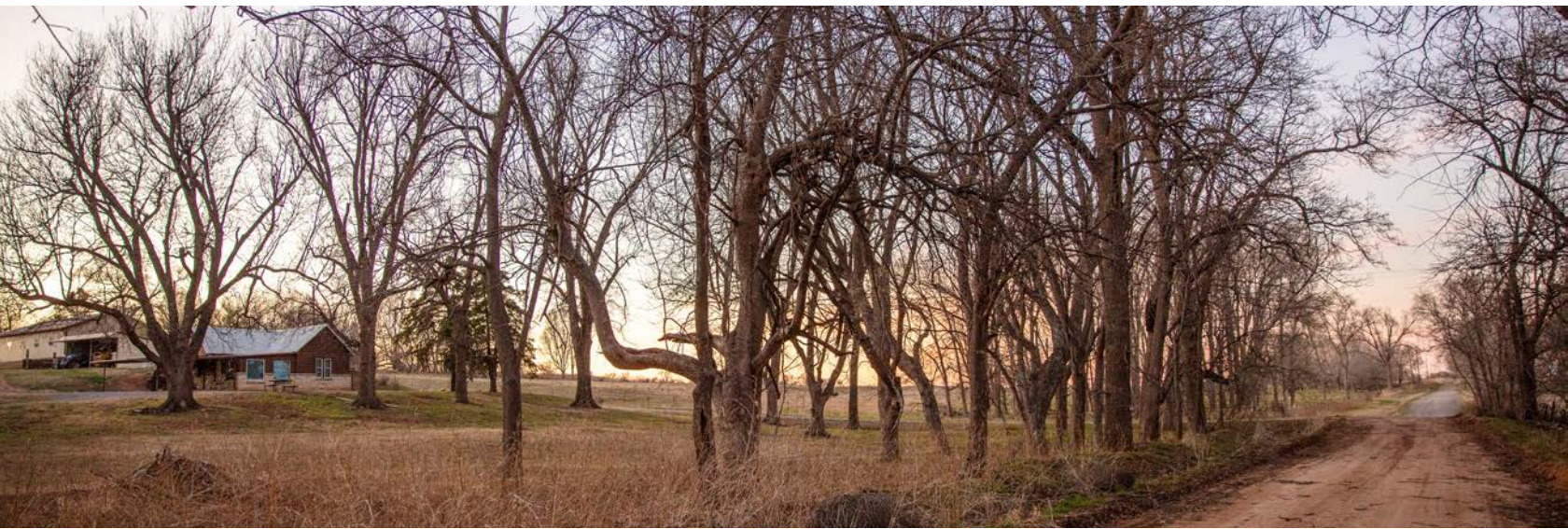
REMODELED CABOOSE



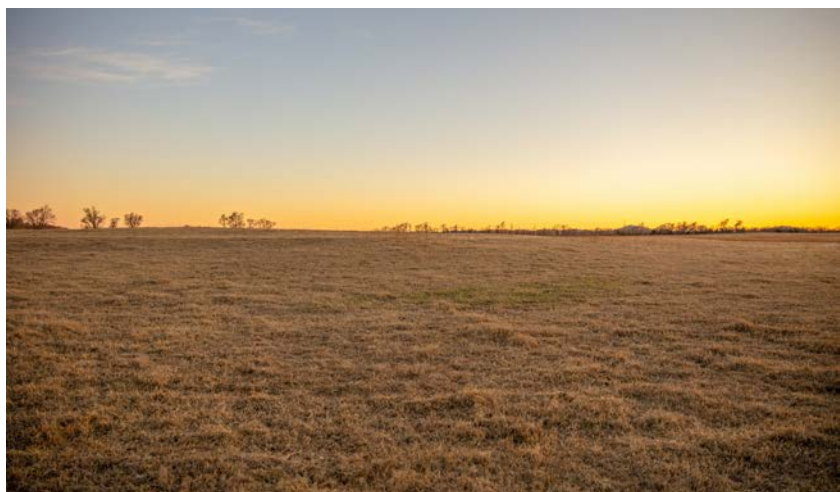
HISTORIC DUGOUT HOMES



MATURE STANDING TIMBER



BERMUDAGRASS PASTURE



BLACKTOP ROAD ACCESS



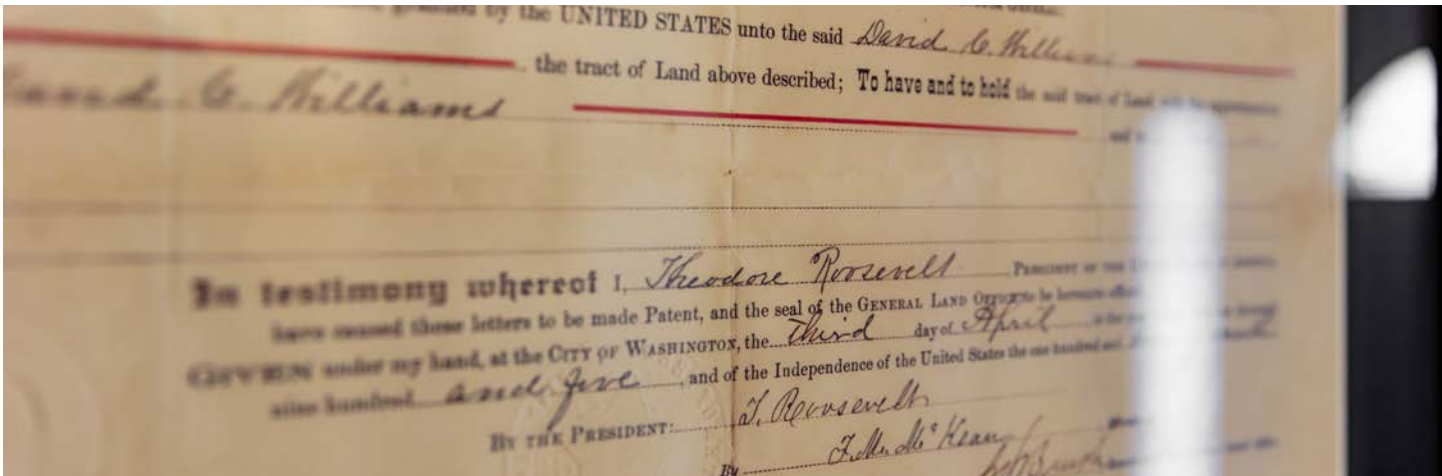
3/4 ACRE SPRING-FED POND



HUNTING OPPORTUNITIES



ROOSEVELT SIGNED LAND GRANT



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 35° 1' 35.26, -99° 20' 49.79

0ft 802ft 1604ft



Maps Provided By:



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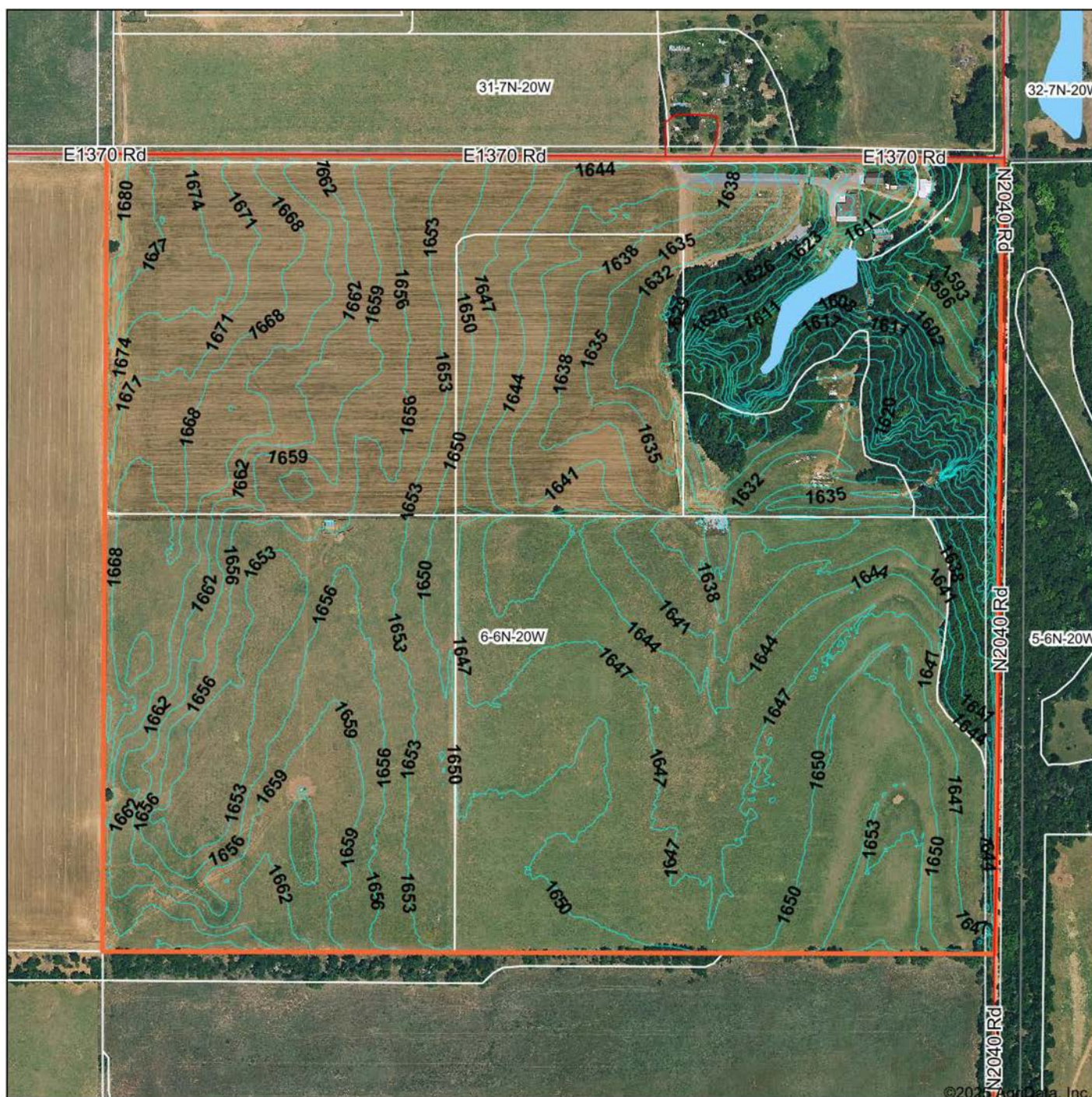
6-6N-20W
Greer County
Oklahoma



3/19/2025

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

TOPOGRAPHY MAP



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Maps Provided By:



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

Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 1,585.8

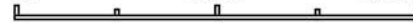
Max: 1,682.3

Range: 96.5

Average: 1,646.9

Standard Deviation: 16.67 ft

0ft 462ft 925ft

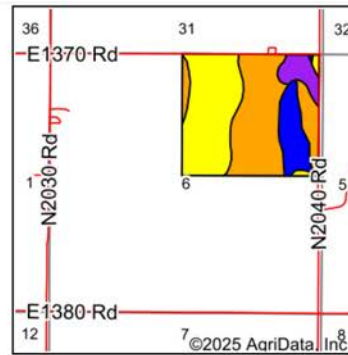
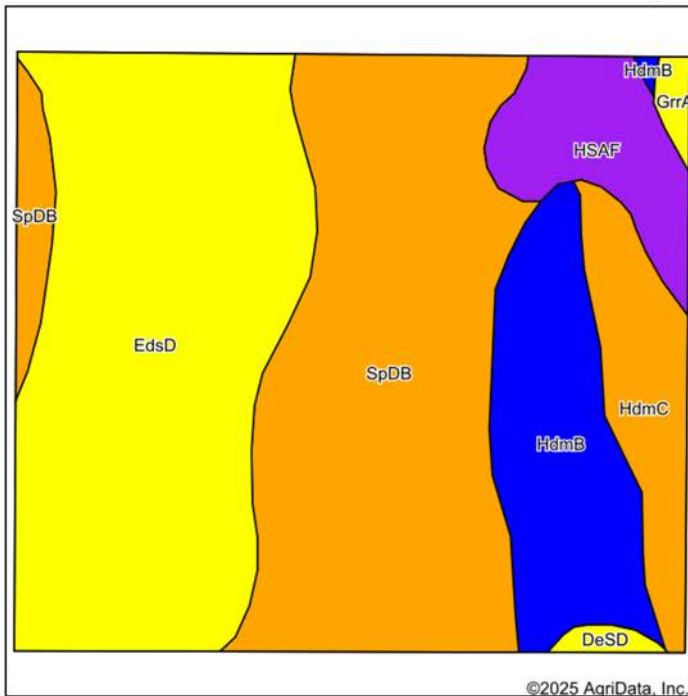


3/19/2025

6-6N-20W
Greer County
Oklahoma

Boundary Center: 35° 1' 35.26, -99° 20' 49.79

SOILS MAP



State: **Oklahoma**
 County: **Greer**
 Location: **6-6N-20W**
 Township: **Granite**
 Acres: **143.54**
 Date: **3/19/2025**



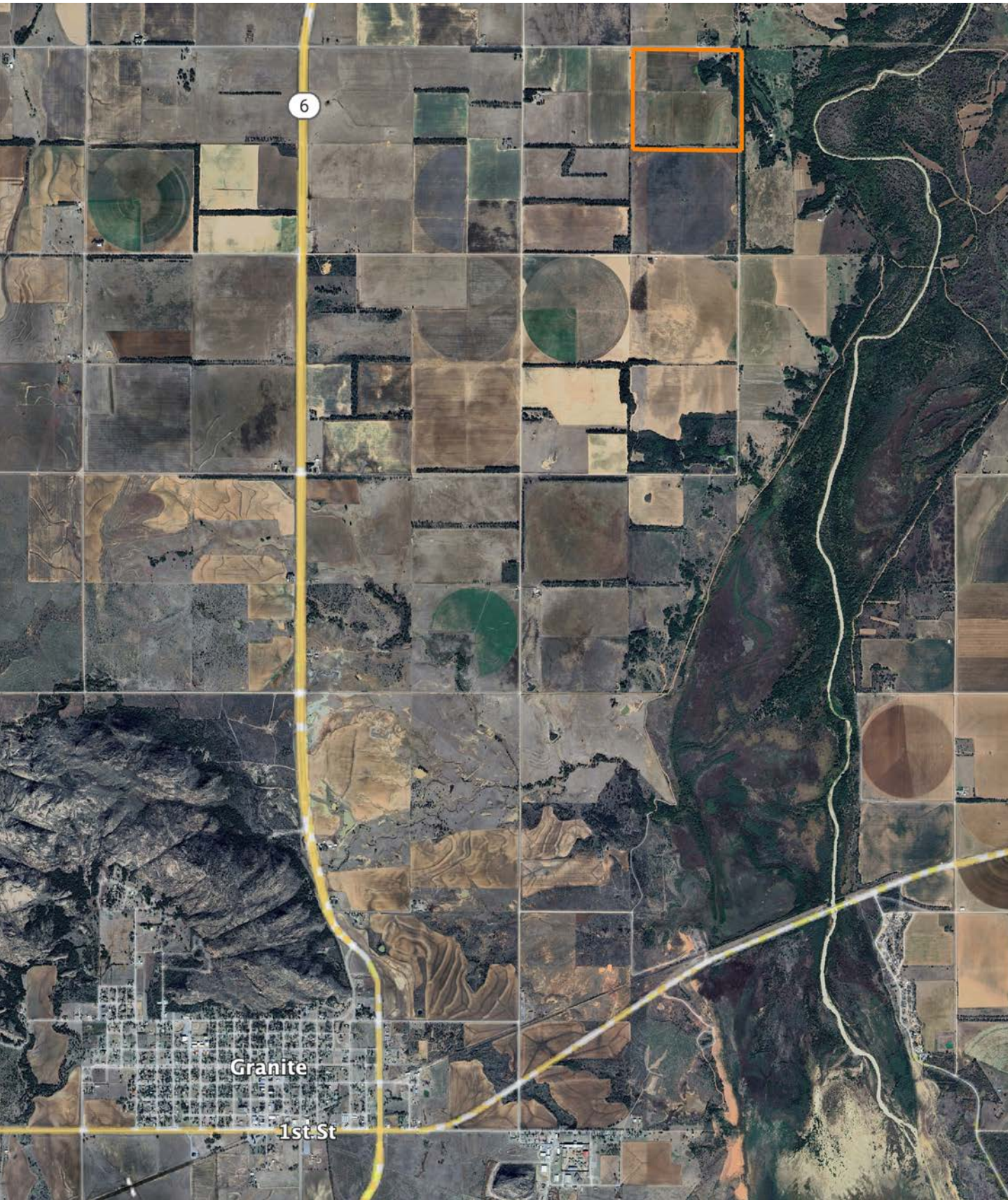
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Area Symbol: OK055, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	Corn Bu	Corn Irrigated Bu	Soybeans Bu	Soybeans Irrigated Bu	Wheat Bu	Wheat Irrigated Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
EdsD	Eda sand, 3 to 8 percent slopes	52.75	36.8%		IVe	IVe	3600					16		23	20	23	19	6
SpDB	Springer and Devol loamy sands, 0 to 3 percent slopes	51.43	35.8%		IIIe	IIIe	3515					24		34	33	32	33	16
Hdmb	Hardeman fine sandy loam, 1 to 3 percent slopes, cool	17.92	12.5%		IIe	IIe	2989	1	3	1	1	27	1	45	31	39	45	36
Hdmc	Hardeman fine sandy loam, 3 to 5 percent slopes, cool	9.92	6.9%		IIIe	IIIe	2746					27		36	26	31	36	18
HSAF	Hardeman-Southside-Arnett complex, 3 to 20 percent slopes	9.63	6.7%		VIe	VIe	2540					12	20	34	25	30	34	25
GrrA	Gracemore clay loam, saline, 0 to 1 percent slopes, occasionally flooded	1.03	0.7%		IVw	IVw	5695					15		27	3	27	19	8
DeSD	Devol and Springer loamy sands, 3 to 8 percent slopes	0.86	0.6%		IVe		2510					9		34	33	34	32	15
Weighted Average					3.46	*-	3371.6	0.1	0.4	0.1	0.1	20.7	1.5	*n 31.4	*n 26.7	*n 29.3	*n 29.5	*n 15.5

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

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