

MIDWEST LAND GROUP PRESENTS

120 ACRES IN

GREER COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

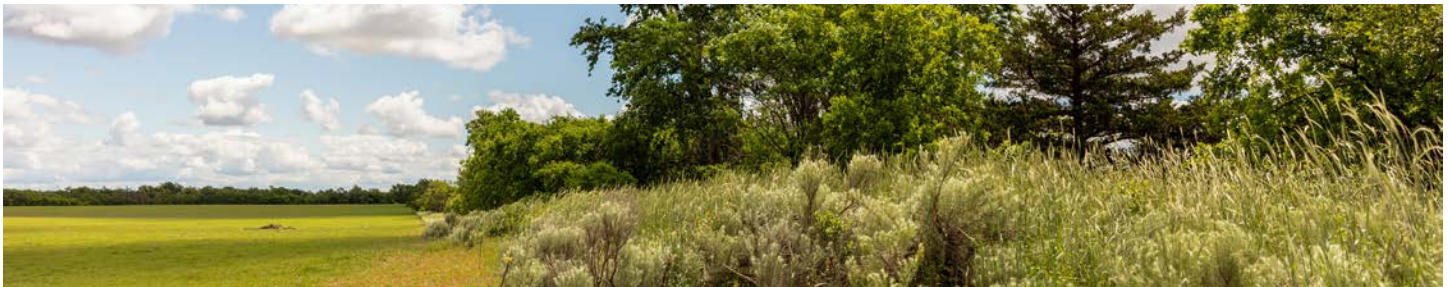
PREMIER BERMUDA GRASS ACREAGE IN GREER COUNTY

Nestled close to the North Fork of the Red River in scenic Greer County, this exceptional parcel offers well-maintained Bermuda grass pasture in pristine condition. The lush pastureland has been expertly managed without overgrazing, creating an ideal environment for agricultural endeavors. According to the Oklahoma Water Resource Board, numerous groundwater wells in the vicinity produce substantial yields, with several irrigation pivots operating in the area suggesting promising irrigation potential for this property as well.

The property's strategic location creates a natural wildlife corridor, with its proximity to the river attracting abundant wildlife throughout the seasons. Deer regularly traverse the land as they move between the riverside

habitat and wheat fields lying to the west, offering excellent wildlife viewing and potential recreational opportunities. The natural ecosystem supports diverse species, creating a balanced and thriving environment.

This rare offering combines agricultural utility with natural splendor in one of Oklahoma's most picturesque regions. With its proven grass production capabilities and untapped potential for irrigation development, this parcel represents an outstanding opportunity for agricultural investment or recreational use. Located near Quartz Mountain State Park, the property provides the perfect blend of practical land use and natural beauty—a true Oklahoma treasure awaiting its next steward.



PROPERTY FEATURES

PRICE: **\$240,000** | COUNTY: **GREER** | STATE: **OKLAHOMA** | ACRES: **120**

- 120 +/- acres of Bermuda grass pasture
- Close proximity to North Fork Red River
- Proven groundwater potential
- Irrigation development opportunity
- Non-overgrazed, well-maintained pasture
- Wildlife-rich environment
- Regular deer traffic patterns
- Minutes from Quartz Mountain Park
- Gentle northeastern drainage
- Multi-use agricultural/recreational land
- Year-round grazing potential
- Strategic agricultural positioning
- 2 hours 6 minutes from OKC
- 2 hours 20 minutes from Amarillo
- 3 hours 30 minutes from Fort Worth

MINUTES FROM QUARTZ MOUNTAIN PARK



BERMUDA GRASS PASTURE



AERIAL MAP



Maps Provided By:



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Boundary Center: 35° 1' 35.16, -99° 20' 49.78

6-6N-20W
Greer County
Oklahoma

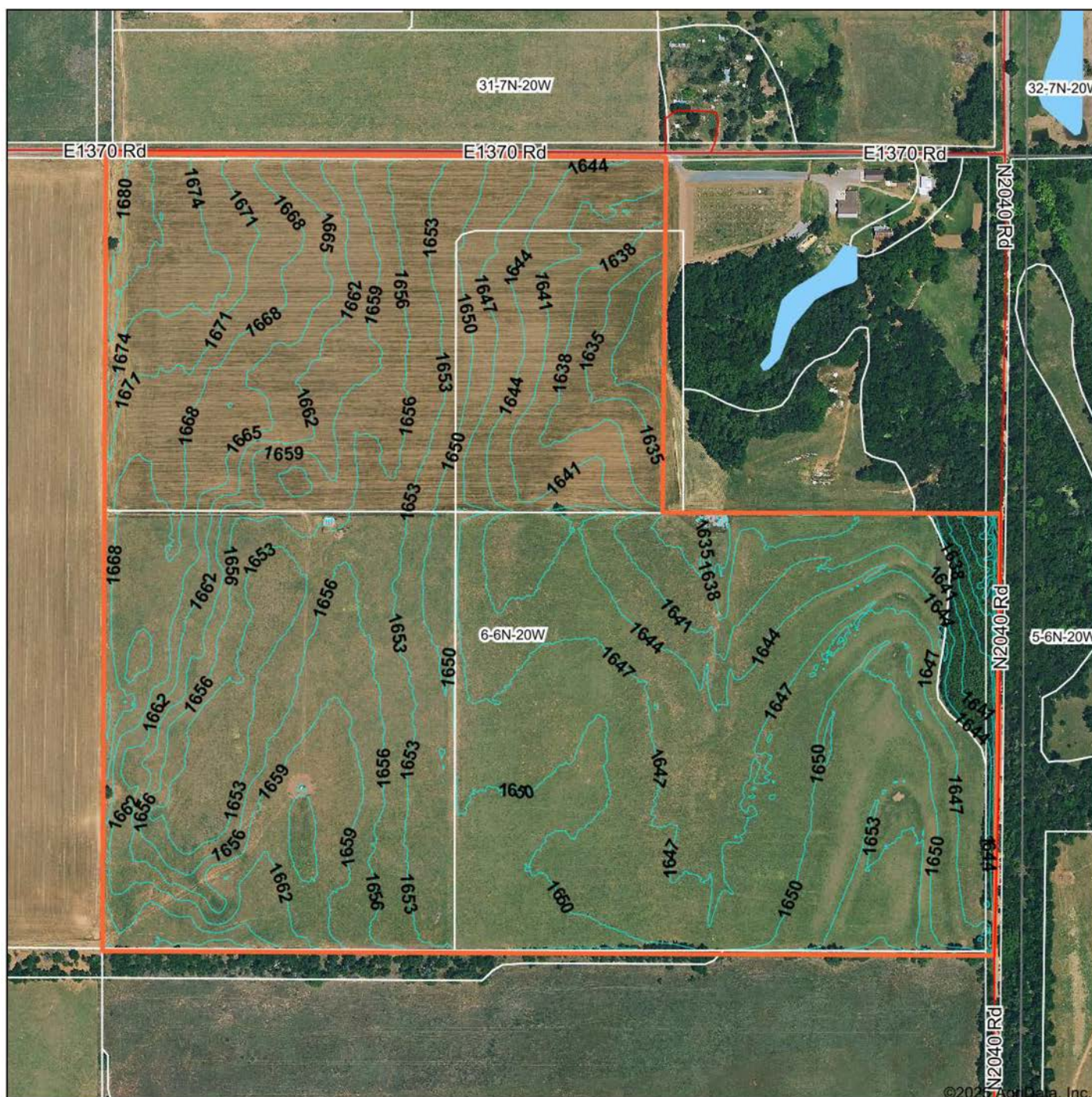
0ft 1028ft 2057ft



4/24/2025

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

TOPOGRAPHY MAP



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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: 1,615.4

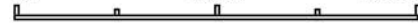
Max: 1,682.3

Range: 66.9

Average: 1,652.5

Standard Deviation: 10.01 ft

0ft 462ft 924ft

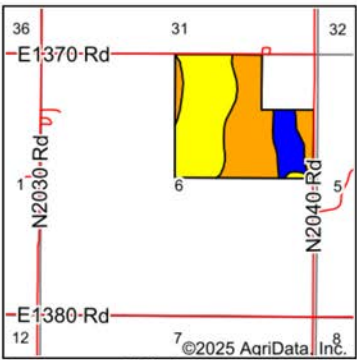
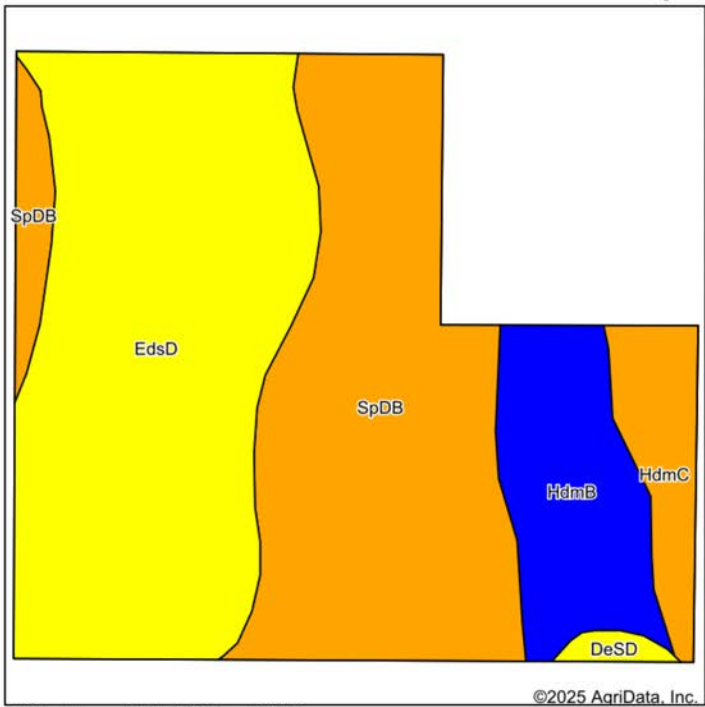


4/24/2025

6-6N-20W
Greer County
Oklahoma

Boundary Center: 35° 1' 35.16, -99° 20' 49.78

SOILS MAP



State: **Oklahoma**
County: **Greer**
Location: **6-6N-20W**
Township: **Granite**
Acres: **119.57**
Date: **4/24/2025**



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CUSTOMIZED ONLINE MAPPING
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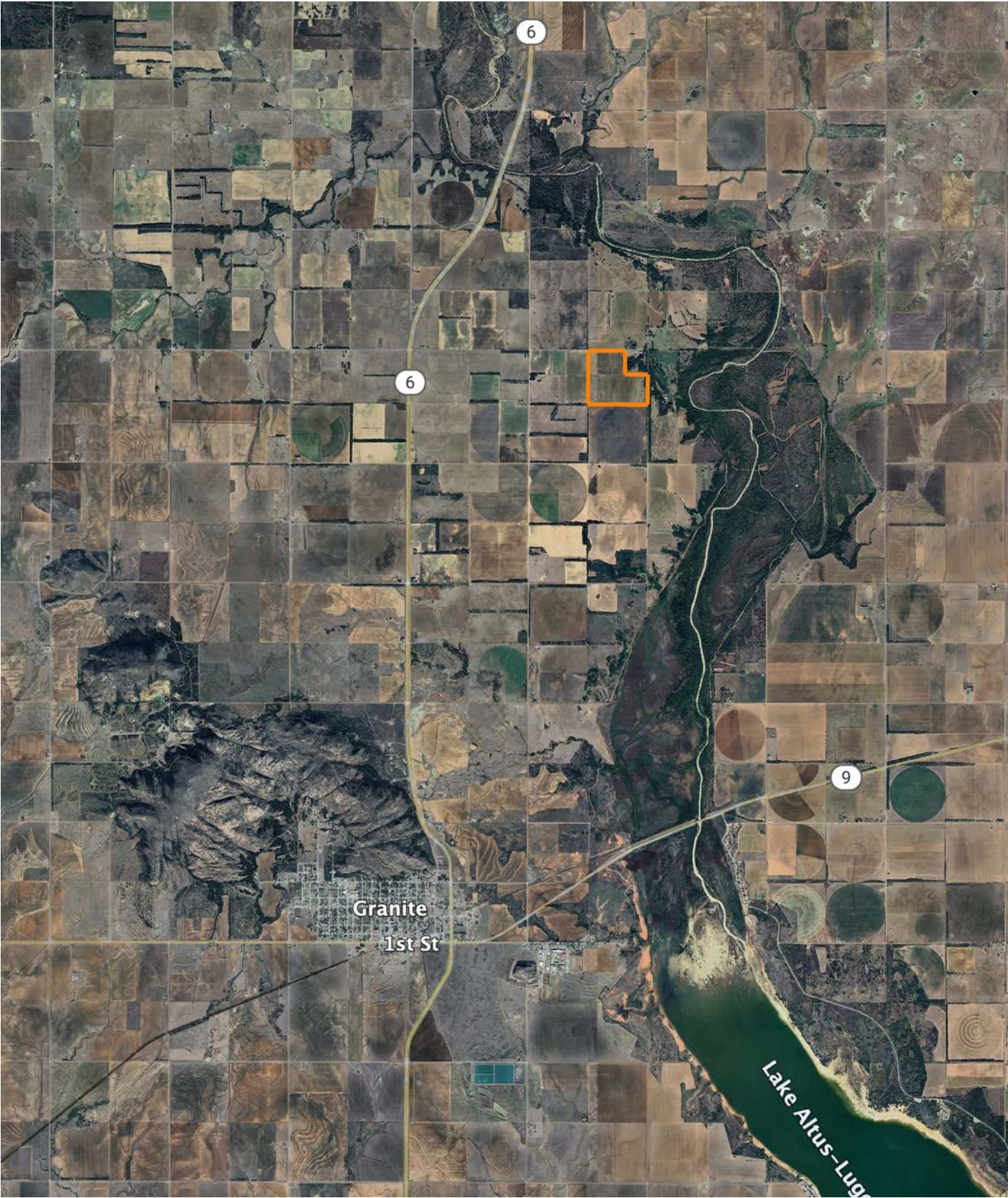
Soils data provided by USDA and NRCS.

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	52.65	44.1%		IVe	IVe	3600					16		23	20	23	19	6
SpDB	Springer and Devol loamy sands, 0 to 3 percent slopes	44.97	37.6%		IIIe	IIIe	3515					24		34	33	32	33	16
Hdmb	Hardeman fine sandy loam, 1 to 3 percent slopes, cool	14.24	11.9%		Ile	Ile	2989	1	3	1	1	27	1	45	31	39	45	36
Hdmc	Hardeman fine sandy loam, 3 to 5 percent slopes, cool	6.71	5.6%		IIIe	IIIe	2746					27		36	26	31	36	18
DeSD	Devol and Springer loamy sands, 3 to 8 percent slopes	1.00	0.8%		IVe		2510					9		34	33	34	32	15

Soils data provided by USDA and NRCS.

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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