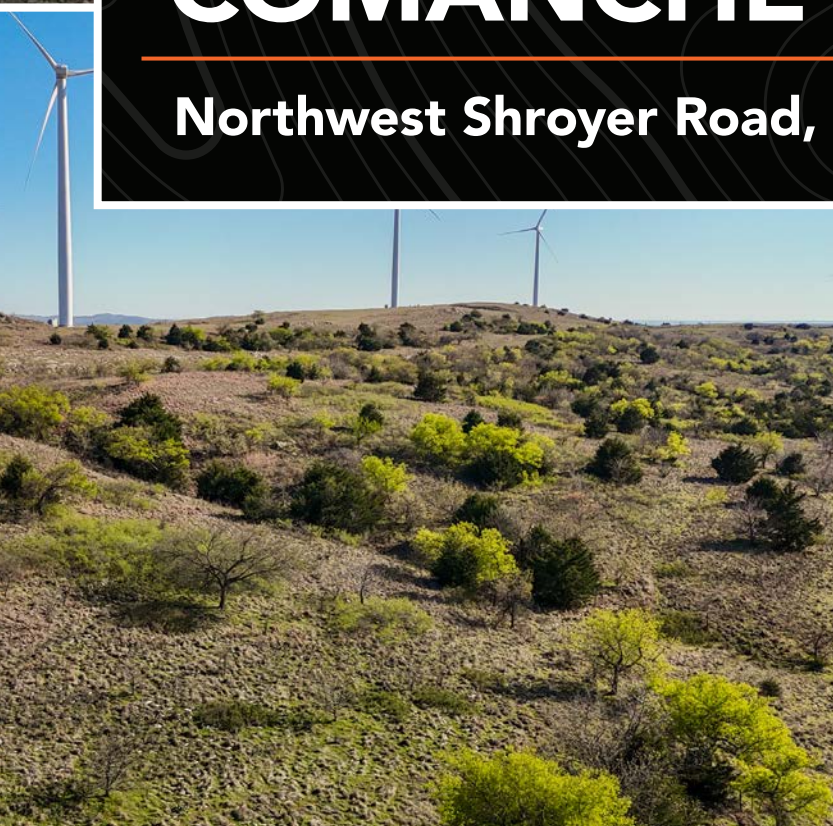


MIDWEST LAND GROUP PRESENTS



470.5 ACRES
COMANCHE COUNTY, OK

Northwest Shroyer Road, Lawton, Oklahoma, 73507



MIDWEST LAND GROUP IS HONORED TO PRESENT

HISTORIC SLICK HILLS LEGACY PROPERTY: WHERE OKLAHOMA HERITAGE MEETS NATURAL SPLENDOR

Discover an extraordinary 470.5 +/- acre legacy in the Slick Hills of Comanche County—a property where Oklahoma’s rich history and natural majesty converge. Boasting documented ownership spanning over 110 years with original homestead patents dating to 1913, this land offers an authentic connection to America’s homesteading era, complete with the original pioneer cabin still standing after a century. The property has remained within a single extended family lineage for over a century, offering a rare opportunity to own a piece of living Oklahoma history.

The land showcases remarkable geological features, including exposed Cambrian and Ordovician formations dating back 485-500 million years—among Oklahoma’s oldest accessible rock structures. Dramatic limestone and dolomite formations reveal ancient marine origins, while impressive folding and faulting throughout the property demonstrate the powerful tectonic forces that shaped this unique terrain. These geological treasures, along with distinctive mineral assemblages and centuries of weathering creating natural terraces and exposed strata, make this property a living geological museum.

This sportsman’s paradise boasts exceptional wildlife diversity beyond its documented elk population. Trophy-class whitetail deer roam the property alongside wild turkey and feral hogs, creating year-round hunting

opportunities. The property’s strategic position near the Wichita Mountains Wildlife Refuge benefits from established game populations, while its natural terrain creates ideal hunting conditions with pinch points, bedding areas, and multiple vantage points. Recent years have seen multiple mature bull elk harvests with trail camera evidence of bulls, cows, and calves dating back to 2009. For fishing enthusiasts, the property’s southeast quarter section features a well-stocked pond offering excellent bass fishing—perfect for relaxing between hunts.

Enhanced accessibility is one of the property’s standout features, with a well-established road resulting from the wind easement providing reliable navigation along the ridge top on the east side of the property. Beyond this primary access, the land is interlaced with numerous established trails that have been carefully maintained over decades, connecting various sections of the property and opening up even the most remote areas. These extensive trail networks allow owners and guests to fully enjoy every aspect of this diverse terrain - whether pursuing trophy elk during hunting season, exploring the ancient geological formations, or simply enjoying peaceful excursions through the property’s varied landscapes. The thoughtful trail system ensures that even the most secluded and dramatic viewpoints are accessible, making this Slick Hills treasure not just a

property to own, but one to truly experience and explore in its entirety.

This once-in-a-lifetime opportunity transcends typical land ownership, offering development potential alongside its historical and recreational value. Several prime building sites feature breathtaking, unobstructed views of the nearby Wichita Mountains—perfect for constructing a dream home or recreational retreat. With

existing electrical services already in place, development is simplified. From its origins in former Native American territories to its evolution through America’s defining 20th-century events, this Slick Hills treasure provides an unparalleled opportunity to steward a piece of authentic American heritage while enjoying its abundant natural splendor, development potential, and income-generating capabilities.



PROPERTY FEATURES

PRICE: **\$3,650,000** | COUNTY: **COMANCHE** | STATE: **OKLAHOMA** | ACRES: **470.5**

- 110+ year homestead
- Original pioneer cabin
- 560 square foot hunting cabin
- Electric meter
- Water purification system
- Proven elk hunting
- Trophy whitetail deer, turkey, and hogs
- Stocked bass fishing pond
- Potential food plot locations
- 1+ mile wet-weather creek
- 0.5+ mile Ketch Creek
- 400+ feet elevation change
- Established trail system
- Maintained gravel road
- 485-500 million year old rock formations
- Mountain View Building Sites
- Private end-of-line location
- 20+ restaurants within 12 miles
- 3 miles to Lake Lawtonka
- 10 minutes to Wichita Mountains National Wildlife Refuge
- 25 minutes to Lawton
- 15 minutes to Medicine Park
- 1 hour and 15 minutes to Wichita Falls
- 1.5 hours to Oklahoma City
- 3 hours to Dallas/Fort Worth

110+ YEAR HOMESTEAD



STOCKED POND



1+ MILE WET-WEATHER CREEK

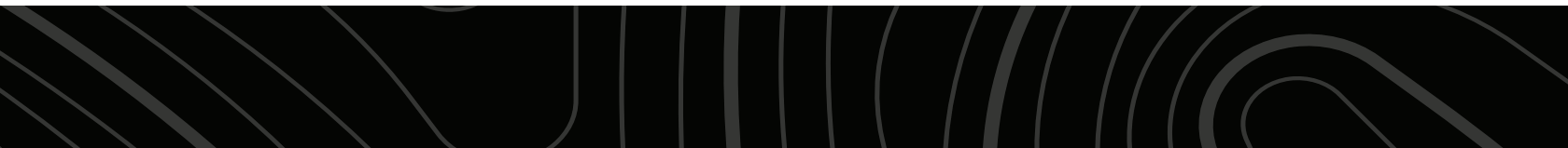


HUNTING CABIN

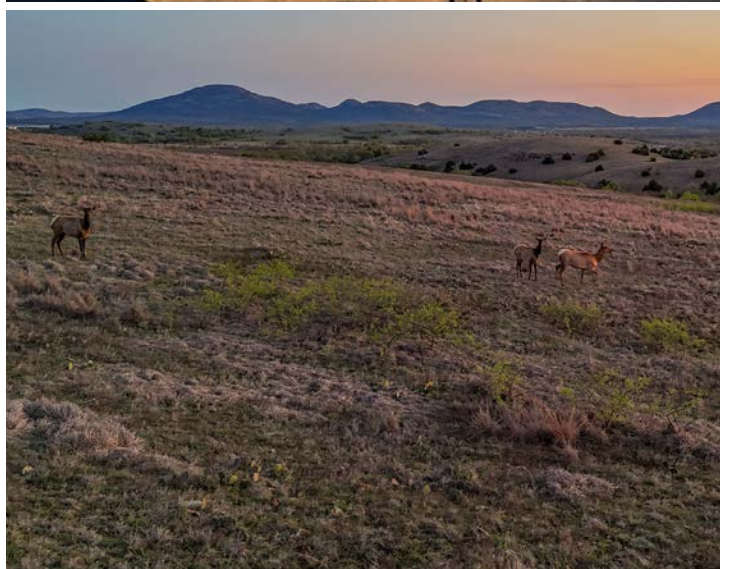


DIVERSE TERRAIN

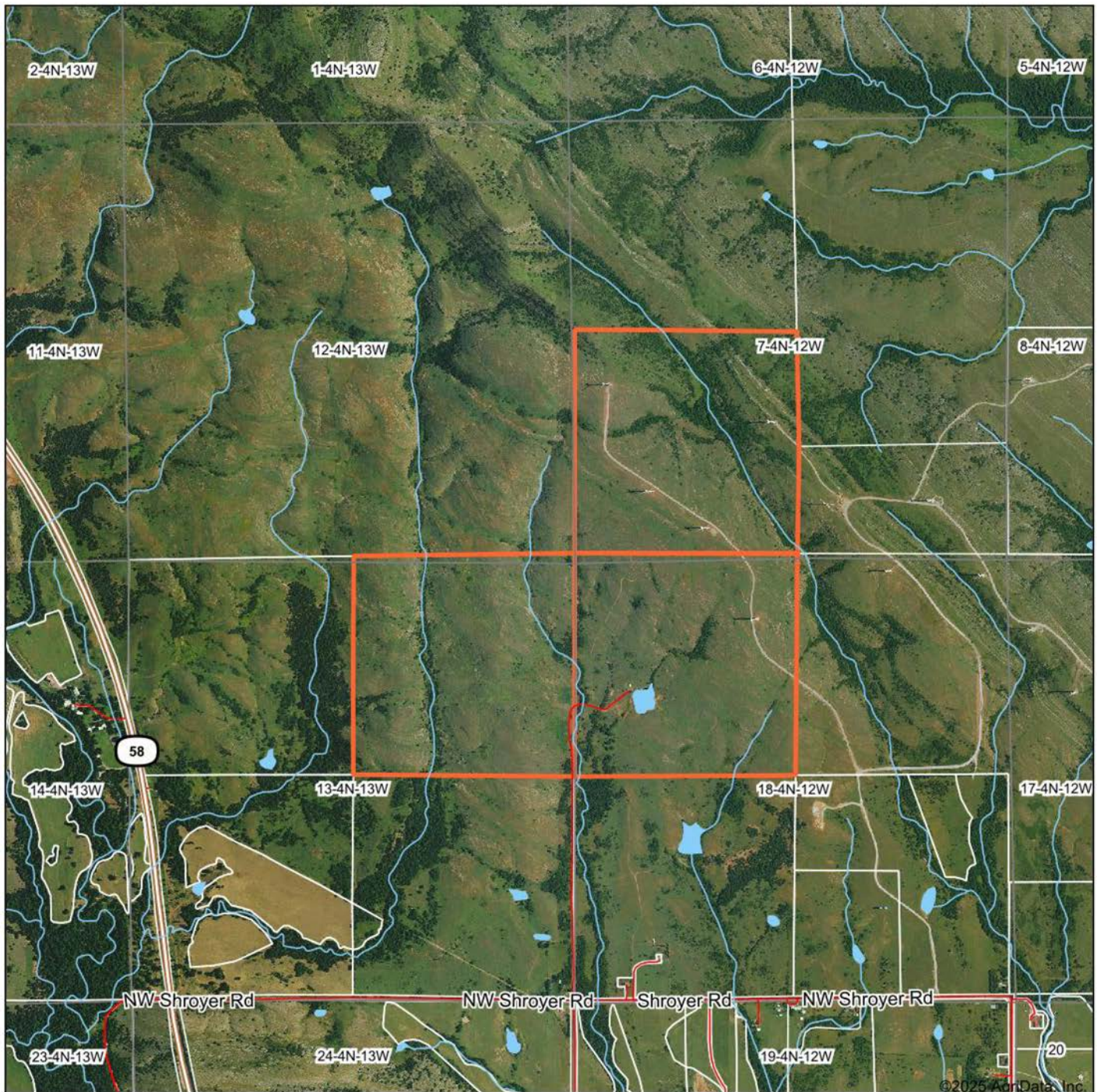
Dramatic limestone and dolomite formations reveal ancient marine origins, while impressive folding and faulting throughout the property demonstrate the powerful tectonic forces that shaped this unique terrain.



SPORTSMAN'S PARADISE



AERIAL MAP



Boundary Center: 34° 49' 34.57, -98° 30' 35.42

0ft 1846ft 3691ft



Maps Provided By:



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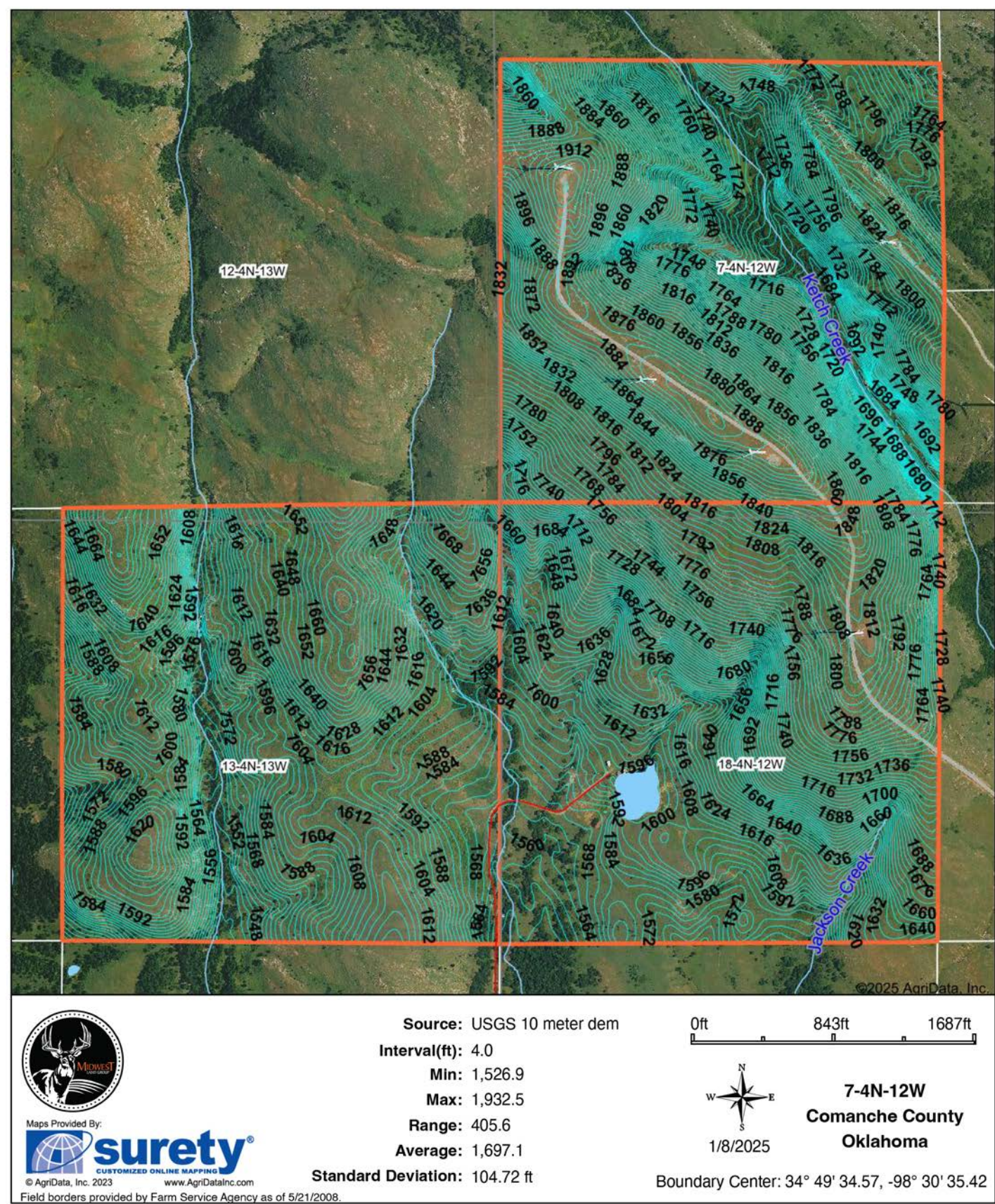
Field borders provided by Farm Service Agency as of 5/21/2008.

7-4N-12W
Comanche County
Oklahoma

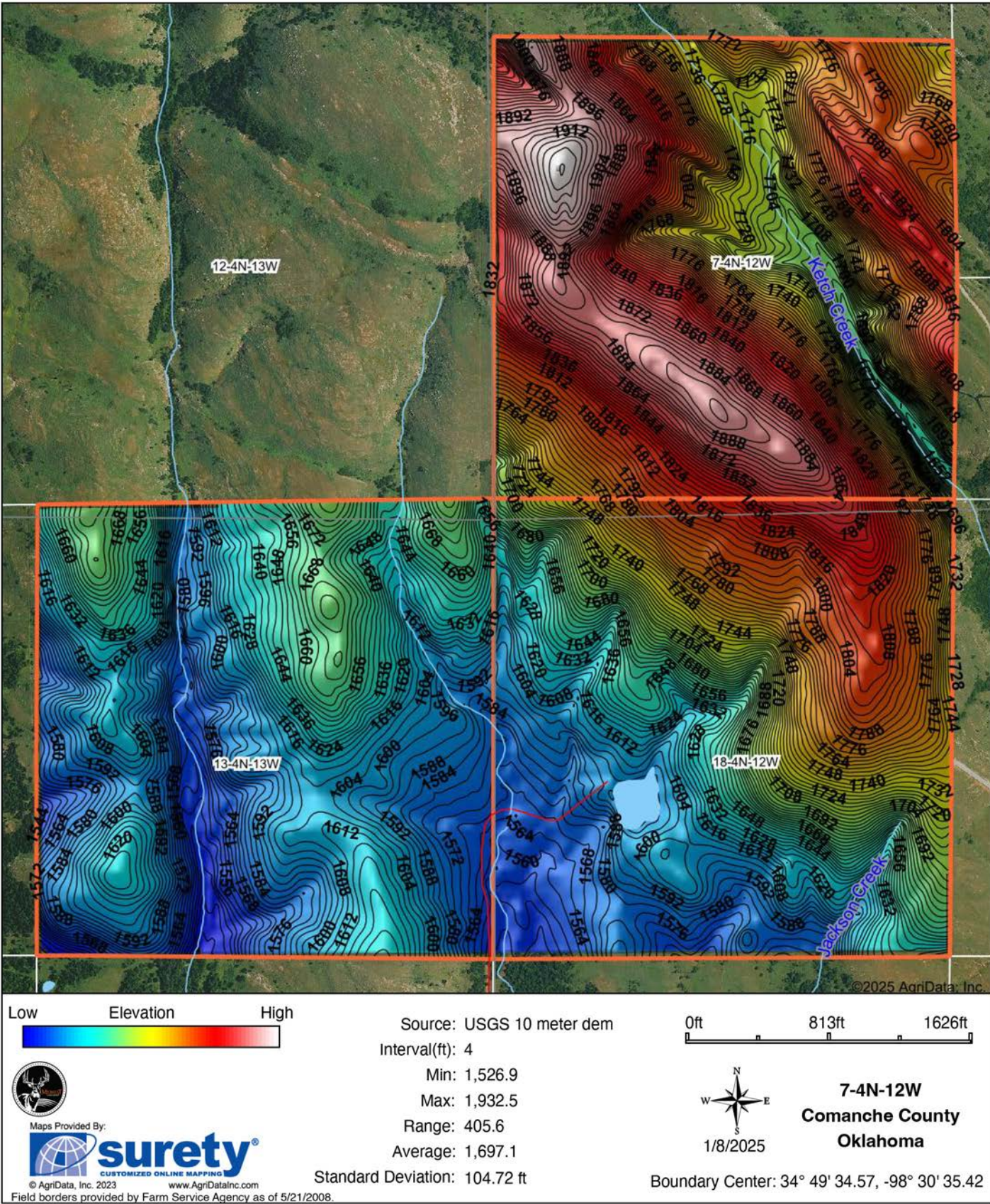


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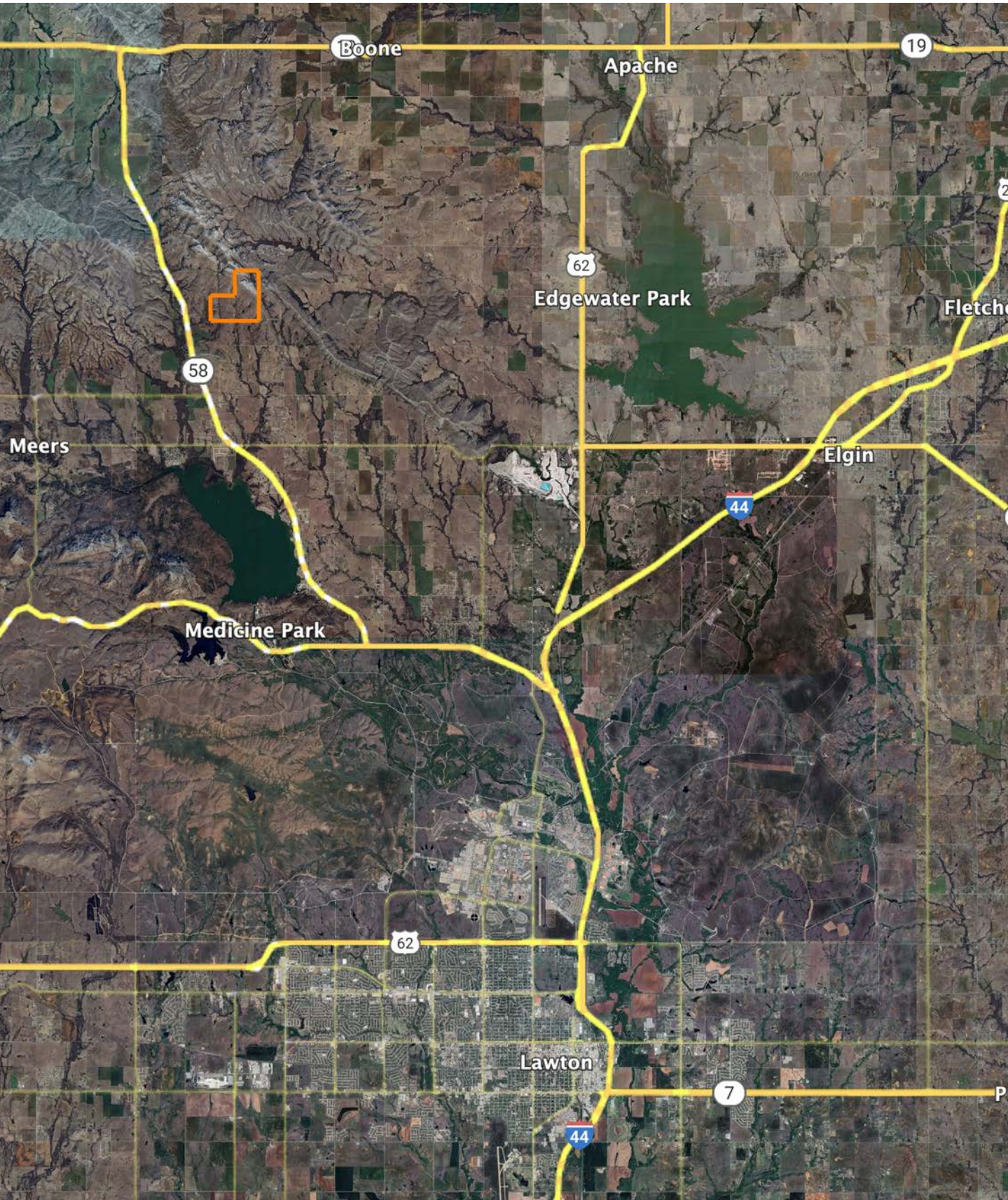
CONTOUR MAP



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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