

MIDWEST LAND GROUP PRESENTS

32 ACRES

TILLMAN COUNTY, OK

21795 US HIGHWAY 62, SNYDER, OKLAHOMA, 73566



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

RIVER GROUND, HOME, AND MOUNTAIN VIEWS

Comprised of 32 +/- deeded acres and 80 +/- acres of accreted ground, this property features some of what is considered to be the most highly sought-after features in the area. Southwestern Oklahoma is adorned by the Wichita Mountains, and their rugged beauty commands attention from people all over the country. This property not only has a front seat to the mountains, but it also contains several outcroppings of its own. Accustomed to semi-arid conditions, an abundance of water is a specialty to the region. Over three-quarters of a mile of the North Fork of the Red River flows along the west and south sides of the property, providing reprieve to the wildlife, trees, and other vegetation that make their home alongside it. The river's wild meandering provides excellent habitat for wildlife and acts as an attractant to migrating waterfowl.

Positioned toward the northeast corner of the property, the stone home is a spacious 3,600 square feet and consists of four bedrooms and three bathrooms. Central

to the main living area is a wood-burning fireplace, and just next to it is the dining room with lovely views of the adjacent mountain. The kitchen features tiled floors and beautiful granite countertops. A staircase made from cedar logs leads to the second story which has three of the bedrooms, one of which is the master suite. Just outside of the master is a balcony that yet again faces the mountain and provides a glimpse into the river bottom below. To the side of the house, there is a 960-square-foot shop with concrete floors and electricity.

The property is conveniently located off of a blacktop road that turns out to Highway 62, providing safe and easy access during severe weather conditions. The city of Altus lies just shy of 20 minutes to the west, and to the east 45 minutes away is the city of Lawton. A wonderful blend of recreational opportunities, country living, and nearby amenities of the cities are all at the touch of your fingertips; a unique and distinguished property to be sure.



PROPERTY FEATURES

PRICE: **\$550,000** | COUNTY: **TILLMAN** | STATE: **OKLAHOMA** | ACRES: **32**

- 32 +/- deed acres
- 80 +/- accreted acres
- 0.75+ miles of North Fork River
- Wichita Mountain outcroppings
- Mixed hardwoods
- Mature cottonwoods
- Native grasses
- Deer, turkey, quail, hogs, and ducks
- Multiple stand/blind locations
- Fully fenced
- Blacktop road frontage
- Private gravel drive
- 3,600 square-foot rock home
- 960 square-foot shop
- 1 hour 45 minutes to OKC
- 3 hours Dallas/Fort Worth

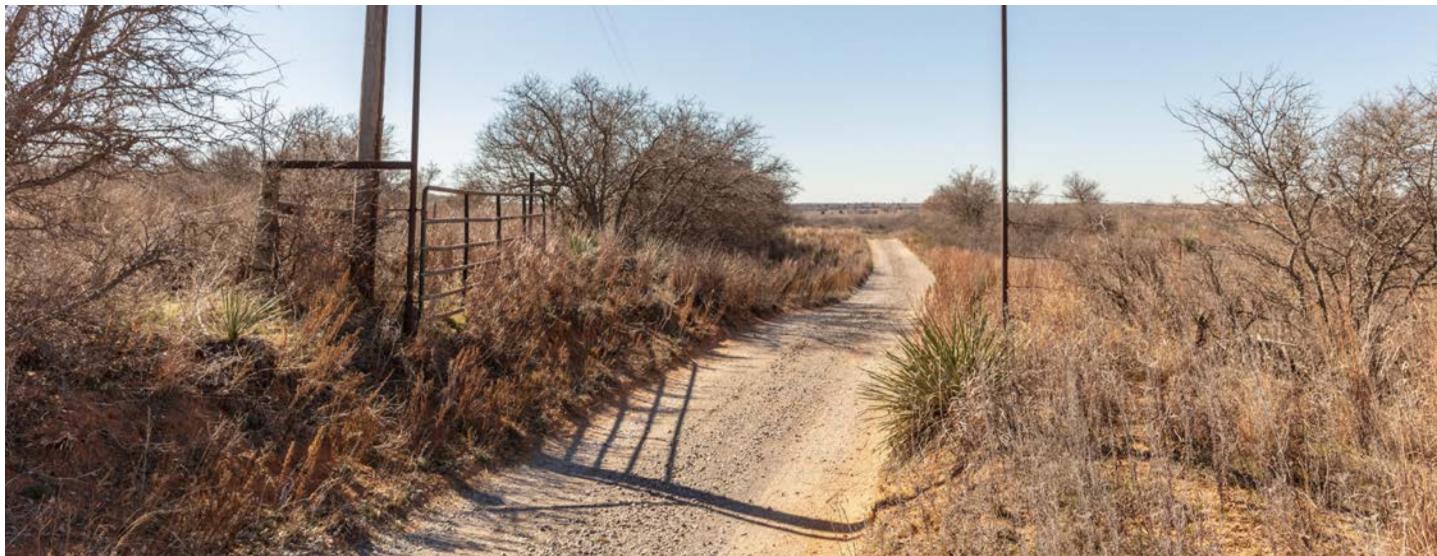


3,600 SQUARE-FOOT ROCK HOME

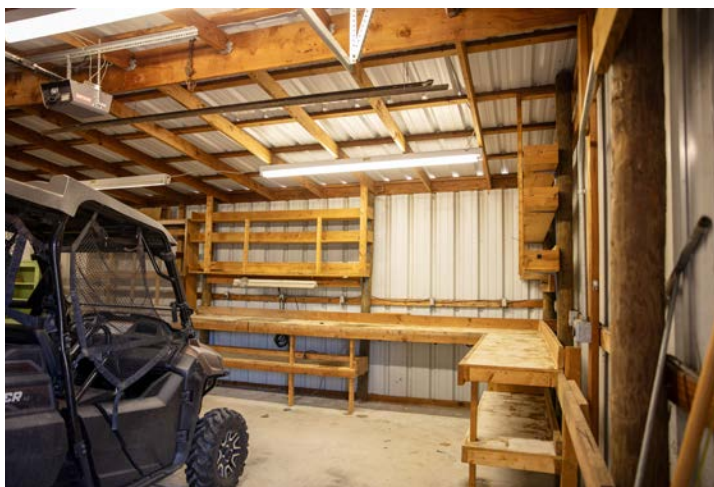
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PRIVATE GRAVEL DRIVE



960 SQUARE-FOOT SHOP



NORTH FORK RIVER

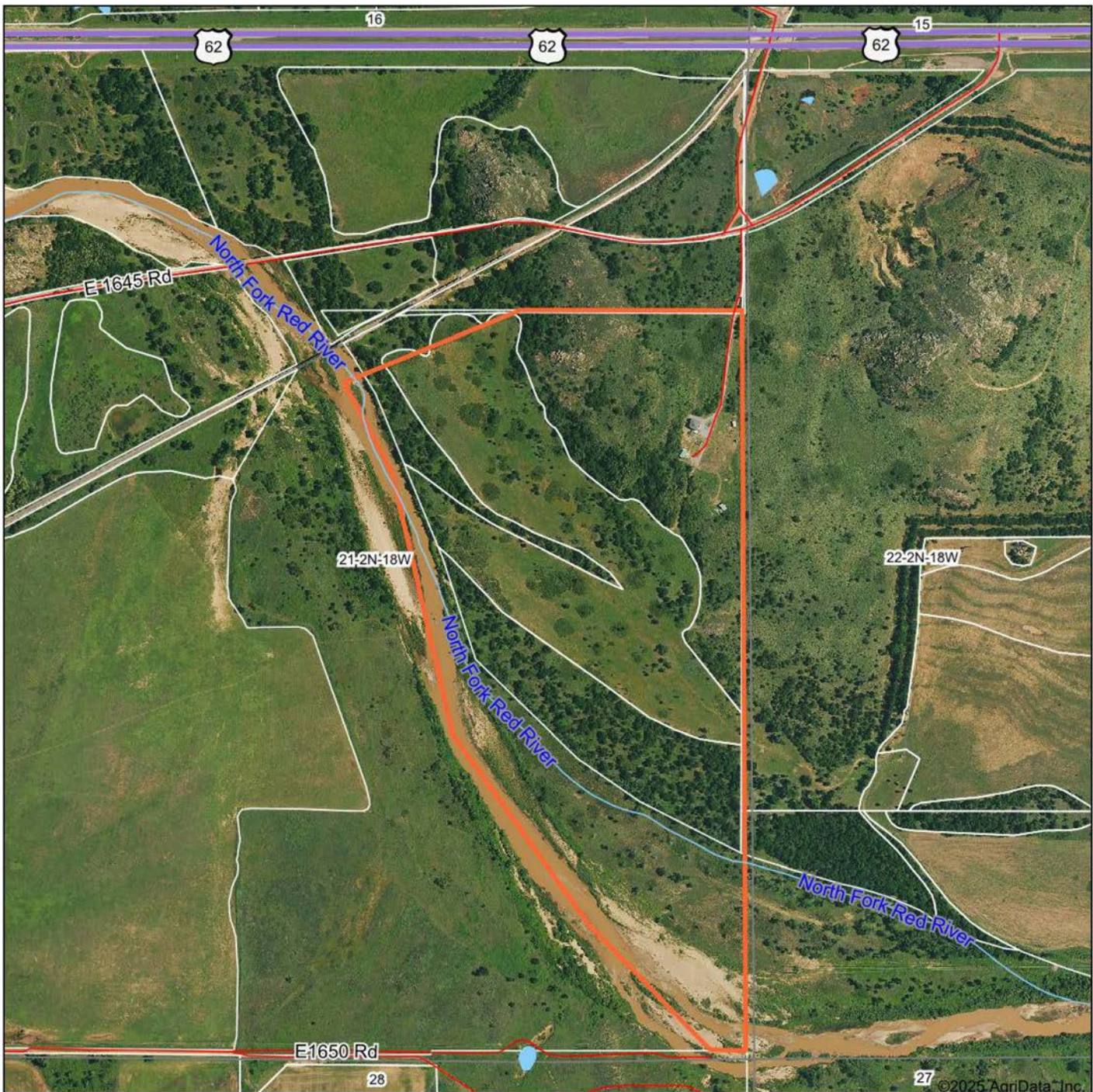
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HUNTING OPPORTUNITIES



AERIAL MAP



Maps Provided By:



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

Boundary Center: 34° 37' 43.92, -99° 5' 31.23

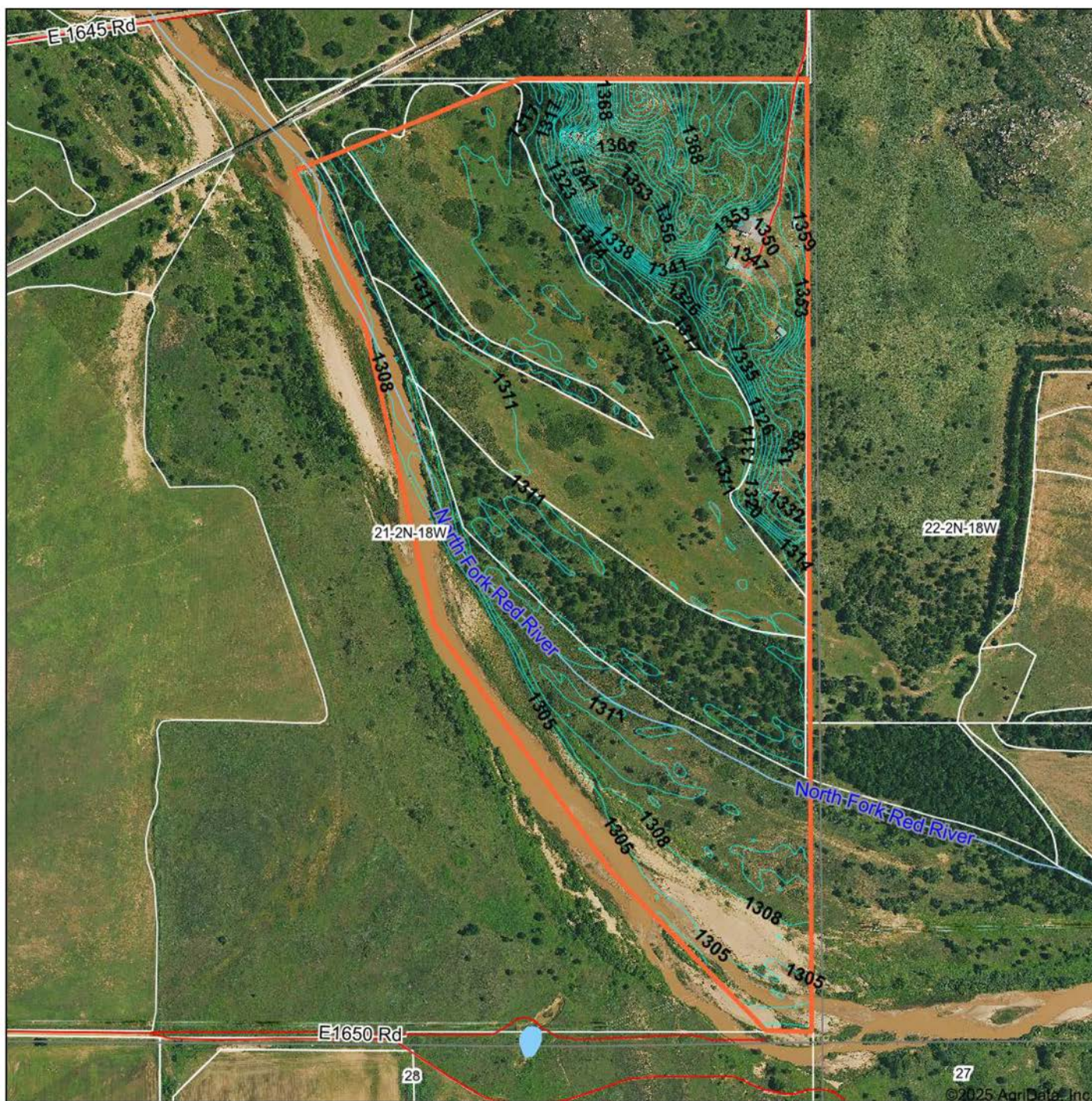
21-2N-18W
Tillman County
Oklahoma

0ft 812ft 1624ft

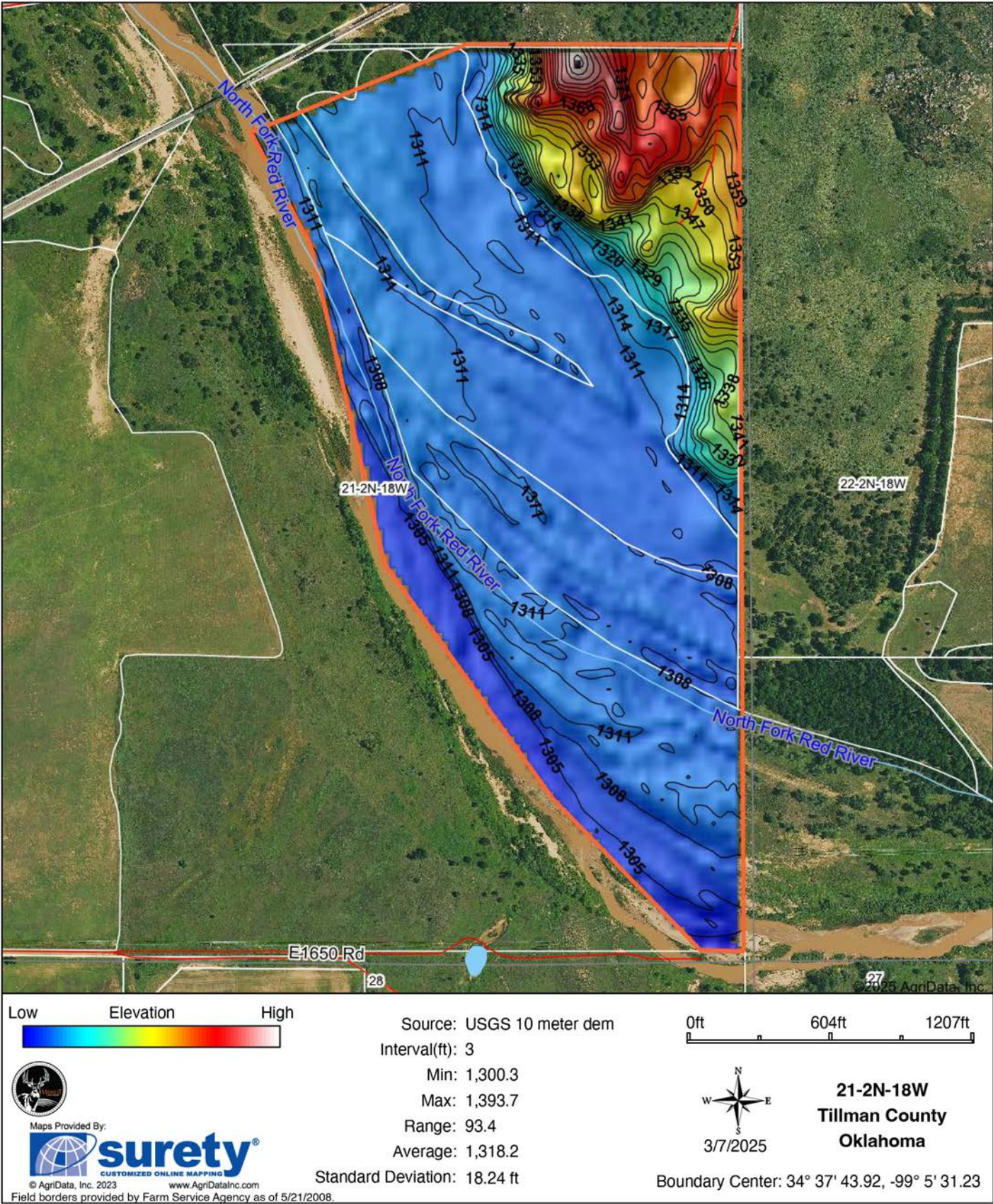


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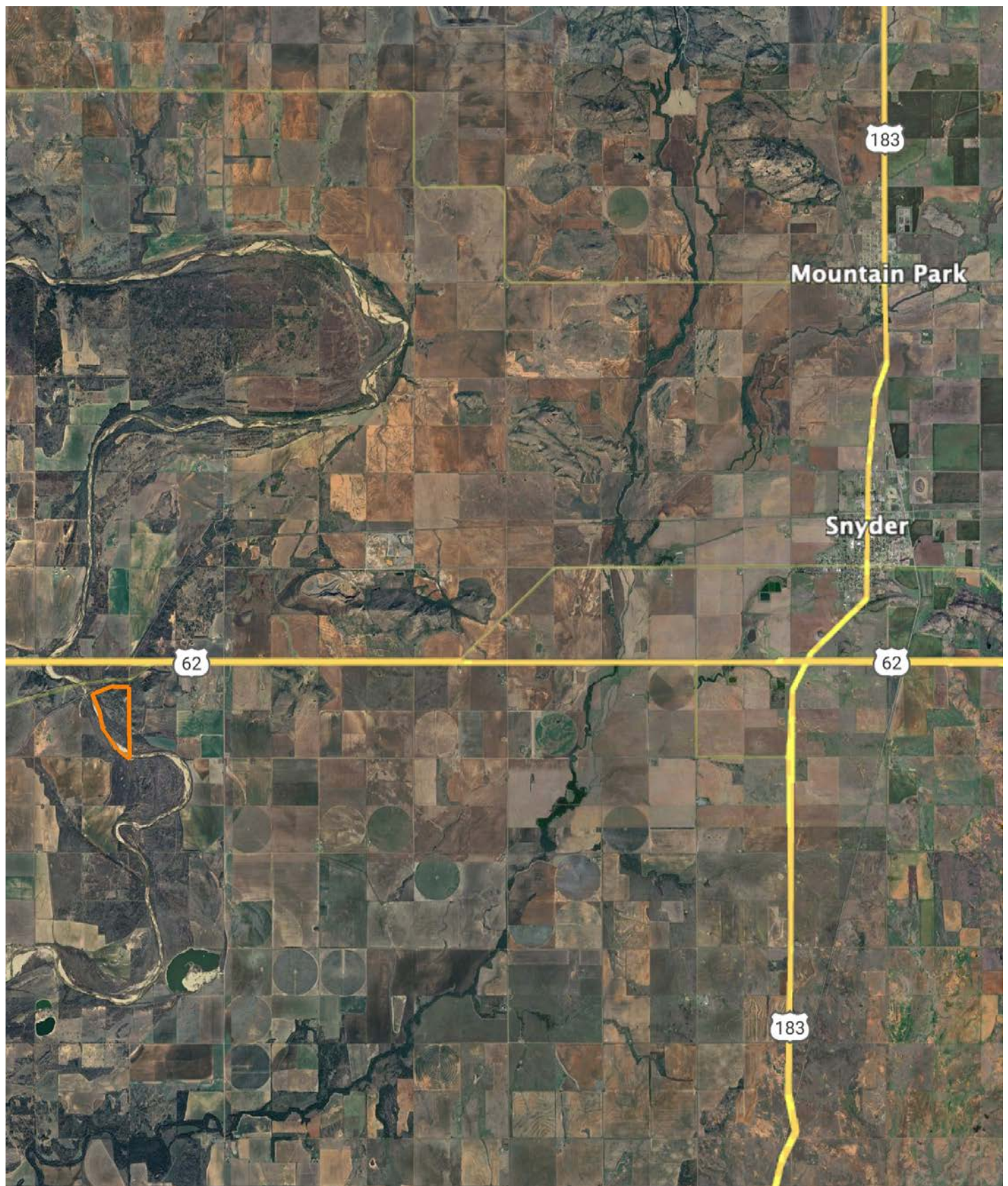
TOPOGRAPHY MAP



HILLSHADE MAP



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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