

MIDWEST LAND GROUP PRESENTS

105 ACRES IN

OKLAHOMA COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

105 +/- ACRES IN EAST CENTRAL OKLAHOMA COUNTY - GREAT LOCATION WITH TONS OF POTENTIAL

This beautiful 105 +/- acre property is located in East Central Oklahoma County, just under 3 miles from the Kickapoo Turnpike. It has over 1,850 feet of paved road frontage, giving you easy access while still feeling private and peaceful. About 15 +/- acres are within the Oklahoma City limits, and the western edge of the property borders the city limits of Oklahoma City, making it a smart option for future development or investment.

The land has a nice mix of features, including about 81 feet of elevation change, mature oak trees, and 12.5 +/- acres in the 100-year floodplain – a great spot for attracting ducks and other wildlife. Electricity is available along the county road, along with nearby water wells.

The property is located in the Luther Public School district, making it a great option for families who want space and good schools close by.

If you enjoy the outdoors, this place has a lot to offer. It's excellent for whitetail deer hunting, and there's good potential for waterfowl hunting as well. Whether you want to build a home, start a hunting retreat, or simply invest in land, this property gives you lots of options. It's just 30 minutes to downtown Oklahoma City and about 1.5 hours to Tulsa, making it convenient while still offering a quiet, rural setting. Call Braden Pollard at (580) 222-5265 with questions or to arrange a private showing.



PROPERTY FEATURES

PRICE: **\$997,500** | COUNTY: **OKLAHOMA** | STATE: **OKLAHOMA** | ACRES: **105**

- East Central Oklahoma County
- Less than 3 miles from Kickapoo Turnpike
- Electric utilities along Country Road
- 15 +/- acres in Oklahoma City limits
- 12.5 +/- acres in the 100-year floodplain
- 81 feet of elevation
- Mature oak trees
- Morel mushrooms throughout the creek area
- Luther Public Schools
- Eastern boundary of Oklahoma City limits
- 1,850+ feet of blacktop road frontage
- Excellent whitetail hunting habitat
- Great opportunity for waterfowl hunting
- Strong neighboring water well production
- 30 minutes to downtown Oklahoma City
- 1 ½ hour to downtown Tulsa
- Property taxes of \$66.51 (2024)



BUILD SITE POTENTIAL

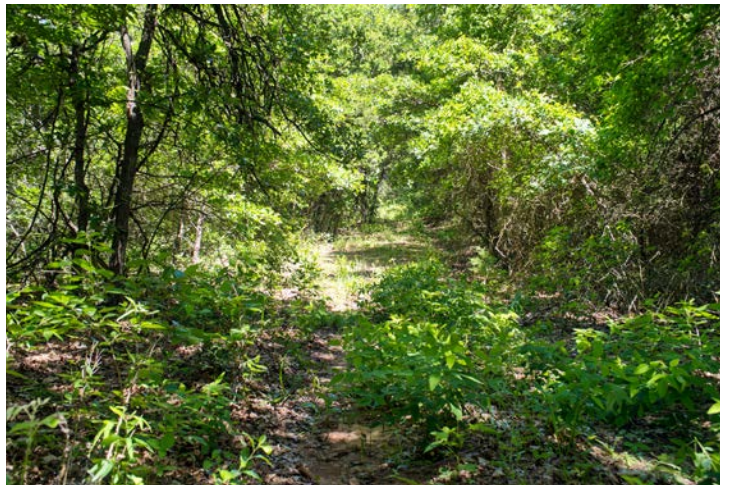
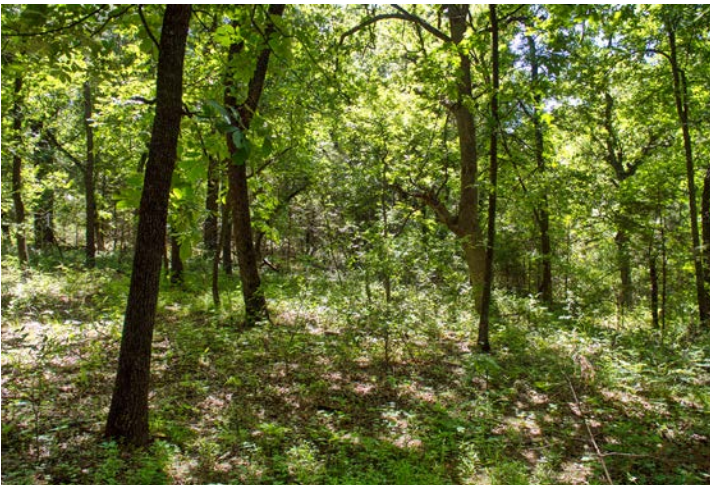
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BLACKTOP ROAD FRONTAGE

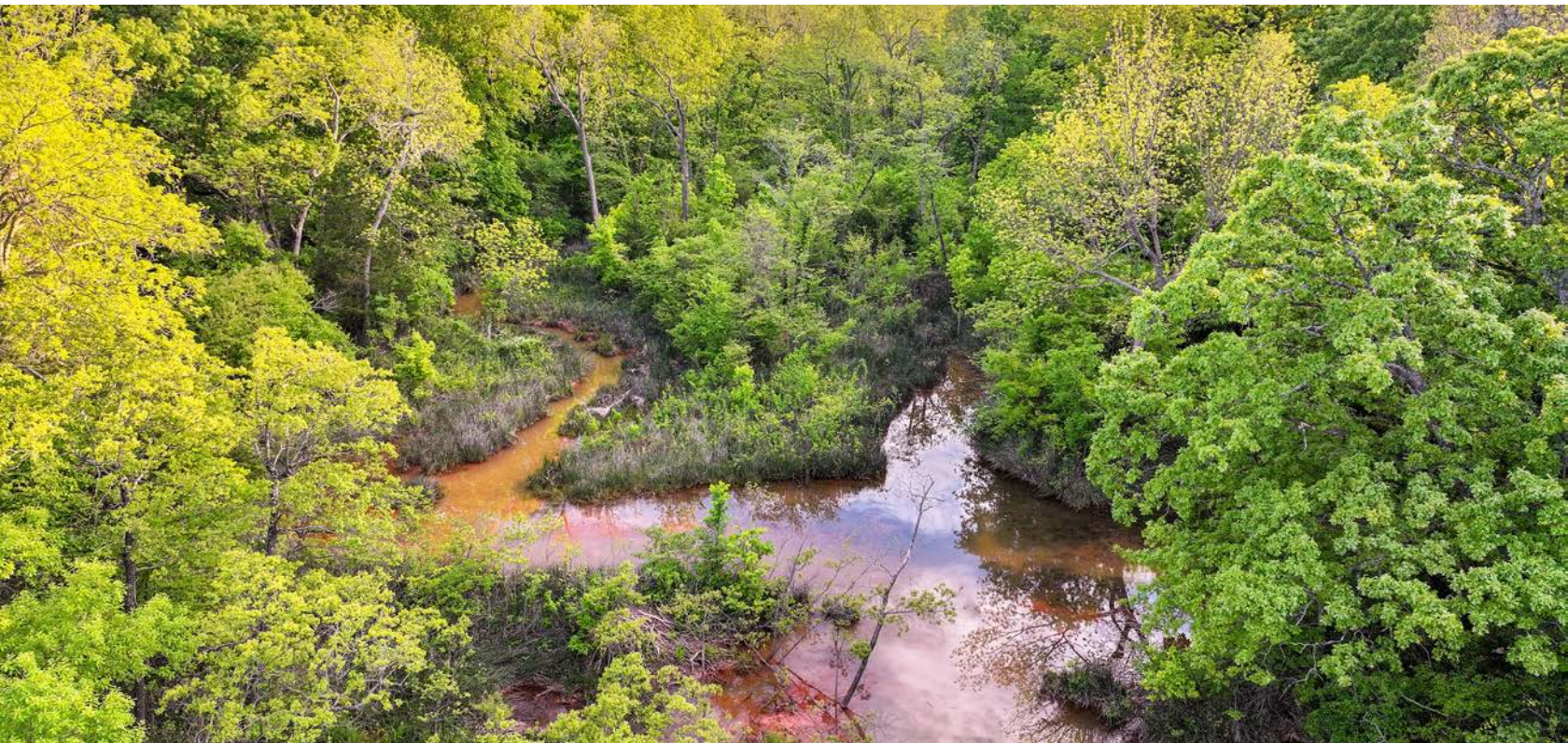


MATURE OAK TREES



CREEK FOR WATERFOWL HUNTING

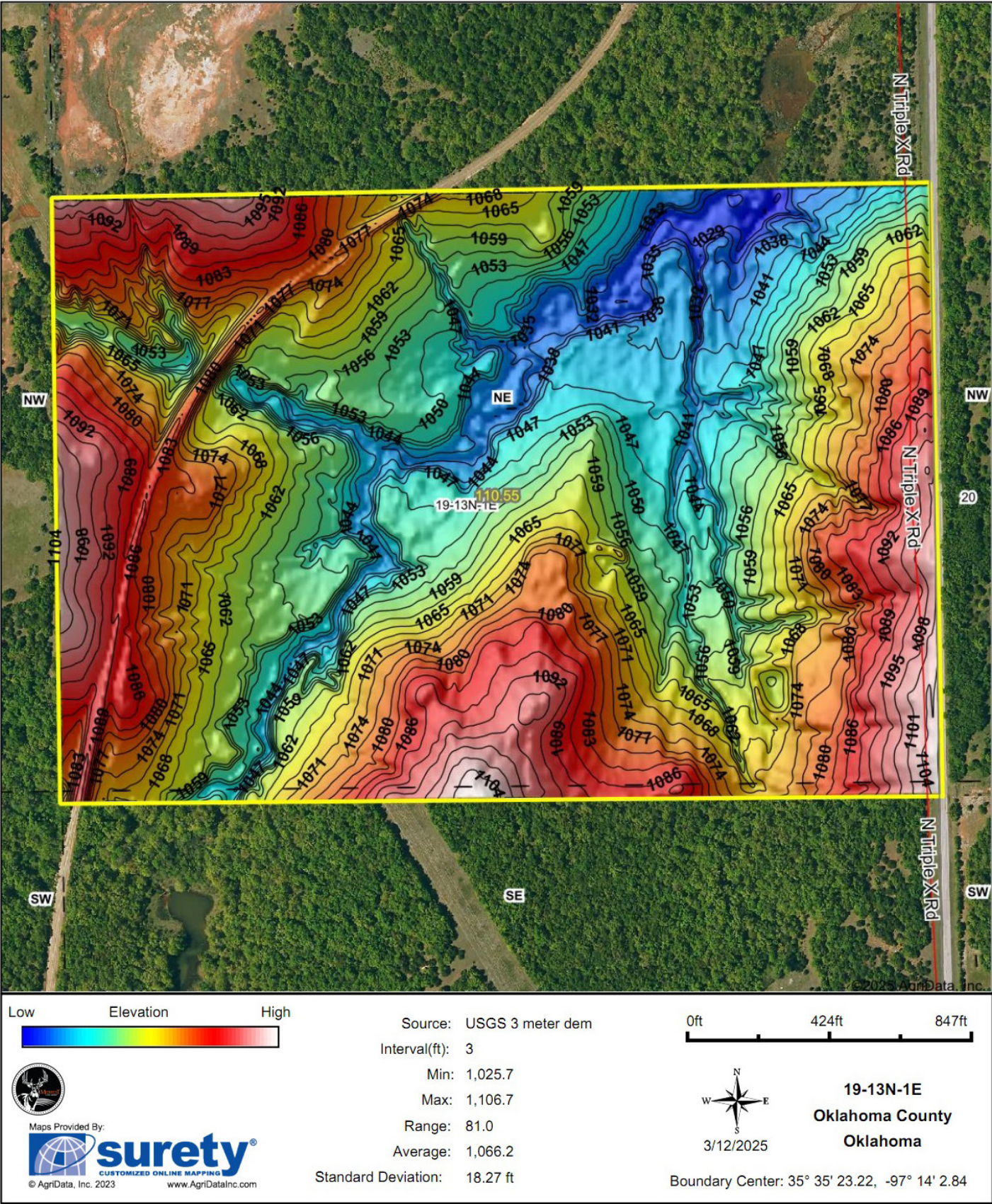
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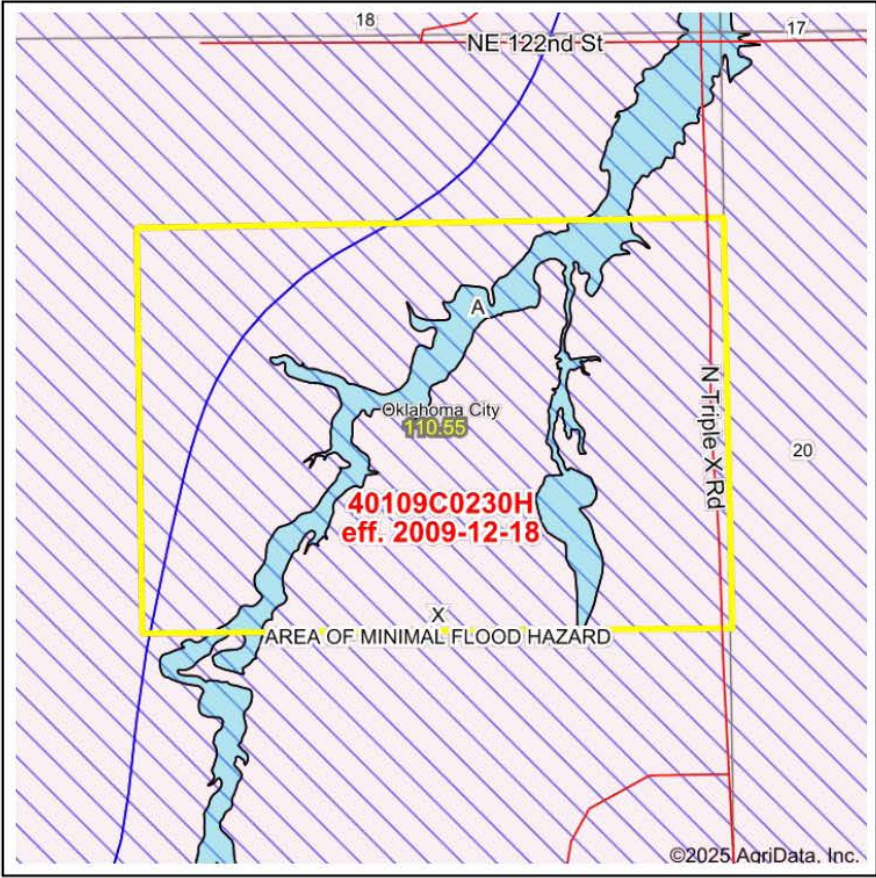
AERIAL MAP



HILLSHADE MAP



FEMA MAP



Map Center: 35° 35' 22.8, -97° 14' 2.47
State: OK Acres: 110.55
County: Oklahoma Date: 3/12/2025
Location: 19-13N-1E
Township: Oklahoma City

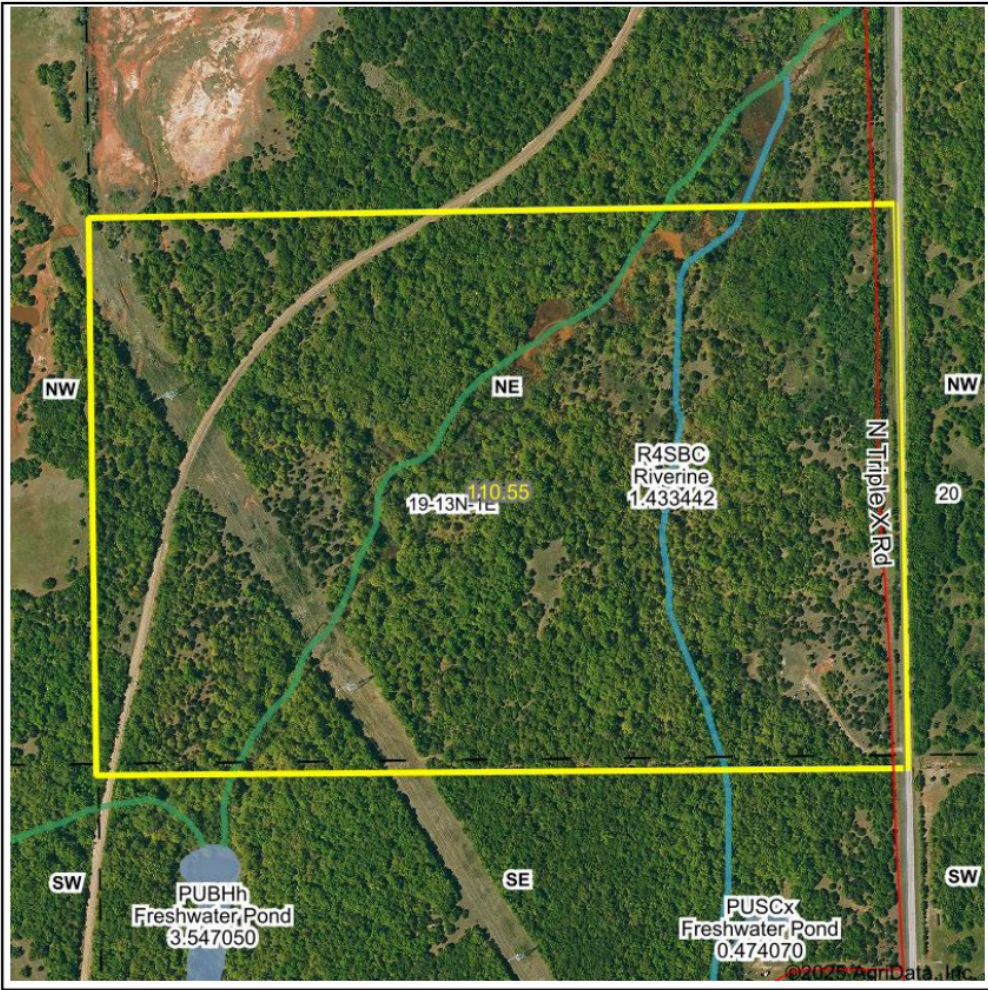


Maps Provided By:



Name		Number	County	NFIP Participation	Acres	Percent
OKLAHOMA COUNTY		400466	Oklahoma	Regular	95.78	86.6%
CITY OF OKLAHOMA CITY		405378	Oklahoma	Regular	14.77	13.4%
Total					110.55	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		97.97	88.6%
A			100-year Floodplain		12.58	11.4%
Total					110.55	100%
Panel		Effective Date			Acres	Percent
40109C0230H		12/18/2009			110.55	100%
Total					110.55	100%

WETLANDS MAP



State: **Oklahoma**
Location: **19-13N-1E**
County: **Oklahoma**
Township: **Oklahoma City**
Date: **3/12/2025**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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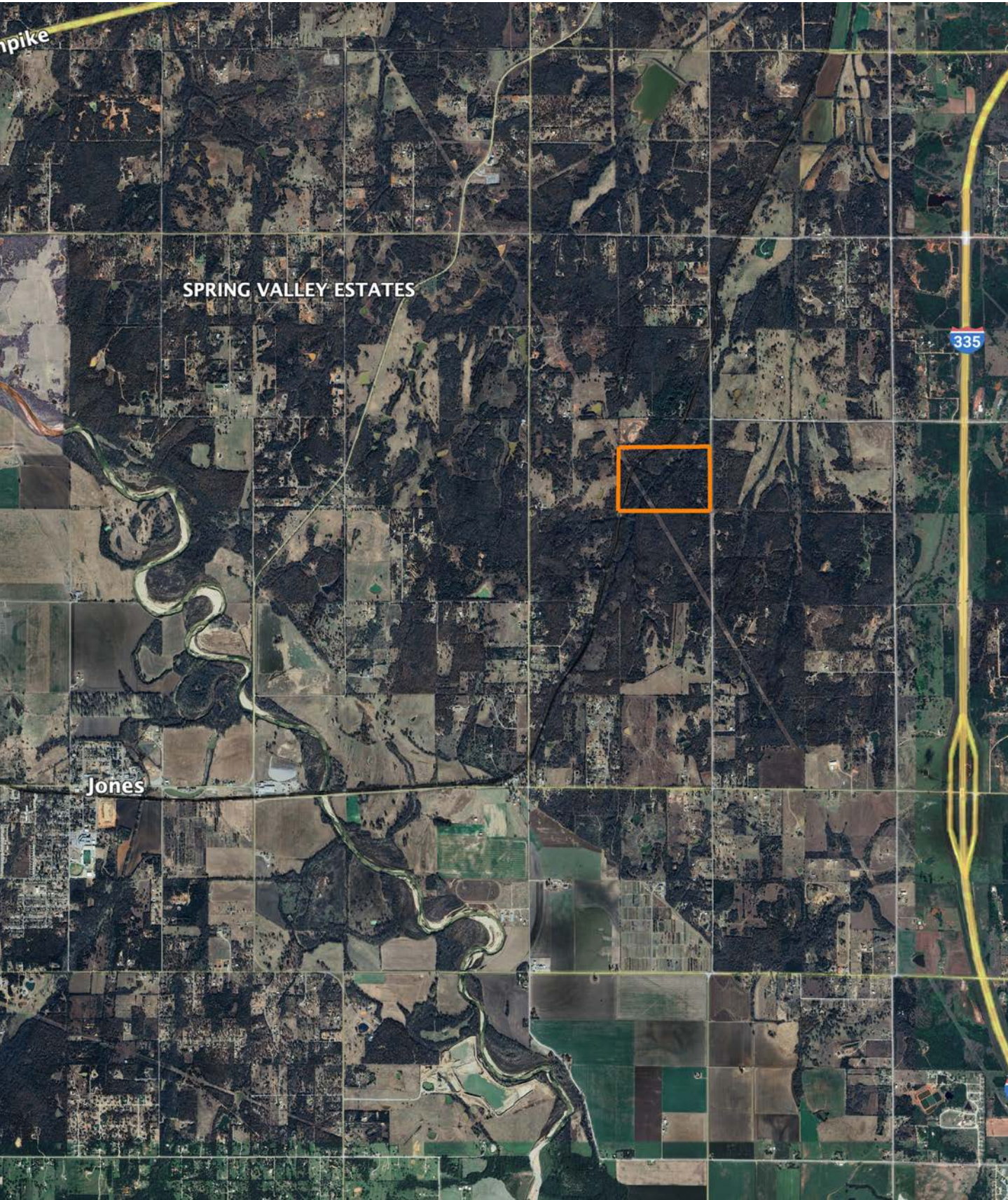


0ft 660ft 1320ft

Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	1.09
R4SBC	Riverine	0.89
Total Acres		1.98

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

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

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