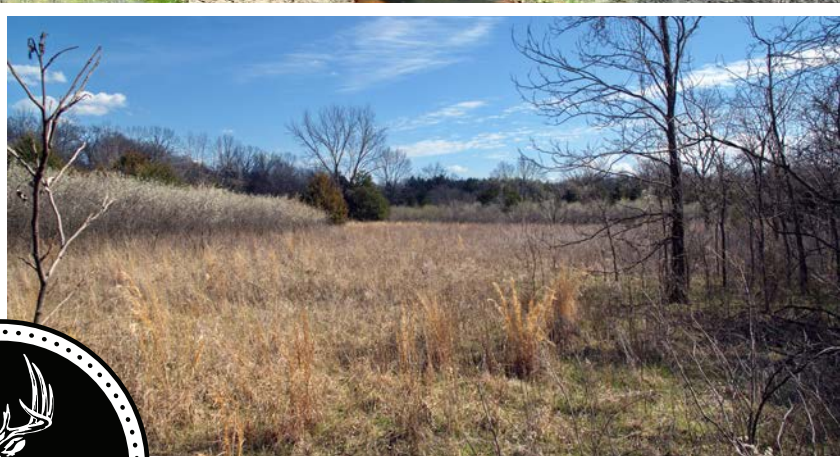


MIDWEST LAND GROUP PRESENTS

80 ACRES
OKLAHOMA COUNTY, OK

18300 N TRIPLE XXX ROAD, LUTHER, OK 73054



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

80 +/- ACRES OF PRIME OKLAHOMA COUNTY LAND WITH DEEP FORK RIVER ACCESS

This incredible 80 +/- acre tract in Oklahoma County offers the perfect combination of history, natural beauty, and modern convenience. Nestled just outside Luther, Oklahoma, this expansive property features rich, fertile land with direct access to the historic Deep Fork River. Whether you're seeking a serene rural escape or a recreational retreat, this property provides stunning scenery, abundant wildlife, and endless potential. The Deep Fork River, a significant part of the region's history, continues to enhance the land with its natural resources and scenic charm.

Adding to its appeal, this property includes an existing residence with a producing water well and an established electric meter, making it ready for immediate use. Whether you plan to remodel the home, build a new residence, or use the space as a

hunting cabin or weekend getaway, the infrastructure is already in place. Located near the thriving rural town of Luther, which was founded in the 1890s during the Land Run, this property offers both historical significance and modern accessibility. With easy access to Route 66 and the Turner Turnpike, you can enjoy a peaceful country lifestyle without sacrificing connectivity to the Oklahoma City metro area.

Whether you envision a private homestead, an agricultural venture, or a recreational haven, this 80 +/- acre tract is a rare find. With river frontage, established utilities, and close proximity to Luther, the possibilities are endless. Don't miss the opportunity to own a piece of Oklahoma's scenic countryside—contact Braden Pollard at (580) 222-5265 today to schedule your private tour!



PROPERTY FEATURES

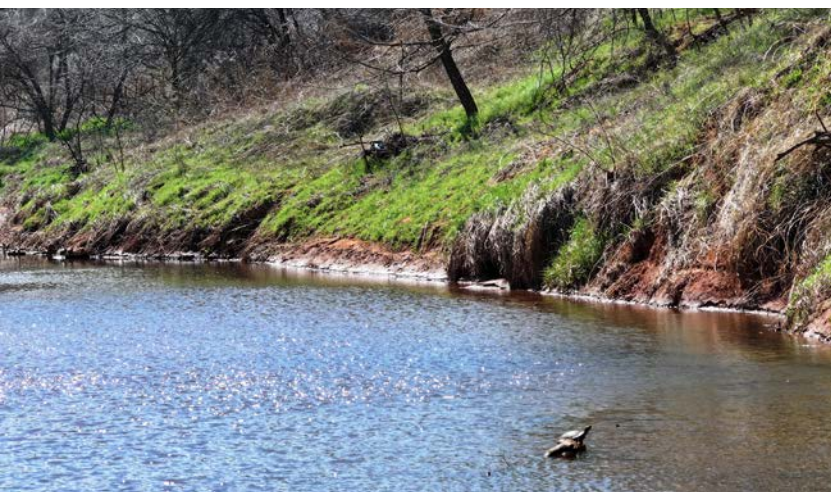
PRICE: **\$920,000** | COUNTY: **OKLAHOMA** | STATE: **OKLAHOMA** | ACRES: **80**

- Luther School District
- Deep Fork River frontage
- Oklahoma City limits
- Mature hardwood timber
- Over 65' of elevation
- Whitetail, turkey, & wild pigs
- Homesite with water well, septic, and electric meter
- 1/2 mile to Scenic Route 66
- 1.5 miles to I-44/Turner Turnpike Ramp
- 25 minutes to Downtown OKC
- 65 minutes from Tulsa



DEEP FORK RIVER FRONTAGE

The Deep Fork River, a significant part of the region's history, continues to enhance the land with its natural resources and scenic charm.



MATURE HARDWOOD TIMBER



HOMESITE



WHITETAIL, TURKEY, & WILD PIGS



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



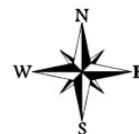
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Boundary Center: 35° 39' 28.81, -97° 13' 31.96

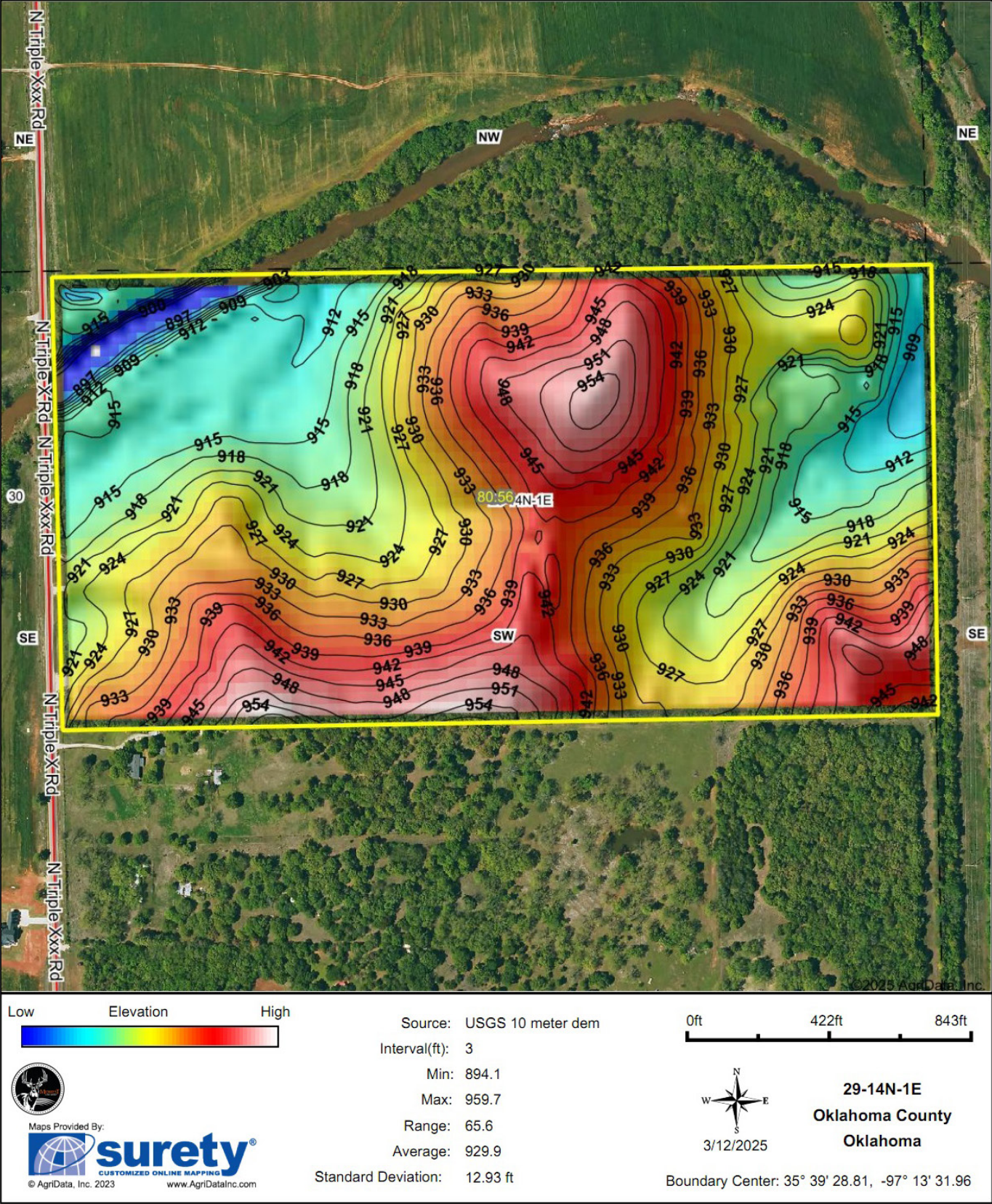
29-14N-1E
Oklahoma County
Oklahoma

0ft 468ft 936ft

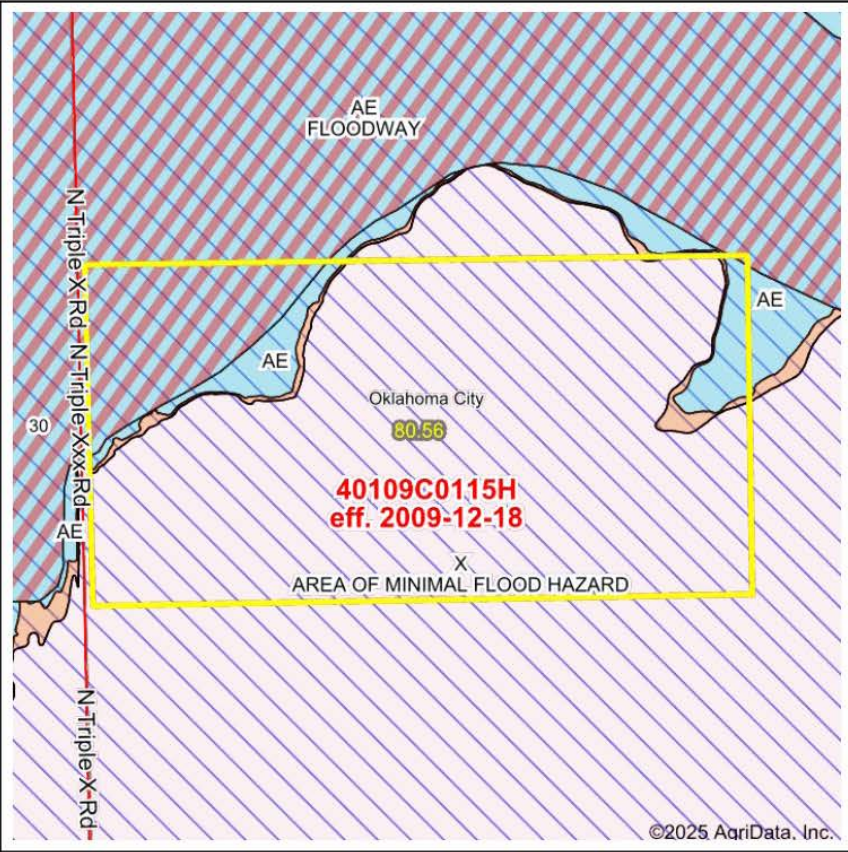


3/12/2025

HILLSHADE MAP



FEMA MAP



Map Center: 35° 39' 28.97, -97° 13' 31.62
State: OK Acres: 80.56
County: Oklahoma Date: 3/12/2025
Location: 29-14N-1E
Township: Oklahoma City



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Name		Number	County	NFIP Participation	Acres	Percent
CITY OF OKLAHOMA CITY		405378	Oklahoma	Regular	80.56	100%
Total					80.56	100%
Map Change		Date	Case No.		Acres	Percent
No					0	0%
Zone	SubType		Description		Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD		Outside 500-year Floodplain		65.44	81.3%
AE	FLOODWAY		100-year Floodplain		9.35	11.6%
AE			100-year Floodplain		2.42	3.0%
AE			100-year Floodplain		2.03	2.5%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD		500-year floodplain		0.66	0.8%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD		500-year floodplain		0.66	0.8%
Total					80.56	100%
Panel		Effective Date			Acres	Percent
40109C0115H		12/18/2009			80.56	100%
Total					80.56	100%

OVERVIEW MAP



AGENT CONTACT

Braden Pollard has a great passion for land and the outdoors, something his clients easily relate to. He's seen land use from all sorts of different angles, from being the landowner to negotiating with them. He'll have you covered no matter buying or selling, regardless of what you're looking to achieve. Braden was born and raised in Ardmore, Oklahoma, a city that sits 90 miles from both Oklahoma City and the Dallas-Ft. Worth metroplex. After graduating from Ardmore High School, he went to the University of Oklahoma in Norman, OK, where he received his bachelor's degree. He spent over 12 years in the oil and gas industry, working up the ladder as a landman, project manager, land manager, and manager of corporate development.

At Midwest Land Group, he's able to utilize his passion for land and the great outdoors, while connecting buyers to sellers and vice versa. A lover of the land, Braden has been a hunting guide for many years, guiding deer, turkey and waterfowl hunts in southern Oklahoma. When he's not working, you might find him golfing, hunting, or spending time outdoors and with his family. Braden serves as a little league coach for his kids, sits on the Canadian County United Way Board of Directors, has guided for Stuart Ranch Outfitters, and is a Certified Oklahoma Abstractor. He lives in Piedmont with his wife Renee, son Easton, and daughter Scotty.



BRADEN POLLARD,

LAND AGENT

580.222.5265

BPollard@MidwestLandGroup.com



MidwestLandGroup.com

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