

MIDWEST LAND GROUP PRESENTS

60 ACRES IN

ROGER MILLS COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SLICK 60 +/- ACRES ON WHITE SHIELD CREEK

Discover this exceptional 60 +/- acre property featuring prime creek bottom cultivation with Class II and Class III soils in Roger Mills County, Oklahoma. Located 2 miles south of Hammon and 12 miles north of Elk City with quick access to Highway 34, this rare creek bottom offering sits near Foss Lake and the Washita National Wildlife Refuge, providing unparalleled outdoor recreation opportunities. The property includes approximately 2,000 feet of White Shield Creek frontage, plus 2 acres of native grass.

The abundant water resources make this property truly unique. Three interconnected water wells historically supported two irrigation pivots - a northern three-span system covering 14 acres and a southern system offering expansion opportunity for an additional 23 acres. Beyond agricultural irrigation, the well system's water level manipulation capability creates excellent opportunities to develop waterfowl hunting impoundments. The owner currently has 5 acres planted to alfalfa and plans to convert the remaining cultivation to alfalfa this fall.

White Shield Creek supports diverse tree species, including burr oak, cottonwood, willow, hackberry, American elm, and Osage orange, creating an exceptional hunting paradise. The property consistently produces outstanding opportunities for deer and turkey hunting, with abundant wildlife activity throughout multiple seasons. The potential for waterfowl hunting development through managed impoundments adds another premier dimension to this recreational paradise.

Natural elevation rises provide stunning overlook views of the creek bottom, making premium building sites for your dream home or recreational retreat. Combined with existing electricity, excellent highway access, and proximity to major recreational areas, this income-producing investment offers tremendous potential for agricultural investors, hunting enthusiasts, or those seeking premier building sites with established revenue streams and exceptional recreational development opportunities.



PROPERTY FEATURES

PRICE: **\$268,500** | COUNTY: **ROGER MILLS** | STATE: **OKLAHOMA** | ACRES: **60**

- 60 +/- acres of prime creek bottom cultivation
- Class II and Class III soils for superior crop production
- 2,000 feet of White Shield Creek frontage
- Three interconnected water wells for irrigation
- 14 acre operational irrigation pivot system
- 23 acre irrigation expansion opportunity
- 5 acres currently planted to alfalfa
- Exceptional deer and turkey hunting habitat
- Natural elevation rises with stunning creek views
- Diverse hardwood trees along the creek corridor
- 2 acres of native grassland
- Established income-producing potential
- Premium building sites with electricity access
- Quick access to Highway 34
- 2 miles south of Hammon
- 12 miles north of Elk City
- 1 hour 45 minutes, Oklahoma City
- 2 hours 17 minutes Amarillo



PRIME CREEK BOTTOM CULTIVATION

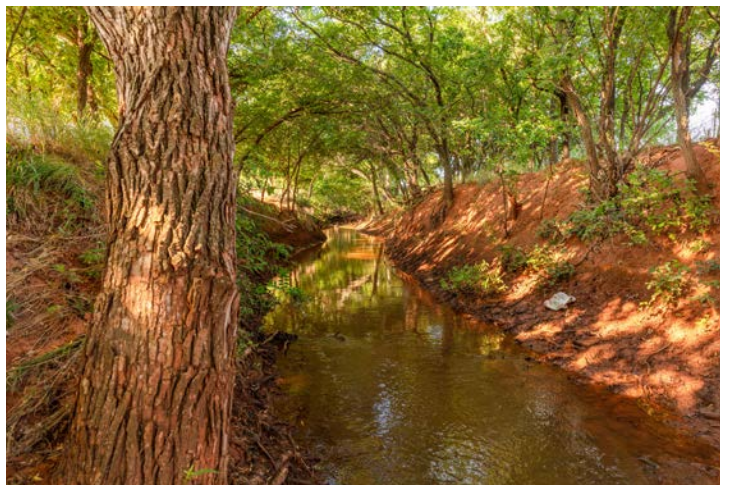
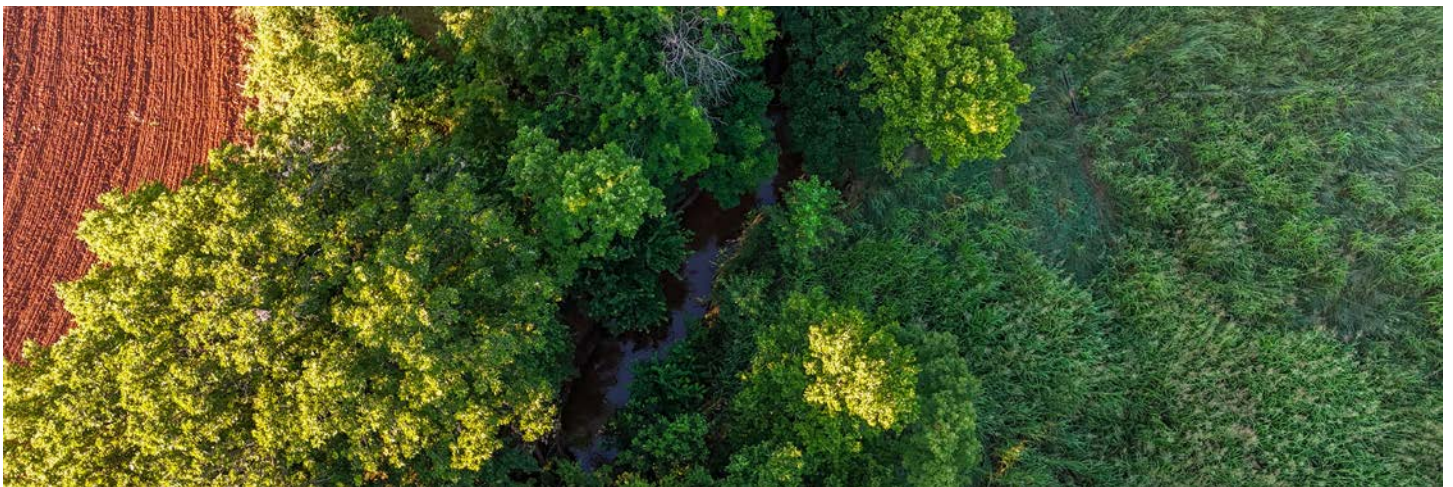
Three interconnected water wells historically supported two irrigation pivots - a northern three-span system covering 14 acres and a southern system offering expansion opportunity for an additional 23 acres.



2 ACRES OF NATIVE GRASS

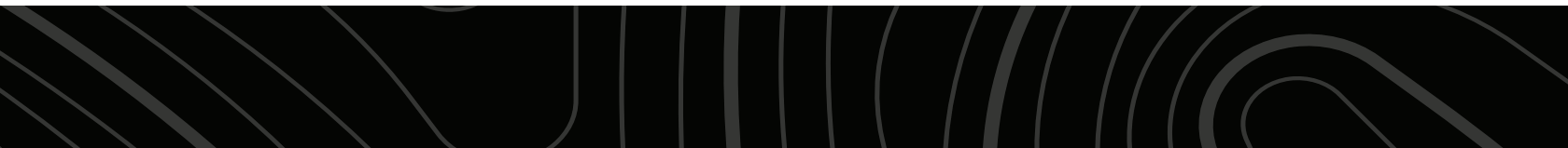
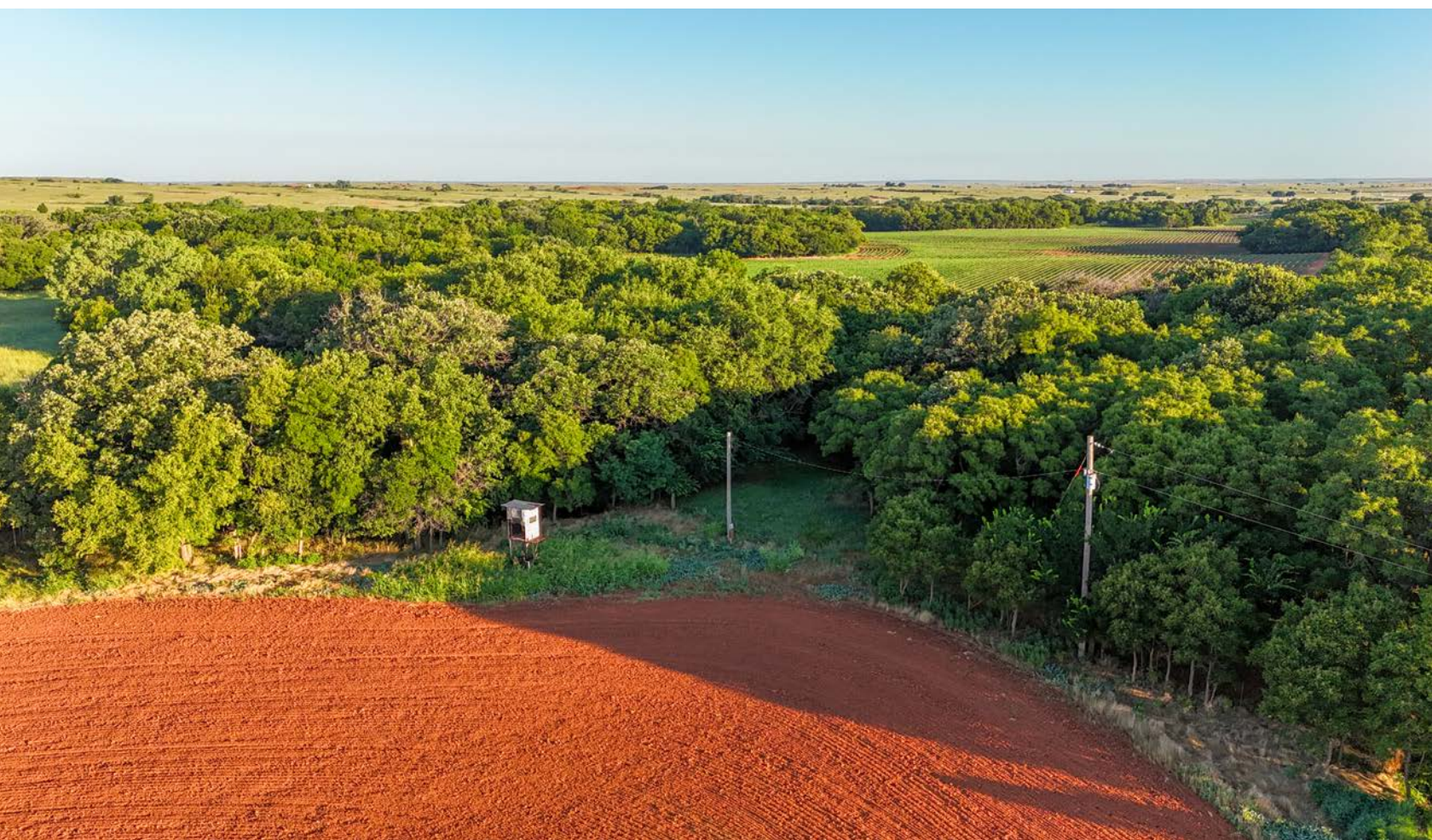


WHITE SHIELD CREEK FRONTAGE



HUNTING OPPORTUNITIES

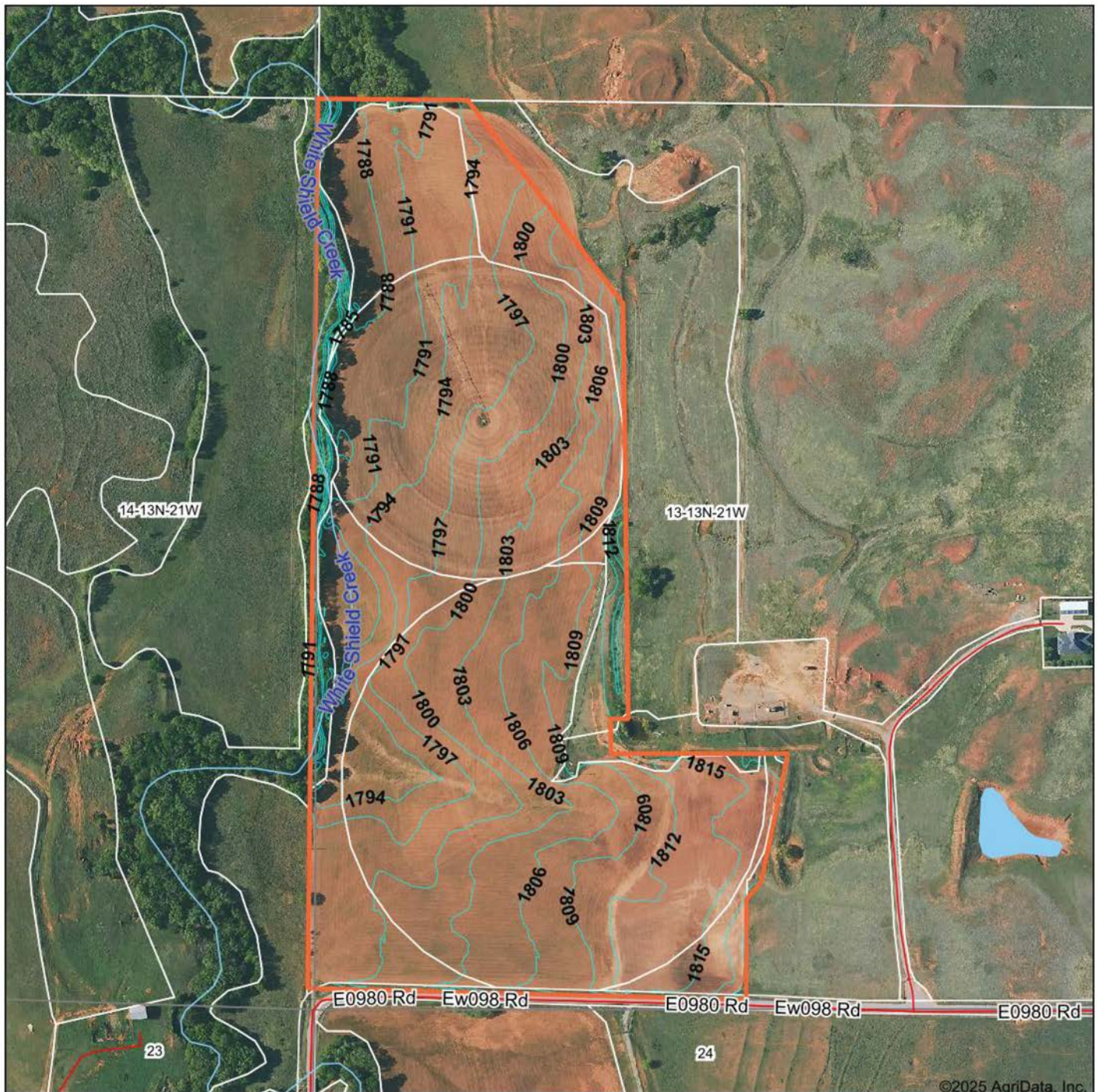
The property consistently produces outstanding opportunities for deer and turkey hunting, with abundant wildlife activity throughout multiple seasons. The potential for waterfowl hunting development through managed impoundments adds another premier dimension to this recreational paradise.



AERIAL MAP



TOPOGRAPHY MAP



Maps Provided By:



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

Source: USGS 3 meter dem
Interval(ft): 3.0
Min: 1,776.0
Max: 1,821.9
Range: 45.9
Average: 1,800.4
Standard Deviation: 8.43 ft

0ft 462ft 925ft

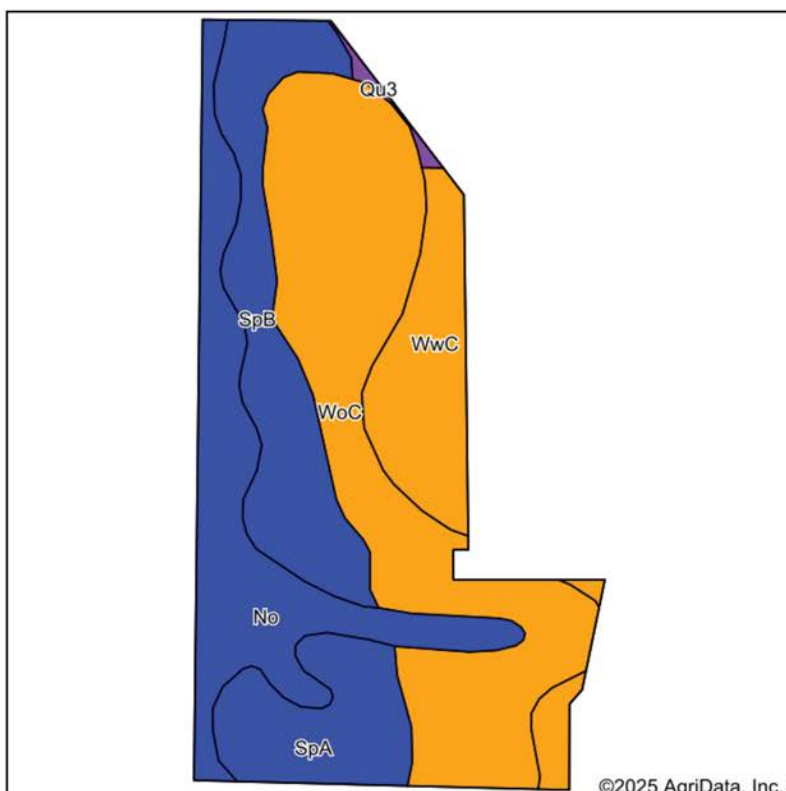


5/20/2025

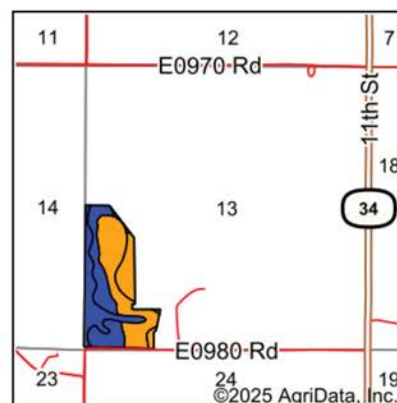
13-13N-21W
Roger Mills County
Oklahoma

Boundary Center: 35° 35' 56.05, -99° 23' 32.72

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Roger Mills**
 Location: **13-13N-21W**
 Township: **East Roger Mills**
 Acres: **60**
 Date: **5/20/2025**



Maps Provided By:

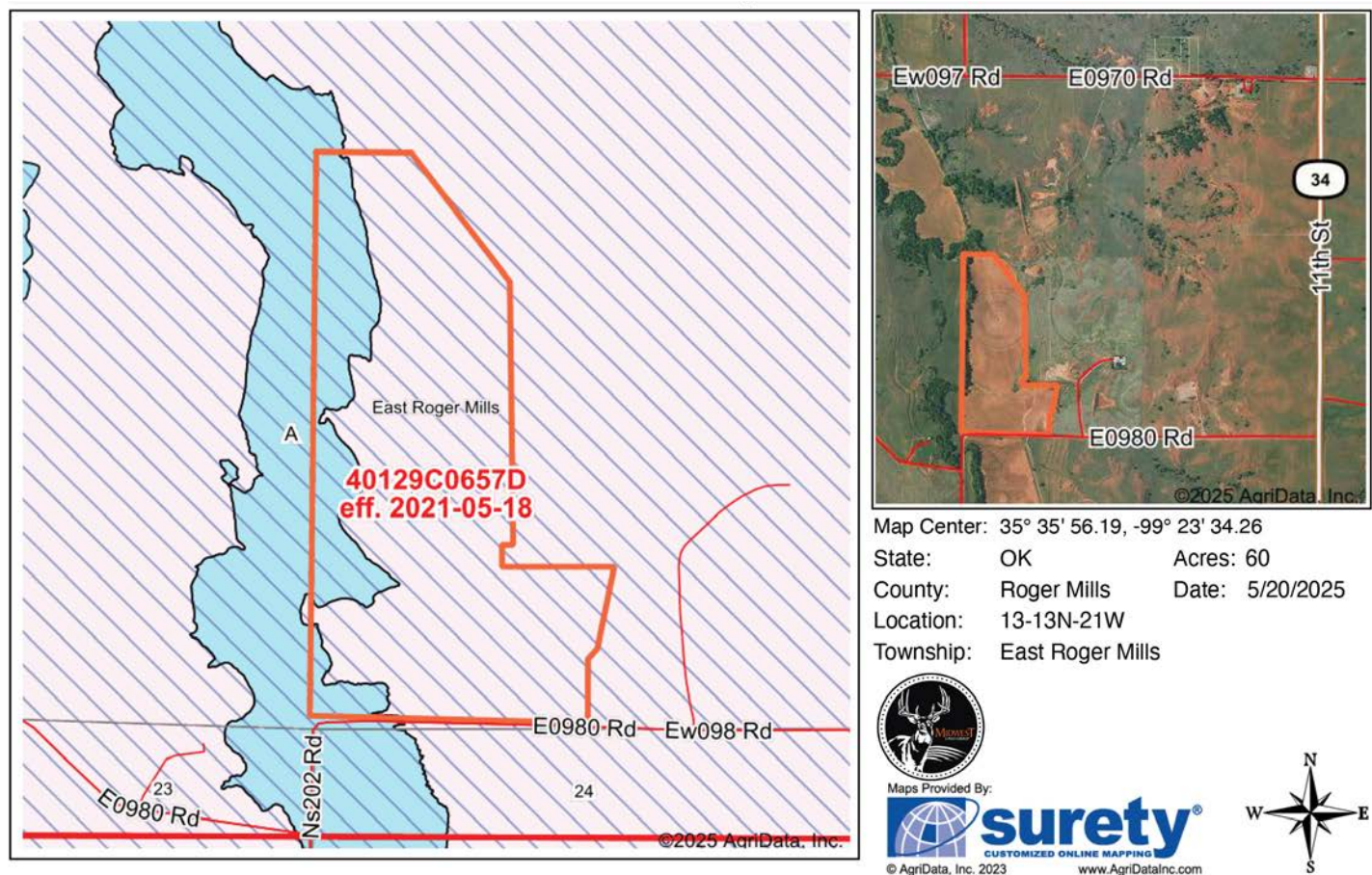
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Area Symbol: OK129, Soil Area Version: 20

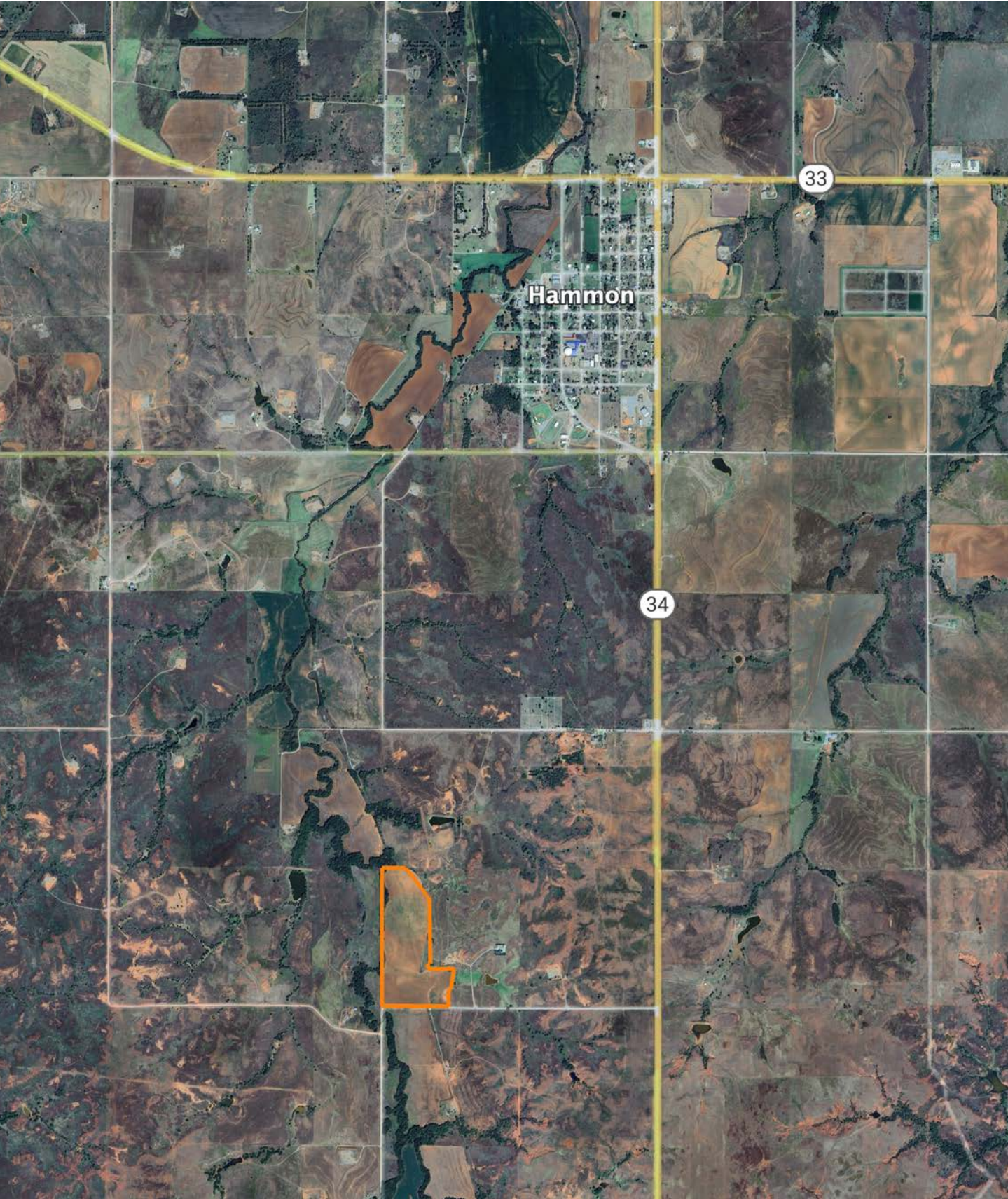
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	Tall fescue AUM	Wheat Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
WoC	Woodward loam, 3 to 5 percent slopes	23.11	38.5%		Ille	Ille	4080		20	36	28	36	34	28
No	Clairemont silt loam, 0 to 1 percent slopes, occasionally flooded, cool	12.14	20.2%		Ilw	Ilw	4823	6	28	60	43	45	60	46
SpB	Port silt loam, 1 to 3 percent slopes, occasionally flooded	10.29	17.2%		Ile		5000		28	64	55	52	64	35
WwC	Woodward-Quinlan complex, 3 to 5 percent slopes	7.85	13.1%		Ills		3145		18	33	27	33	32	24
SpA	Port silt loam, 0 to 1 percent slopes, occasionally flooded	6.27	10.4%		Ilw		5000		30	65	55	52	65	35
Qu3	Quinlan and Woodward soils, 3 to 8 percent slopes, severely eroded	0.34	0.6%		Vle		1295		17	18	16	17	16	12
Weighted Average					2.54	*	4346.1	1.2	23.8	*n 48.2	*n 38.3	*n 41.7	*n 47.3	*n 33

FEMA MAP



Name		Number	County	NFIP Participation	Acres	Percent
Roger Mills County		400542	Roger Mills	Regular	60	100%
Total					60	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		47.73	79.6%
A			100-year Floodplain		12.27	20.4%
Total					60.00	100%
Panel			Effective Date		Acres	Percent
40129C0657D			5/18/2021		60	100%
Total					60	100%

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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