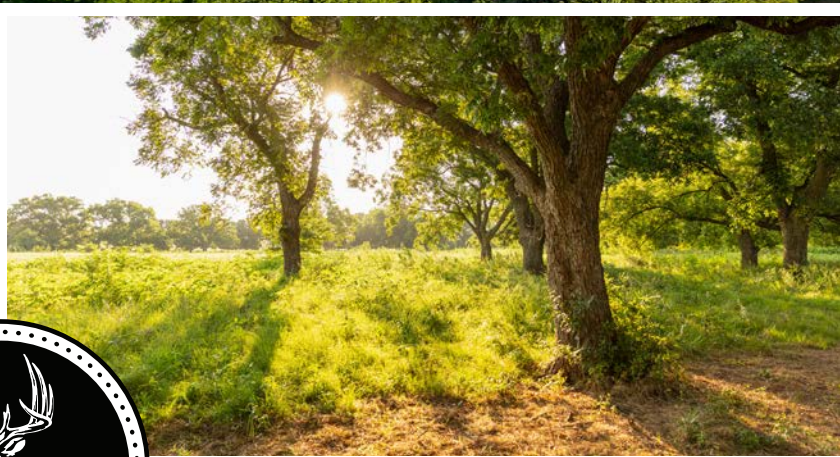
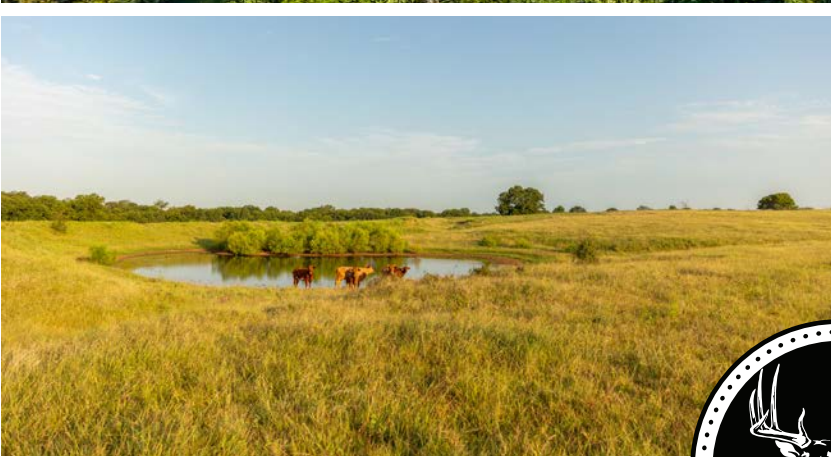


MIDWEST LAND GROUP PRESENTS

172 ACRES

# JEFFERSON COUNTY, OK

EAST 2020 ROAD, RINGLING, OKLAHOMA 73456



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# PREMIER 172 +/- ACRE HUNTING AND RECREATION PARADISE

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Imagine your own private hunting sanctuary where over 4,000 feet of pristine Mud Creek winds through 172 +/- acres of meticulously managed wildlife habitat. This rare live water source has established the property as the premier destination in eastern Jefferson County for trophy whitetail deer and outstanding turkey hunting. An old creek channel creates the perfect timber hole for waterfowl hunting, while a recently reshaped creek crossing with skid steer work features a hard rock-packed bottom, providing reliable all-weather access to both sides of the property. Large neighboring tracts and a community of conservation-minded hunters allow bucks to reach full maturity – and the results speak for themselves.

This turn-key operation eliminates the guesswork with proven infrastructure already in place. The innovative 1,200-square-foot hybrid container/shop headquarters, protected by new barbed-wire fencing, features two expertly converted Xcalibur shipping containers providing finished living quarters complete with bunk beds, master bedroom, full kitchen, and bathroom, plus dedicated enclosed storage space. Two tank blinds come with the property, one equipped with a metal platform and stairs for optimal positioning. Three high-quality ASF feeders are strategically placed: a 1,000-pound stand and fill Broadcast feeder, a 1,650 Combo Protein feeder, and

a 600-pound Broadcast Feeder with solar power.

The sophisticated habitat management program includes over 200 mature pecan trees representing premium varieties (Stuart, Mahan, Burkett, and natives) operating under a crop share arrangement with a local partner. This year's pecan income totaled \$1,357.54, providing both wildlife nutrition and supplemental revenue. Recent plantings of 55 additional trees, including bur oak, paw paw, persimmon, nuttall oak, and hybrid chestnut, demonstrate ongoing enhancement. Five strategically located food plots provide diverse nutrition sources: an eight-acre primary plot with four acres of oats, two acres of spring mix, and two acres of brown top millet; a two-acre orchard plot typically planted to oats; an established clover plot showing promising growth after recent rains; a newly established plot; and a chufa plot.

This is more than a hunting property – it's a fully realized vision of what dedicated wildlife management can achieve. Years of thoughtful planning and infrastructure investment have created the ultimate hunting retreat, ready for immediate enjoyment while offering endless opportunities for the passionate outdoorsman to build upon an already exceptional foundation.

# PROPERTY FEATURES

PRICE: **\$1,204,000** | COUNTY: **JEFFERSON** | STATE: **OKLAHOMA** | ACRES: **172**

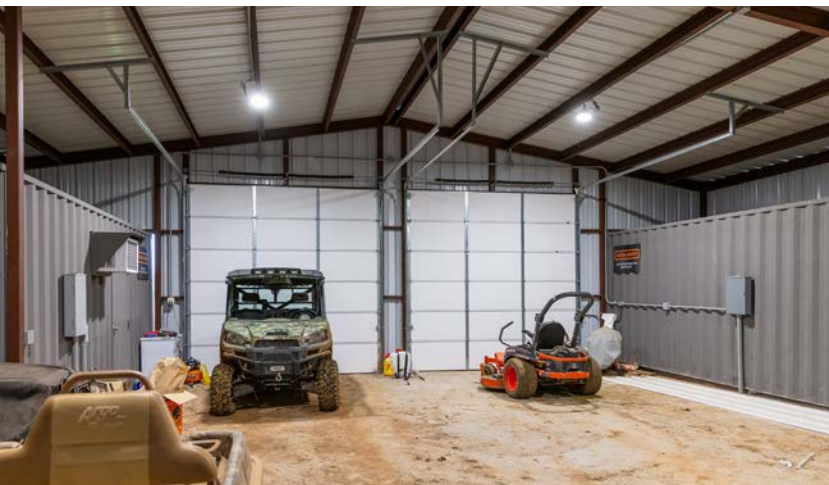
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- 0.8 +/- miles of Mud Creek on both sides
- 1,200-square-foot container/shop with living quarters, water well, electric meter, septic system
- Enclosed storage
- 5 established food plots - totaling 12+ acres with diverse plantings
- 200+ mature pecan trees
- Stuart, Mahan, Burkett, native species
- Crop share arrangement - with local partner for pecan harvest
- Income producing (\$1,357 this year)
- 3 ASF feeders - 1,000 lb, 1,650 lb combo, and 600 lb solar units
- 2 tank blinds - one with a metal platform and stairs
- Reliable creek crossing
- Trophy hunting habitat
- Timber hole duck hunting
- Pond and creek fishing opportunities
- 55 newly planted trees
- New barbed-wire fencing
- Large neighboring tracts
- 10 miles - Ringling, OK
- 68 miles - Wichita Falls, TX
- 114 miles - Oklahoma City, OK
- 125 miles - DFW



# CONTAINER/SHOP WITH LIVING QUARTERS

The innovative 1,200-square-foot hybrid container/shop headquarters, protected by new barbed-wire fencing, features two expertly converted Xcalibur shipping containers providing finished living quarters complete with bunk beds, master bedroom, full kitchen, and bathroom, plus dedicated enclosed storage space.



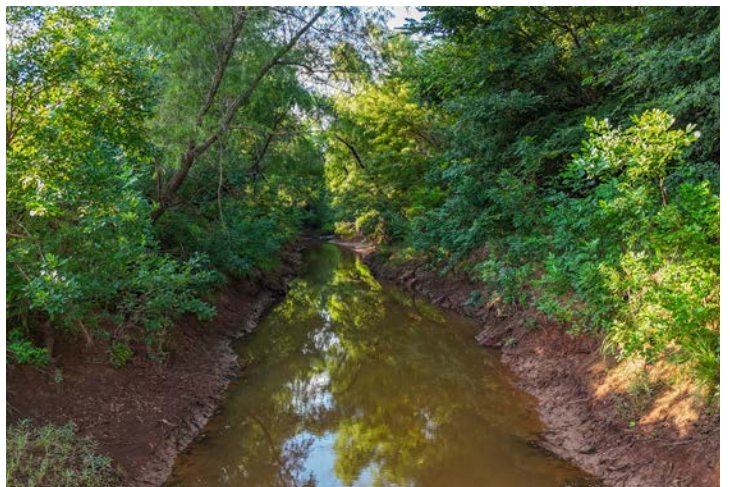
# PONDS

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# MUD CREEK

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# 200+ MATURE PECAN TREES

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The sophisticated habitat management program includes over 200 mature pecan trees representing premium varieties (Stuart, Mahan, Burkett, and natives) operating under a crop share arrangement with a local partner. This year's pecan income totaled \$1,357.54, providing both wildlife nutrition and supplemental revenue.



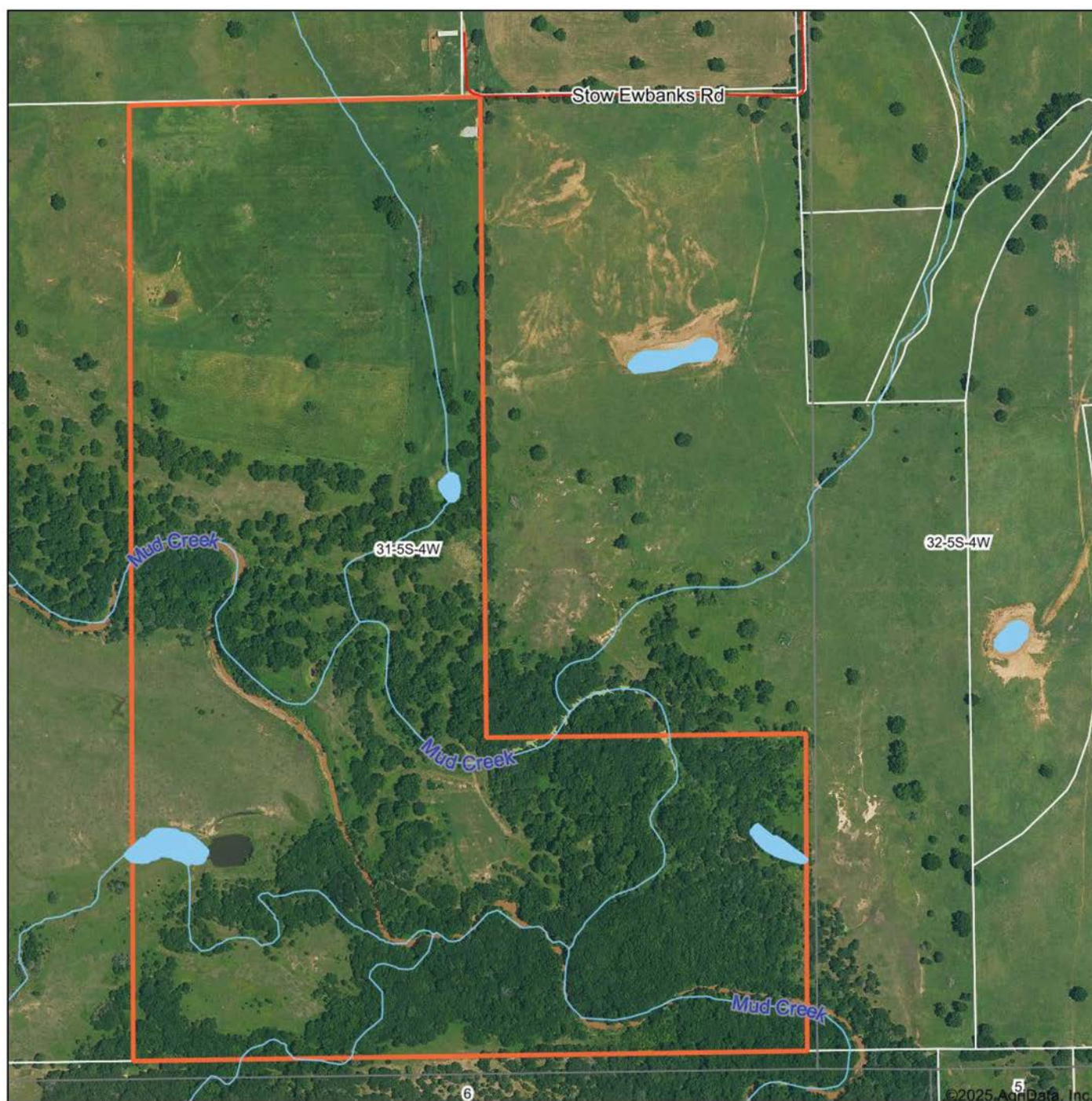
# HUNTING OPPORTUNITIES

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Two tank blinds come with the property, one equipped with a metal platform and stairs for optimal positioning. Three high-quality ASF feeders are strategically placed: a 1,000-pound stand and fill Broadcast feeder, a 1,650 Combo Protein feeder, and a 600-pound Broadcast Feeder with solar power.



# AERIAL MAP



Boundary Center: 34° 4' 36.17, -97° 39' 16.73

0ft 644ft 1288ft



Maps Provided By:



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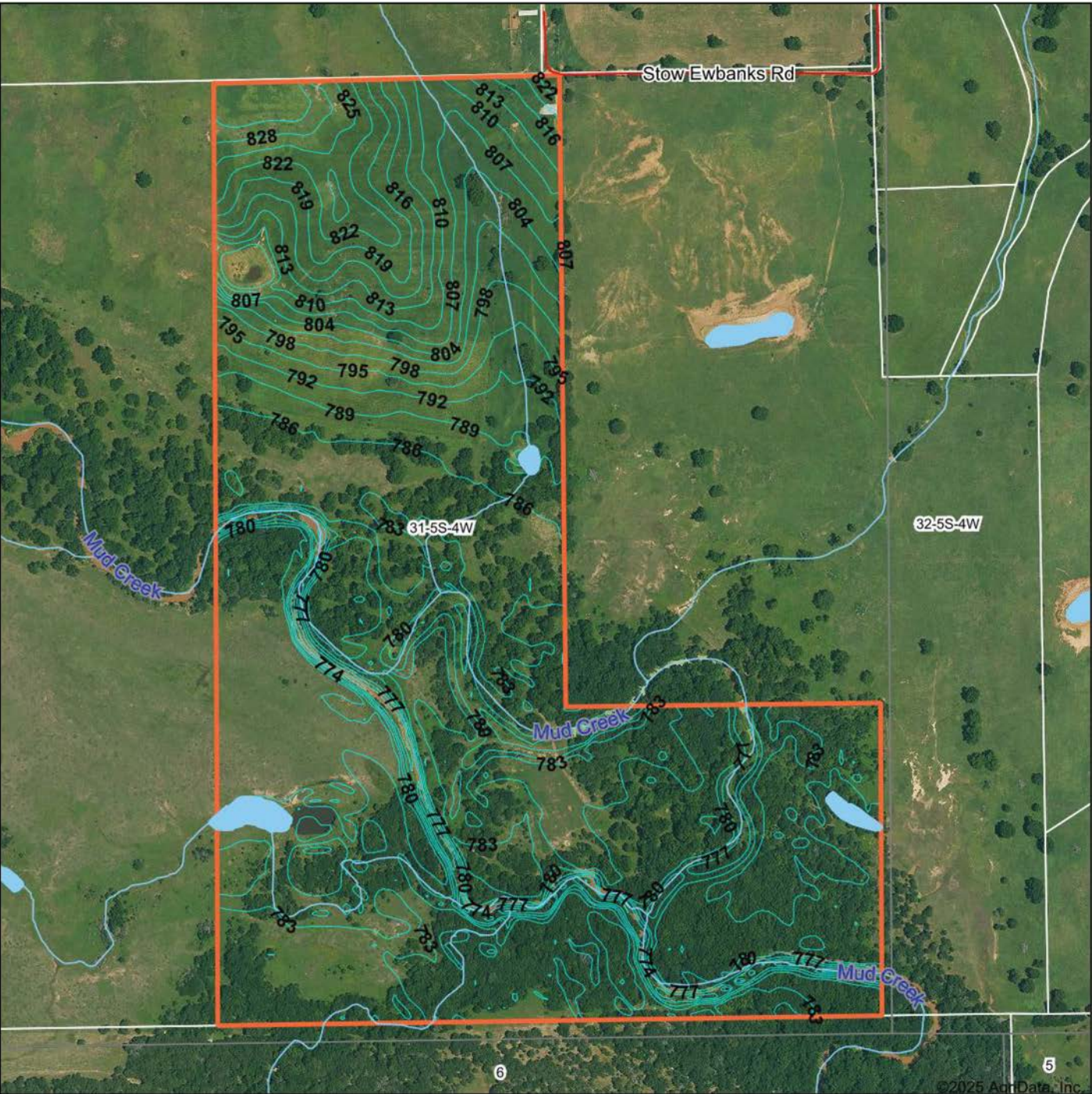
**31-5S-4W**  
**Jefferson County**  
**Oklahoma**



7/26/2025

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

# TOPOGRAPHY MAP



Maps Provided By:

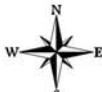


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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem  
Interval(ft): 3.0  
Min: 766.7  
Max: 833.1  
Range: 66.4  
Average: 789.3  
Standard Deviation: 13.25 ft

0ft 653ft 1306ft

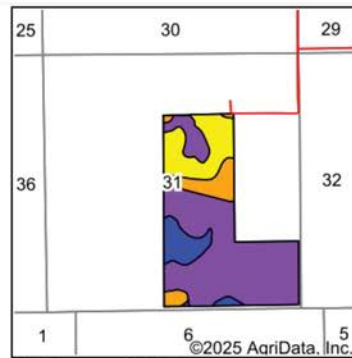
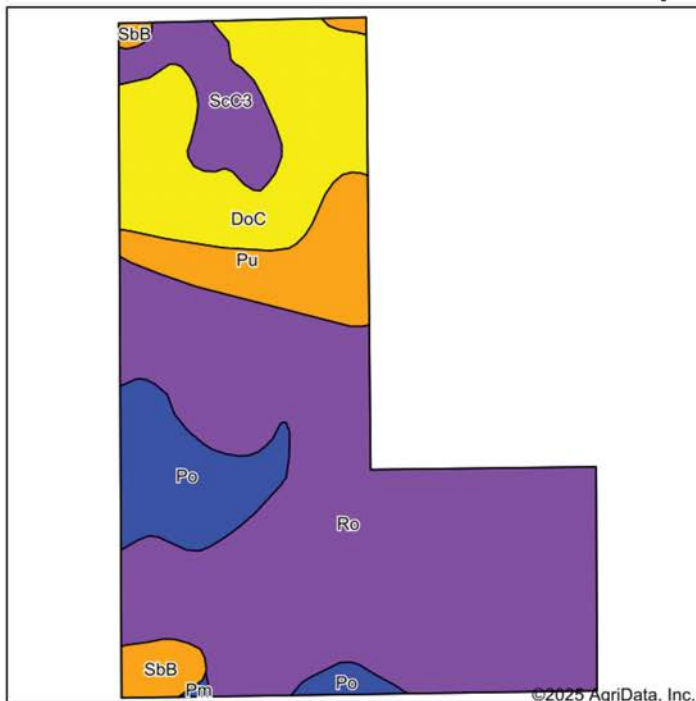


7/26/2025

**31-5S-4W**  
**Jefferson County**  
**Oklahoma**

Boundary Center: 34° 4' 36.17, -97° 39' 16.73

# SOILS MAP



State: **Oklahoma**  
 County: **Jefferson**  
 Location: **31-5S-4W**  
 Township: **Ringling**  
 Acres: **171.81**  
 Date: **7/26/2025**



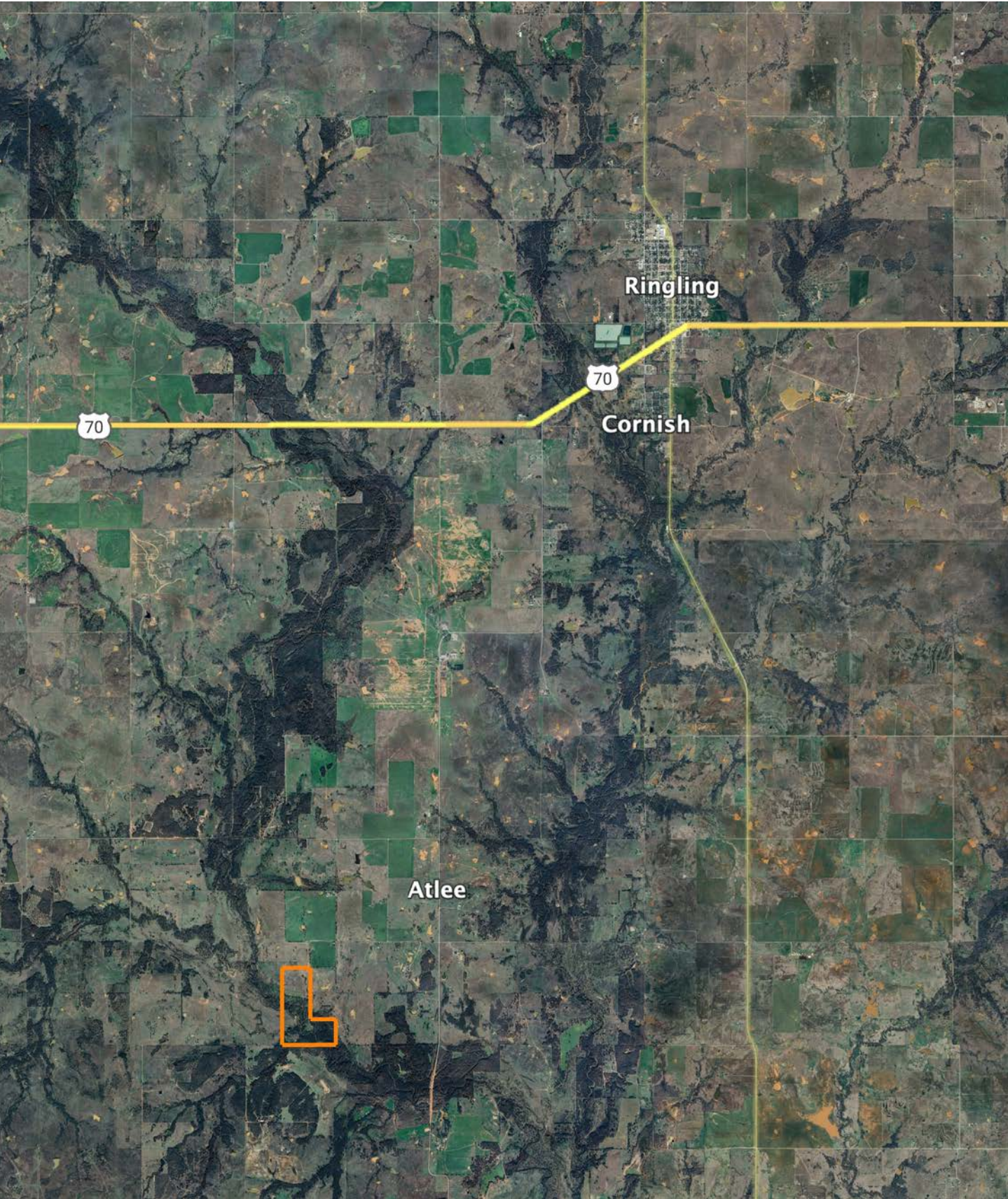
Maps Provided By:



Soils data provided by USDA and NRCS.

| Area Symbol: OK067, Soil Area Version: 20 |                                                                        |       |                  |                      |                  |              |                                |        |             |                 |          |                  |               |                       |                   |                 |
|-------------------------------------------|------------------------------------------------------------------------|-------|------------------|----------------------|------------------|--------------|--------------------------------|--------|-------------|-----------------|----------|------------------|---------------|-----------------------|-------------------|-----------------|
| Code                                      | Soil Description                                                       | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | Irr Class *c | Range Production (lbs/acre/yr) | Rye Bu | Soybeans Bu | Tall fescue AUM | Wheat Bu | *n NCCPI Overall | *n NCCPI Corn | *n NCCPI Small Grains | *n NCCPI Soybeans | *n NCCPI Cotton |
| Ro                                        | Miller clay, 0 to 1 percent slopes, frequently flooded                 | 98.41 | 57.2%            | <div></div>          | Vw               |              | 4142                           |        |             | 4               |          | 31               | 23            | 31                    | 29                | 9               |
| DoC                                       | Dougherty loamy fine sand, 3 to 8 percent slopes                       | 29.51 | 17.2%            | <div></div>          | Ive              |              | 3958                           | 2      | 1           |                 | 17       | 41               | 41            | 37                    | 38                | 21              |
| Po                                        | Port-Oscar complex, 0 to 1 percent slopes, occasionally flooded        | 15.77 | 9.2%             | <div></div>          | Ilw              |              | 5213                           |        |             |                 | 26       | 48               | 34            | 37                    | 48                | 28              |
| Pu                                        | Pulaski fine sandy loam, 0 to 1 percent slopes, occasionally flooded   | 13.26 | 7.7%             | <div></div>          | Ille             | Ille         | 5525                           |        | 2           | 6               | 30       | 50               | 48            | 44                    | 50                | 44              |
| ScC3                                      | Stephenville and Newalla soils, 3 to 8 percent slopes, severely eroded | 10.27 | 6.0%             | <div></div>          | Vle              |              | 0                              |        |             |                 | 2        | 38               | 37            | 38                    | 34                | 26              |
| SbB                                       | Stephenville and Littleaxe soils, 1 to 3 percent slopes                | 4.33  | 2.5%             | <div></div>          | Ille             |              | 3740                           |        |             |                 | 22       | 43               | 41            | 42                    | 41                | 30              |
| Pm                                        | Port silty clay loam, 0 to 1 percent slopes, occasionally flooded      | 0.26  | 0.2%             | <div></div>          | Ilw              |              | 6049                           |        |             |                 | 35       | 59               | 46            | 44                    | 59                | 37              |
| Weighted Average                          |                                                                        |       |                  |                      | 4.40             | *-           | 4060.6                         | 0.3    | 0.3         | 2.8             | 8.3      | *n 36.5          | *n 30.4       | *n 34.3               | *n 34.6           | *n 17.1         |

# 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

**580.919.7653**

[JAyers@MidwestLandGroup.com](mailto:JAyers@MidwestLandGroup.com)



## MidwestLandGroup.com

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