

MIDWEST LAND GROUP PRESENTS

160 ACRES IN

GRADY COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRIME MIXED-USE FARMLAND WITH BUILD SITE POTENTIAL NEAR CHICKASHA, OKLAHOMA

Discover your slice of Oklahoma countryside just 5 minutes outside of Chickasha! This versatile 160 +/- acre farm in Grady County offers a rare combination of productivity, accessibility, and potential for a future home site.

Nestled along a paved, blacktop road, this diverse property features 120 +/- acres of well-maintained mixed native and improved grasses, perfect for cattle grazing or hay production. The remaining 40 +/- acres are currently planted in wheat, offering

a great balance of pasture and tillable ground. Whether you're a seasoned rancher, crop producer, or someone seeking a peaceful rural retreat, this land delivers.

This is a turn-key property with excellent agricultural value, solid infrastructure, and outstanding access. Whether you're expanding your operation, looking for a rural homestead potential, this Grady County gem offers the space and location to make your vision a reality. Contact Clay Hart for more information.



PROPERTY FEATURES

PRICE: **\$650,000** | COUNTY: **GRADY** | STATE: **OKLAHOMA** | ACRES: **160**

- 120 +/- acres Bermuda/native grasses
- 40 +/- acres of cropland
- Blacktop frontage
- Electricity available at road
- Rural water at road
- 3 ponds (2 are seasonal)
- Perimeter fencing
- Build site potential
- 5 minutes to Chickasha
- 34 minutes to Marlow
- 48 minutes to Lawton
- 50 minutes to Oklahoma City
- Chickasha School District



120 +/- ACRES BERMUDA/NATIVE GRASSES

Nestled along a paved, blacktop road, this diverse property features 120 +/- acres of well-maintained mixed native and improved grasses, perfect for cattle grazing or hay production.



40 +/- ACRES OF CROPLAND

The remaining 40 +/- acres are currently planted in wheat, offering a great balance of pasture and tillable ground. Whether you're a seasoned rancher, crop producer, or someone seeking a peaceful rural retreat, this land delivers.



BLACKTOP FRONTAGE



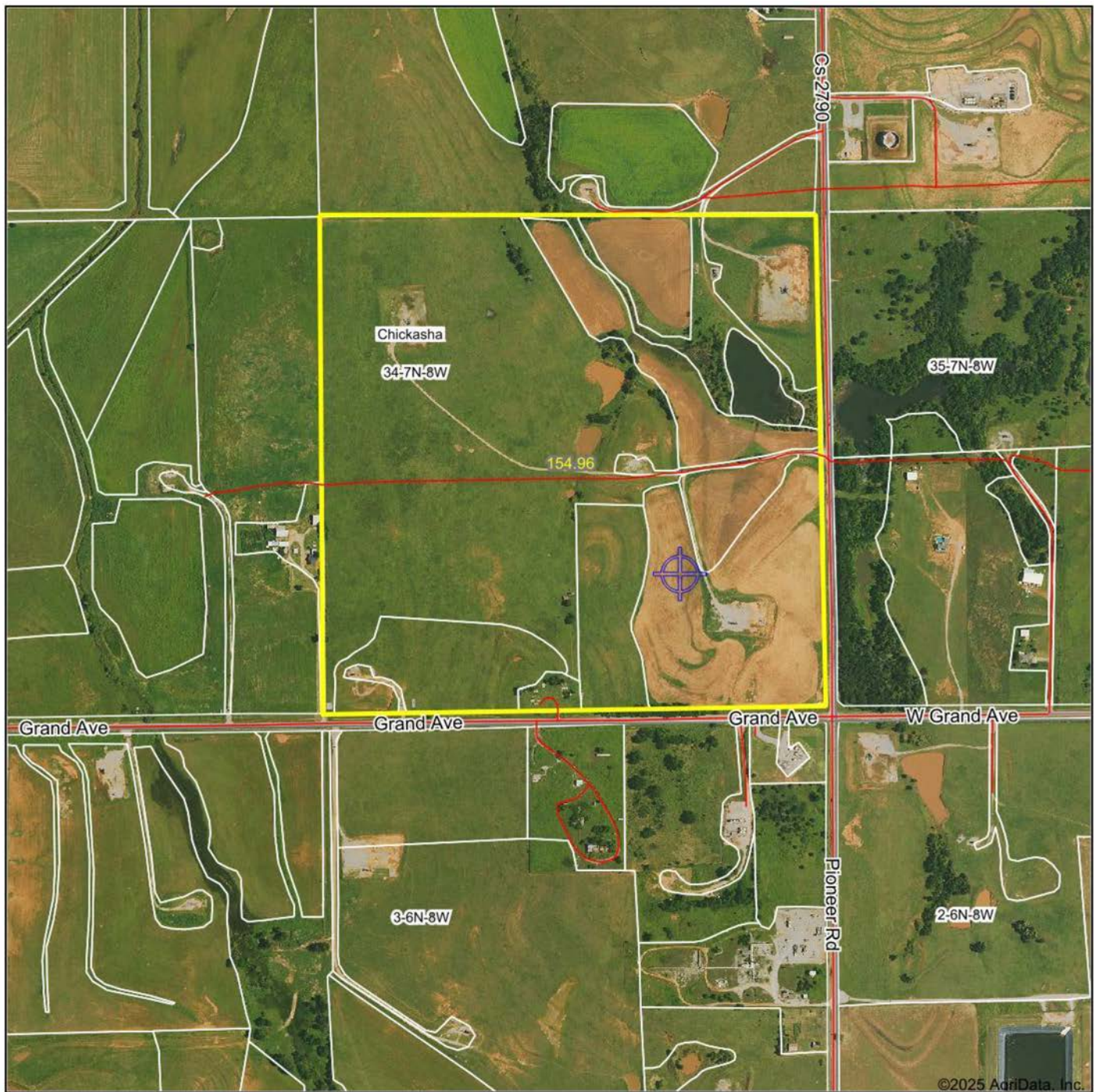
3 PONDS (2 ARE SEASONAL)



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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

Boundary Center: 35° 1' 57.77, -98° 1' 37.46

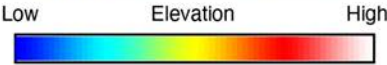
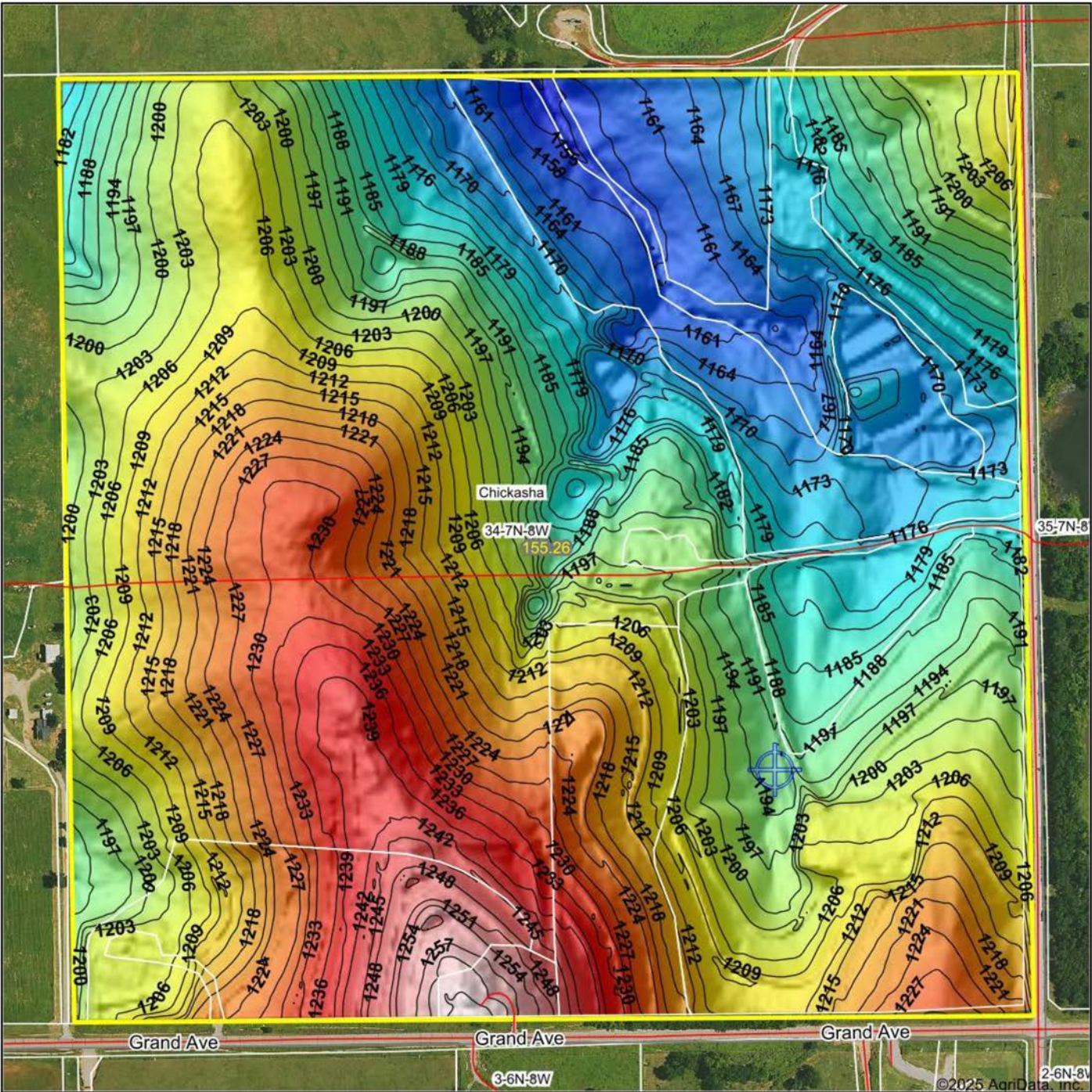
34-7N-8W
Grady County
Oklahoma

0ft 810ft 1620ft



5/15/2025

HILLSHADE MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 3 meter dem
Interval(ft): 3
Min: 1,150.2
Max: 1,265.7
Range: 115.5
Average: 1,201.2
Standard Deviation: 23.16 ft

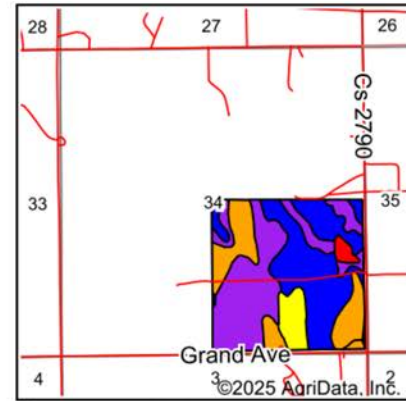
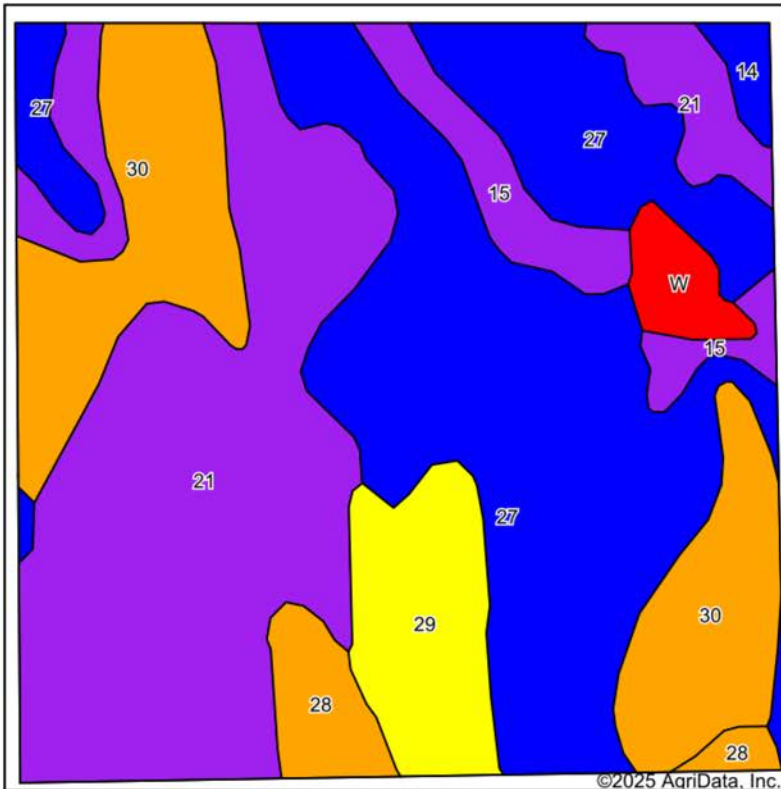


5/22/2025

34-7N-8W
Grady County
Oklahoma

Boundary Center: 35° 1' 57.66, -98° 1' 37.3

SOILS MAP



State: **Oklahoma**
 County: **Grady**
 Location: **34-7N-8W**
 Township: **Chickasha**
 Acres: **154.96**
 Date: **5/15/2025**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: OK051, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
27	Minco silt loam, 3 to 5 percent slopes	54.35	35.1%		Ile	Ile	4272	63	55	57	63	54
21	Lucien-Nash complex, 5 to 12 percent slopes	49.88	32.2%		Vle		3554	32	31	32	28	18
30	Nash-Lucien complex, 1 to 5 percent slopes	24.54	15.8%		Ille		4128	37	35	37	34	25
29	Nash loam, 5 to 8 percent slopes	10.23	6.6%		IVe		4670	45	40	44	44	38
15	Grant-Port, frequently flooded, complex, 0 to 12 percent slopes	6.82	4.4%		Vle		5064	57	36	49	45	33
28	Nash loam, 3 to 5 percent slopes	4.90	3.2%		Ille		4670	46	40	44	45	39
W	Water	2.86	1.8%		VIII		0					
14	Grant silt loam, 3 to 5 percent slopes, eroded	1.38	0.9%		Ile	Ile	0	57	43	49	57	39
Weighted Average					3.90	*-	3974.9	*n 45.7	*n 40.7	*n 43	*n 43.3	*n 34.2

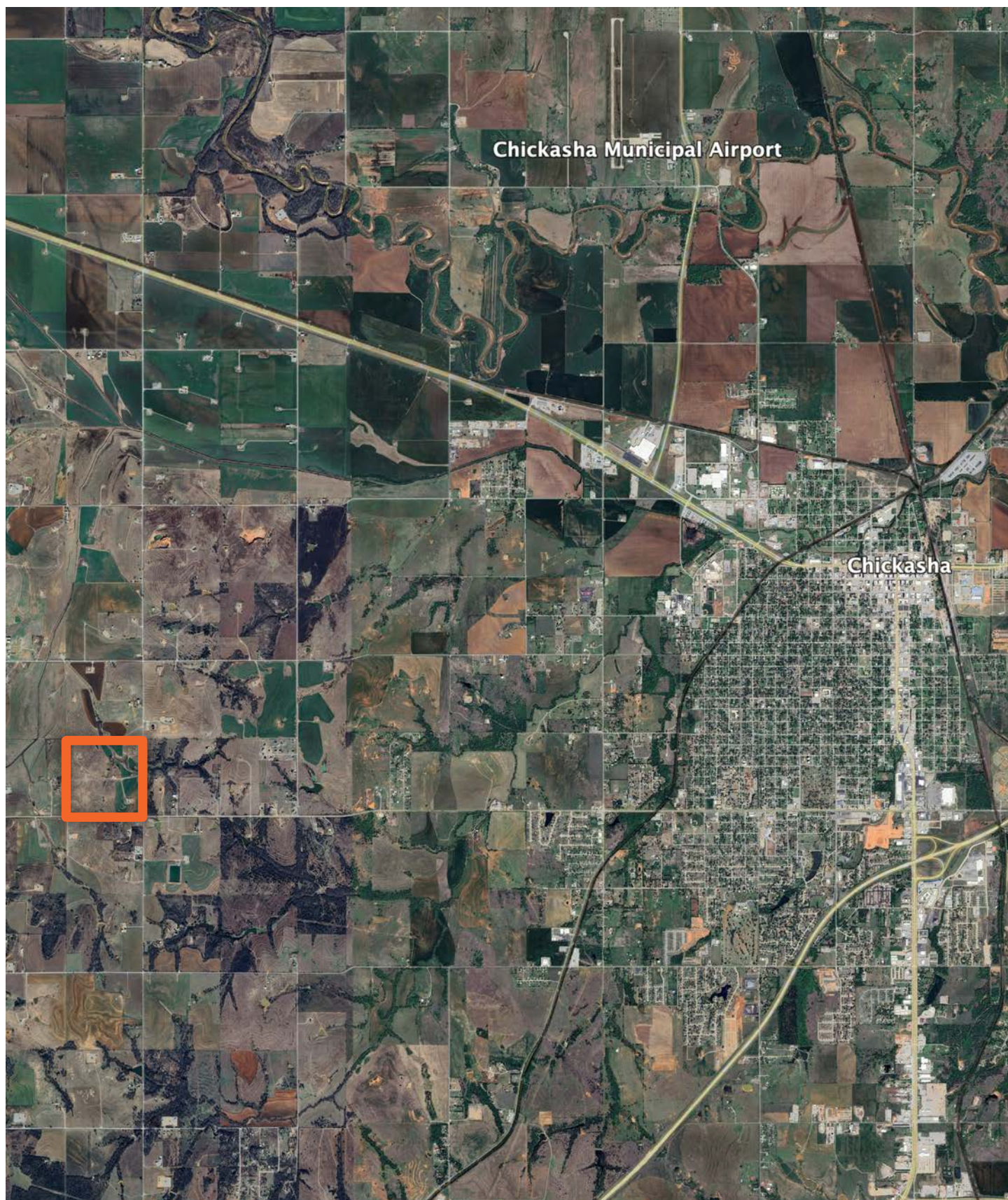
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Born and raised in Temple, Oklahoma, and now proudly calling Sterling home, Clay Hart brings a deep-rooted connection to the land and the people who depend on it. With a degree in Agronomy from Cameron University and a lifetime spent on the farm raising cattle, Clay's passion for rural life is woven into every part of who he is. From helping his kids show pigs to managing his own herd, his firsthand knowledge of agriculture translates into an unmatched understanding of land and its value.

Clay's professional background in the insurance industry sharpened his skills in service, communication, and client advocacy—traits he now uses to guide buyers and sellers through seamless land transactions. Whether it's a working cattle ranch or recreational hunting property, Clay brings integrity, reliability, and an unwavering commitment to his clients' goals.

As a proud member of the Frederick Lions Club and board member of Southeastern India Missions, Clay is deeply invested in his community. His clients benefit not only from his ag expertise and local roots but also from his personal mission to help landowners transfer property from one generation to the next. When you work with Clay, you're not just hiring a land agent—you're gaining a trusted partner.



CLAY HART, LAND AGENT
580.354.7121
CHart@MidwestLandGroup.com



MidwestLandGroup.com

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