

MIDWEST LAND GROUP PRESENTS



40 ACRES
GREER COUNTY, OK

31665 East County Road 1350, Willow, Oklahoma 73673



MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIUM HORSE PROPERTY ON 40 ACRES

Exceptional equestrian property on 40 pristine acres at the headwaters of Lake Creek in Greer County. Features a comfortable 2,052 square foot home (3 bed, 1 bath, built 1998) with premium agricultural soils (52.7% Class I, 28.9% Class II) and seven individually fenced paddocks for rotational grazing and flexible animal management. Mature elm and mulberry trees in the southwest corner provide natural shade and comfort for livestock throughout the day.

The crown jewel is a massive 22,500 square foot indoor roping arena with a professional Chute Help system installed and ready for immediate use, perfect for training, competitions, and year-round riding regardless of weather conditions. The impressive 30'x330' main barn offers 14 spacious horse stalls with 7 strategically placed self-waterers for optimal efficiency and animal care, while a matching storage barn provides 10 additional stalls with individual waterers and a dedicated tack room

for equipment organization. Additional facilities include an outdoor arena, covered runs with overhead shade protection, and a 40'x50' shop with a concrete floor and electricity for equipment storage and maintenance.

Located on blacktop road frontage with quick Highway 283 access, the property offers excellent connectivity to Elk City (30 miles), Amarillo (150 miles), and Oklahoma City (140 miles). Strategically positioned in the heart of prime roping country with year-round competitive events within driving distance in Woodward, Elk City, Vernon, Amarillo, Oklahoma City, and Chickasha - making this an ideal base for serious competitors and enthusiasts.

This complete, professionally designed horse operation represents a rare opportunity in one of Oklahoma's most desirable agricultural regions, perfect for private equestrian retreats, commercial training facilities, or working cattle operations.



PROPERTY FEATURES

COUNTY: **GREER** | STATE: **OKLAHOMA** | ACRES: **40**

- 2,052 square foot home (3 bed, 1 bath, built in 1998)
- Safe room
- Premium Class I and II soils
- Blacktop frontage
- Quick Highway 283 access
- 22,500 square foot indoor roping arena with Chute Help
- 22,500 square foot equipment barn, 10 stalls, tack room
- 30'x330' barn - 14 stalls, 7 self-waterers
- Outdoor arena
- Large covered runs
- 7 fenced paddocks
- 40'x50' shop with concrete and electric
- Shade trees
- 30 miles to Elk City
- 150 miles to Amarillo
- 140 miles to Oklahoma City
- Access to regional roping events



3 BED, 1 BATH HOME



40'X50' SHOP



OUTDOOR ARENA



EQUIPMENT BARN

The impressive 30'x330' main barn offers 14 spacious horse stalls with 7 strategically placed self-waterers for optimal efficiency and animal care, while a matching storage barn provides 10 additional stalls with individual waterers and a dedicated tack room for equipment organization.

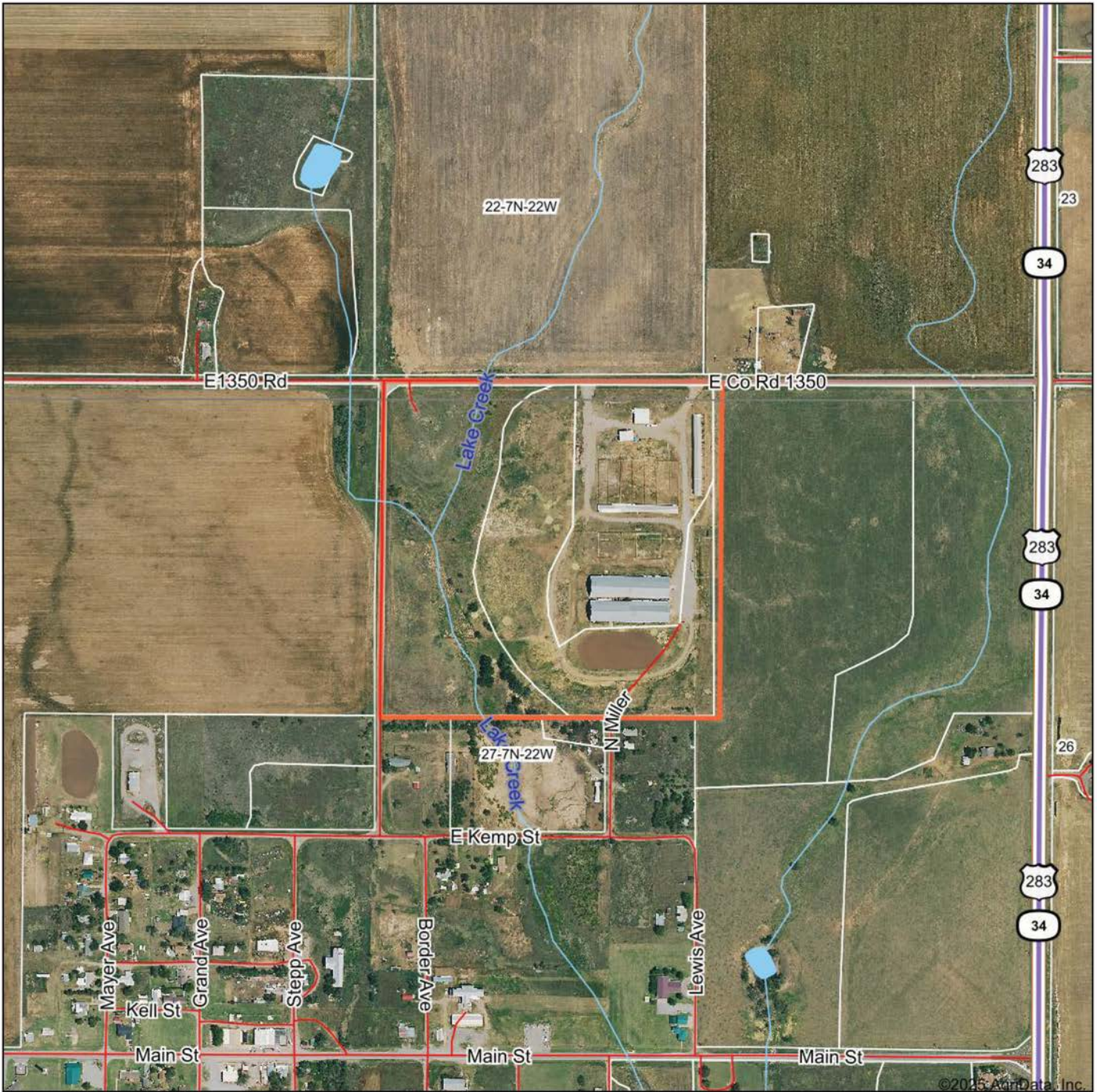


INDOOR ROPING ARENA

The crown jewel is a massive 22,500 square foot indoor roping arena with a professional Chute Help system installed and ready for immediate use, perfect for training, competitions, and year-round riding regardless of weather conditions.



AERIAL MAP



Boundary Center: 35° 3' 25.16, -99° 30' 26.73



27-7N-22W
Greer County
Oklahoma



6/14/2025



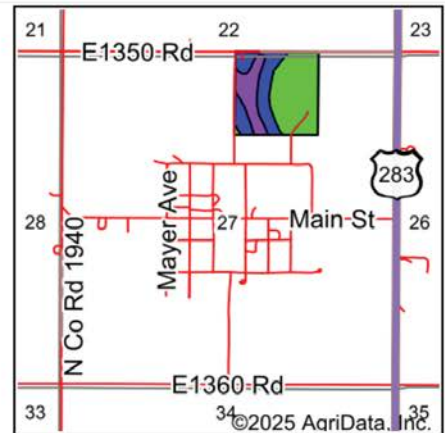
Maps Provided By:



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

SOILS MAP



State: **Oklahoma**
 County: **Greer**
 Location: **27-7N-22W**
 Township: **Northwest Greer**
 Acres: **40**
 Date: **6/14/2025**



Maps Provided By:




 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: OK055, Soil Area Version: 22

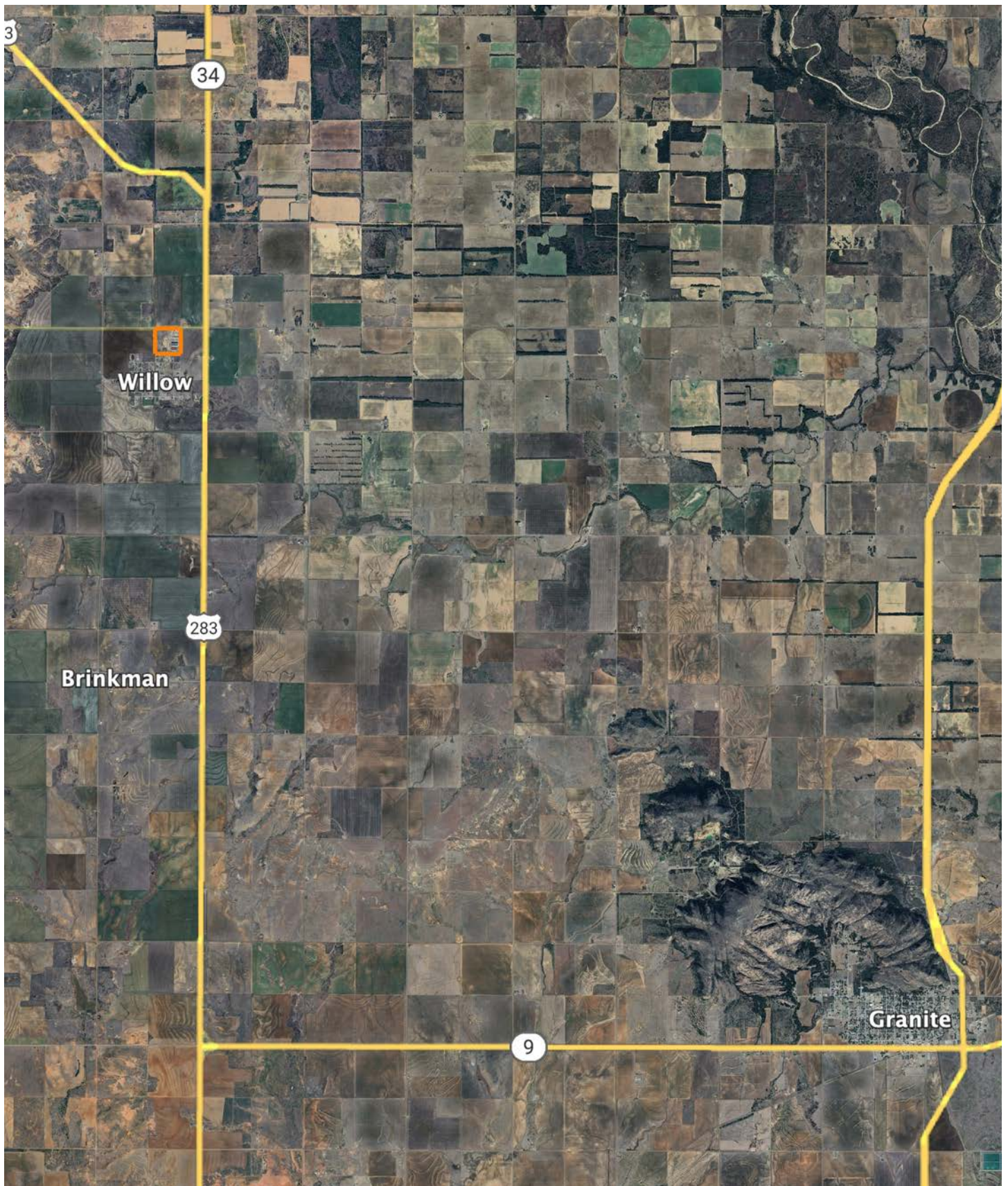
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	Wheat Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
DodA	Dodson loam, 0 to 1 percent slopes	21.07	52.7%		I	I	1840	32	54	41	47	54	48
DodB	Dodson loam, 1 to 3 percent slopes	11.57	28.9%		Ile	Ile	1740	30	53	40	45	53	49
RuwA	Rups silty clay loam, 0 to 1 percent slopes, frequently flooded	7.36	18.4%		Vw		2645		26	19	20	26	5
Weighted Average					2.03	*-	1959.2	25.5	*n 48.6	*n 36.7	*n 41.5	*n 48.6	*n 40.4

*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

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