

MIDWEST LAND GROUP PRESENTS



160 ACRES  
**COTTON COUNTY, OK**

North 2620 Road, Walters, Oklahoma, 73572





MIDWEST LAND GROUP IS HONORED TO PRESENT

# EXCLUSIVE WETLAND RESERVE PROPERTY IN COTTON COUNTY, OKLAHOMA

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This exceptional 160 +/- acre property located just one mile north of Walters in Cotton County offers a rare opportunity for wildlife enthusiasts and outdoor adventurers. Enrolled in the Wetland Reserve Program, this meticulously managed land showcases Oklahoma's natural beauty at its finest. Eight prominent ponds and sloughs create a wetland haven that attracts diverse waterfowl species throughout the seasons. The center pond features a water control valve allowing precise water level management, and enhancing habitat quality and hunting conditions. Resident Canada geese have established roosting areas on these water features, providing exceptional viewing and hunting opportunities.

The proximity to East Cache Creek (less than half a mile) enhances wildlife abundance, with wooded terrain in the southeast corner providing ideal deer bedding cover. A

tree stand and two feeders are strategically positioned for hunting success, while the northwest five acres remain outside the Wetland Reserve Program, offering a valuable building site with full access to the surrounding natural landscape.

This unique combination of conservation value and recreational potential is conveniently located approximately 30 minutes from Lawton, 2 hours from Oklahoma City, and 2.5 hours from the Dallas-Fort Worth metroplex. The property represents an exceptional investment that balances long-term environmental benefits with immediate recreational enjoyment. Perfect for the conservation-minded buyer seeking a private hunting retreat with the potential for a custom residence, this rare offering provides sustainable wildlife habitat while maintaining the flexibility to create your ideal countryside getaway in southwest Oklahoma.



# PROPERTY FEATURES

PRICE: **\$336,000** | COUNTY: **COTTON** | STATE: **OKLAHOMA** | ACRES: **160**

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- Eight ponds/sloughs
- Water control valve on the center pond
- Diverse waterfowl habitat
- Half a mile from East Cache Creek
- Wooded southeastern corner
- Tree stand and two feeders
- Perfect for hunters and conservation enthusiasts
- Potential for custom residence with natural surroundings
- One mile north of Walters
- 30 minutes to Lawton, 2 hours to OKC, 2.5 hours to DFW





# DIVERSE WATERFOWL HABITAT

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Enrolled in the Wetland Reserve Program, this meticulously managed land showcases Oklahoma's natural beauty at its finest. Resident Canada geese have established roosting areas on these water features, providing exceptional viewing and hunting opportunities.





# ONE MILE NORTH OF WALTERS

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## WOODED SOUTHEASTERN CORNER

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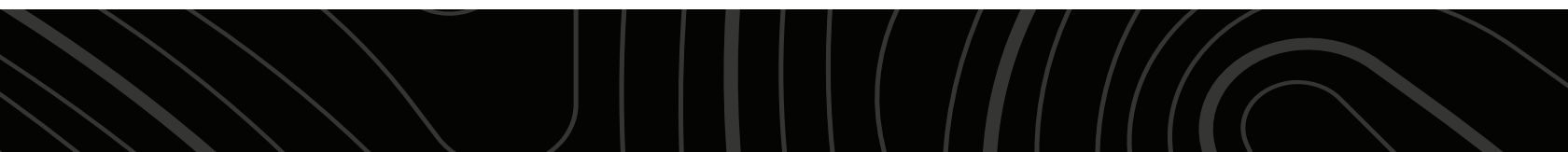




# EIGHT PONDS/SLOUGHS

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Eight prominent ponds and sloughs create a wetland haven that attracts diverse waterfowl species throughout the seasons. The center pond features a water control valve allowing precise water level management, and enhancing habitat quality and hunting conditions.





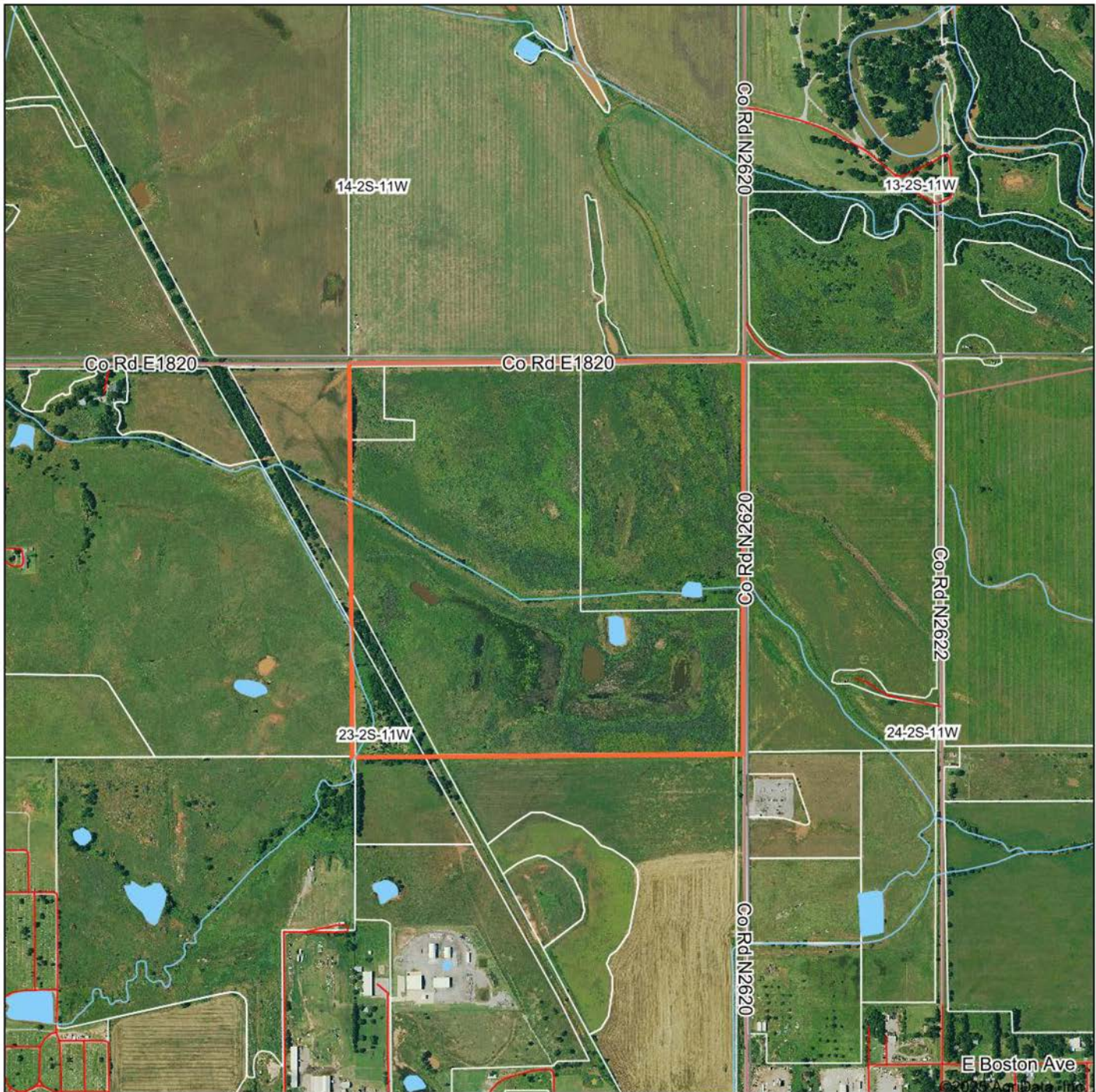
# ADDITIONAL PHOTOS

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# AERIAL MAP



Boundary Center: 34° 22' 22.63, -98° 19' 4.18

0ft 1041ft 2082ft



Maps Provided By:



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

**23-2S-11W**  
**Cotton County**  
**Oklahoma**



3/3/2025



# TOPOGRAPHY MAP



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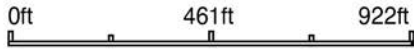
Maps Provided By:



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

Source: USGS 10 meter dem  
Interval(ft): 3.0  
Min: 964.2  
Max: 985.6  
Range: 21.4  
Average: 974.5  
Standard Deviation: 2.56 ft



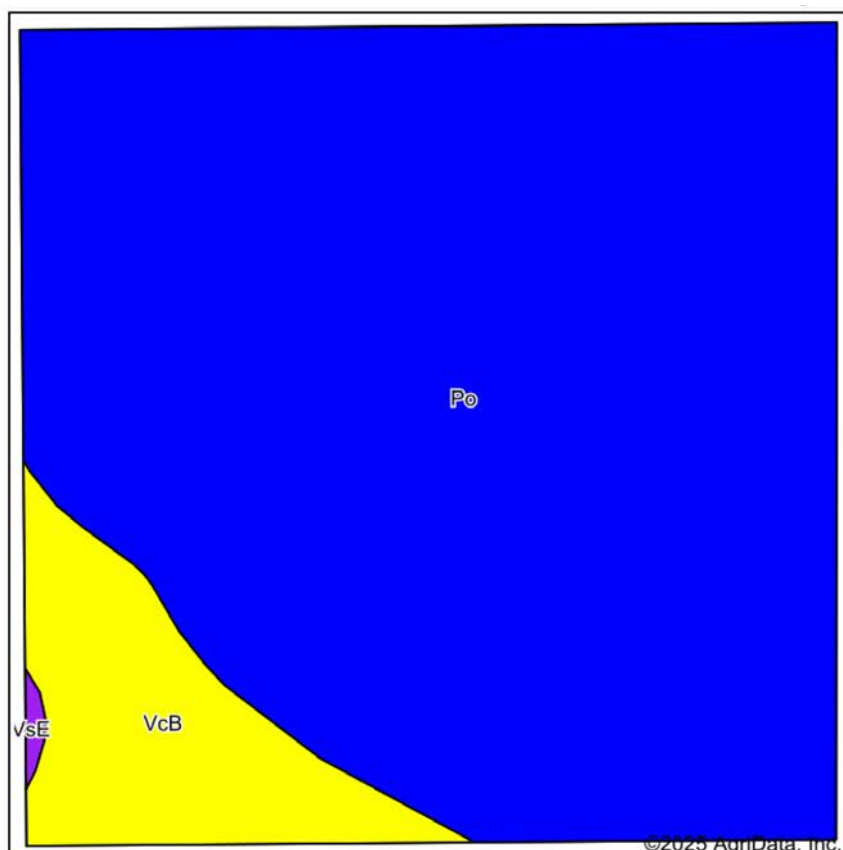
3/3/2025

23-2S-11W  
Cotton County  
Oklahoma

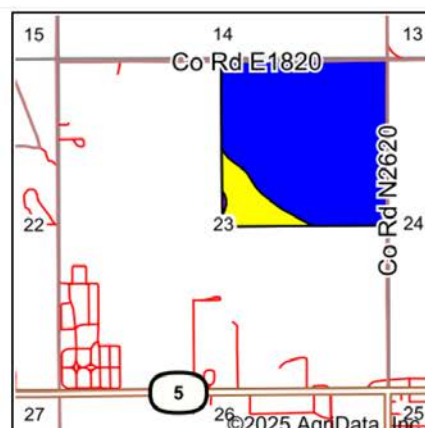
Boundary Center: 34° 22' 22.63, -98° 19' 4.18



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**  
 County: **Cotton**  
 Location: **23-2S-11W**  
 Township: **Walters**  
 Acres: **158.71**  
 Date: **3/3/2025**



Maps Provided By:



Area Symbol: OK033, Soil Area Version: 23

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
Po	Port clay loam, 0 to 1 percent slopes, occasionally flooded	141.16	89.0%		IIw		6127			58	43	40	58	33
VcB	Vernon clay, 1 to 3 percent slopes	17.18	10.8%		IVs	IVs	1800	16	30	30	24	30	29	17
VsE	Vernon-Knoco complex, 3 to 12 percent slopes	0.37	0.2%		Vle		1500			24	17	24	20	9
Weighted Average					2.23	*-	5647.8	1.7	3.2	*n 54.9	*n 40.9	*n 38.9	*n 54.8	*n 31.2

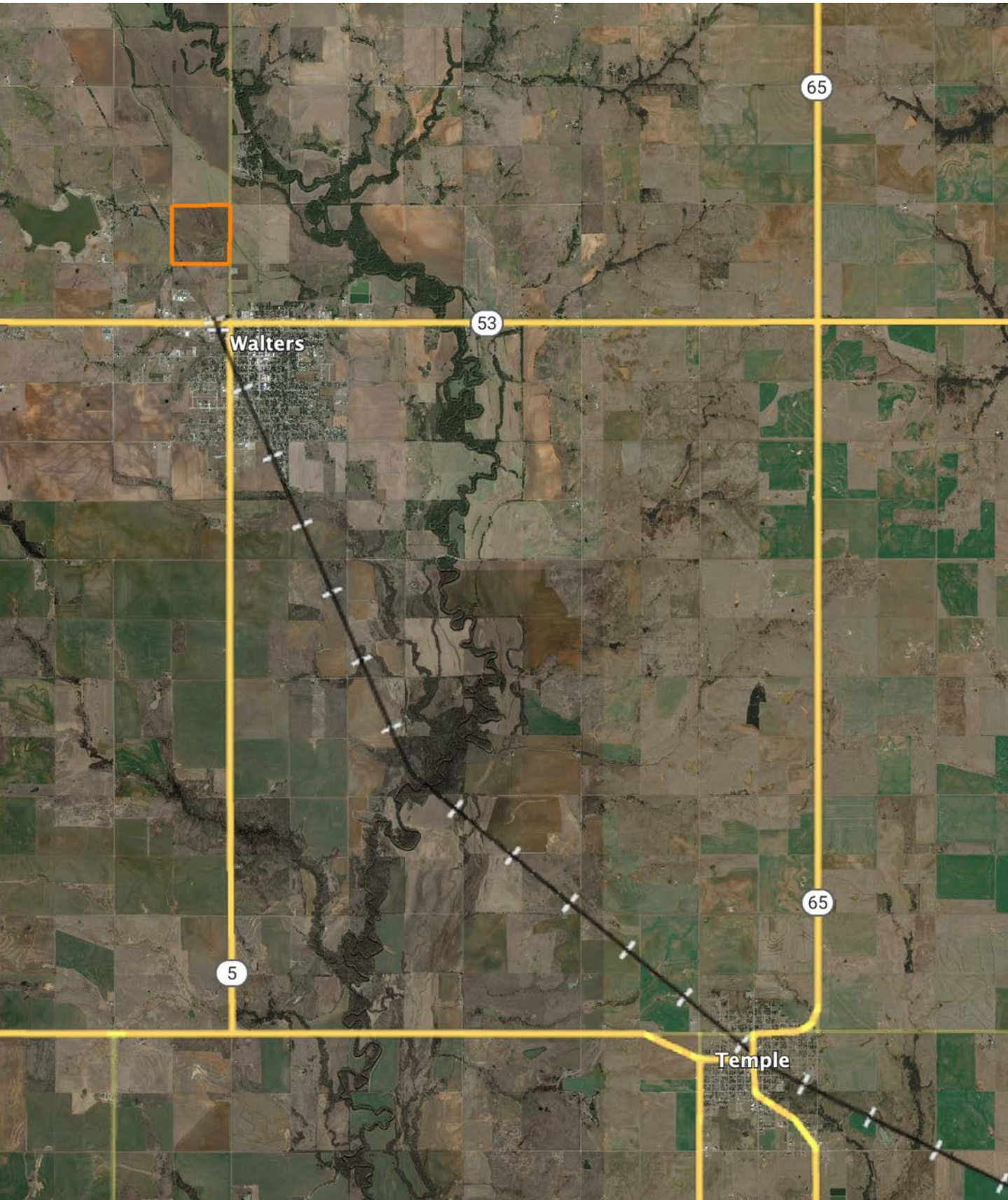
\*n: The aggregation method is "Weighted Average using all components"

\*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

**580.919.7653**

JAYers@MidwestLandGroup.com



## MidwestLandGroup.com

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