

MIDWEST LAND GROUP PRESENTS

240 ACRES

COTTON COUNTY, OK

188080 N 2460, GRANDFIELD, OKLAHOMA, 73546



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DEEP RED CREEK 240

Discover this remarkable 240 +/- acre recreational paradise in Cotton County, Oklahoma, featuring extensive water frontage and a stunning custom barndominium. This property boasts approximately 475 feet of Deep Red Creek frontage, nearly 3,000 feet of Little Deep Red Creek, plus about 5,000 feet of additional seasonal tributaries, a creek channel slough, and a 1+ acre pond. The diverse timbered corridors of cottonwood, hackberry, elm, ash, and willow create exceptional wildlife habitat supporting abundant deer and wild hog populations, with occasional turkey sightings. Multiple water sources and varied terrain make this a hunter's and angler's dream destination.

The property's crown jewel is a beautifully converted equipment barn transformed into a sophisticated barndominium featuring polished concrete floors, a fully equipped modern kitchen with butcher block countertops, an additional workspace area, and a loft bedroom accessed by stairs. The full bathroom includes a double sink vanity and a custom tiled shower. Climate-

controlled with two mini splits for year-round comfort, the unique design retains the original overhead roll-up doors with creative wooden paneling and screening that allows the space to open completely during pleasant weather. Enhanced with beautiful landscaping, covered awnings on two sides, a retention wall, and metal pipe fencing, the build site creates an attractive and functional living environment. Additionally, a separate 750 square foot equipment barn with concrete floors and a covered awning provides ample storage and workspace.

Approximately 7 acres in the western portion near N 2460 Road remains outside the Emergency Watershed Protection Program (EWPP). The remaining 229.45 acres under the EWPP easement provide long-term habitat conservation while allowing hunting, fishing, and recreational activities. This exceptional combination of recreational land, comfortable living accommodations, and development potential makes it ideal whether you're seeking a weekend hunting retreat, fishing paradise, or permanent country residence.



PROPERTY FEATURES

PRICE: **\$732,000** | COUNTY: **COTTON** | STATE: **OKLAHOMA** | ACRES: **240**

- Diverse recreational opportunities
- 475 +/- feet of Deep Red Creek
- 3,000 +/- feet of Little Deep Red Creek
- 5,000 +/- feet seasonal tributaries
- 1+ acre pond
- Creek channel slough
- Abundant wildlife
- Diverse timber species
- 1,200 sq. ft. renovated barndominium
- 750 sq. ft. equipment barn
- Two mini-split systems
- Unique overhead roll-up doors with screening system
- Beautiful landscaping
- Covered awnings
- Rural water, electricity, and septic
- 35 minutes to Wichita Falls, TX
- 1 hour 50 minutes to Oklahoma City
- 2 hours 30 minutes to DFW Airport



1,200 SQ. FT. RENOVATED BARNDOMINIUM

The property's crown jewel is a beautifully converted equipment barn transformed into a sophisticated barndominium featuring polished concrete floors, a fully equipped modern kitchen and a loft bedroom.



BEAUTIFUL LANDSCAPING



750 SQ. FT. EQUIPMENT BARN



POND & DEEP RED CREEK



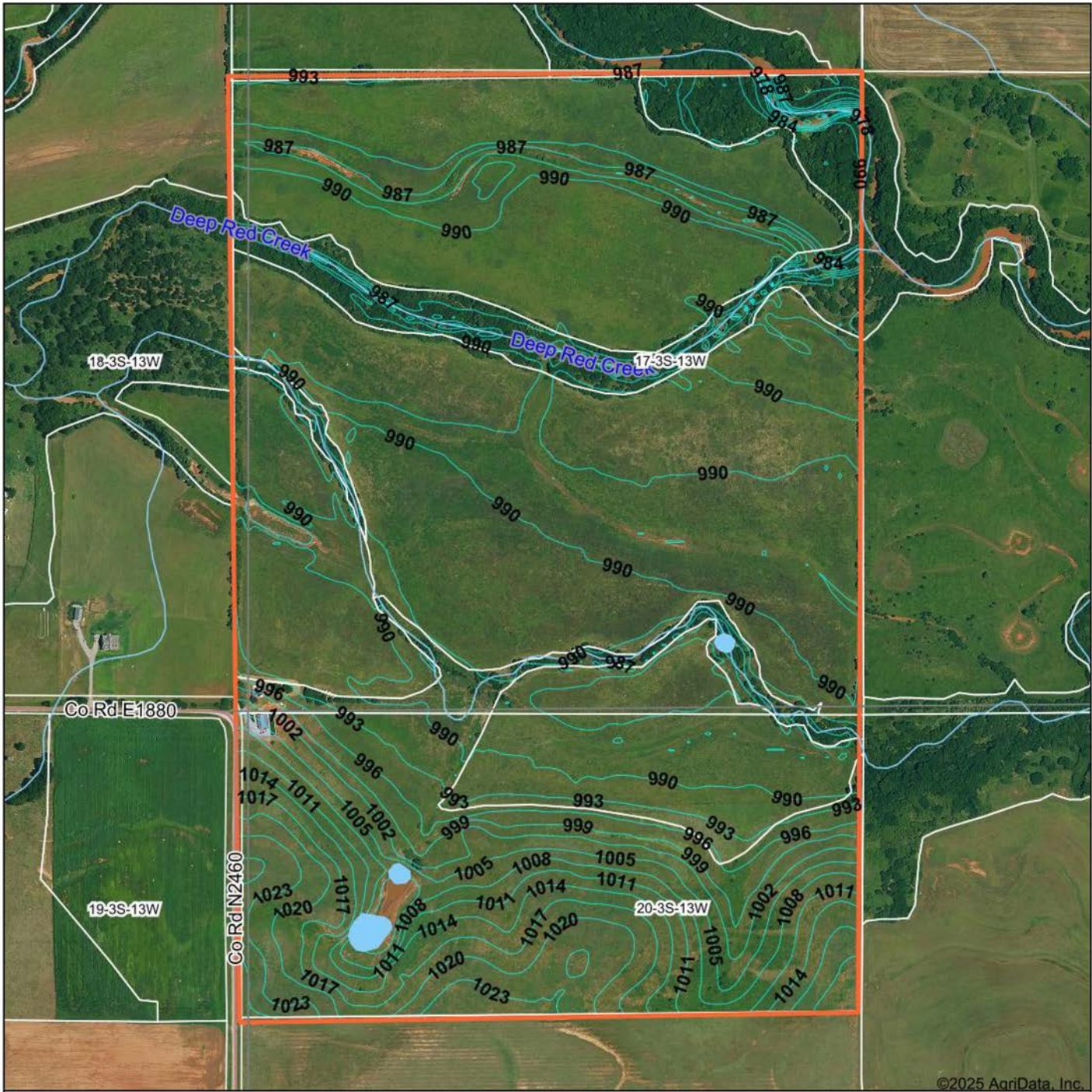
ADDITIONAL PHOTOS



TRAIL CAM PICTURES



TOPOGRAPHY MAP



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Maps Provided By:

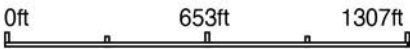


CUSTOMIZED ONLINE MAPPING

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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: 970.3
Max: 1,027.0
Range: 56.7
Average: 995.2
Standard Deviation: 10.07 ft

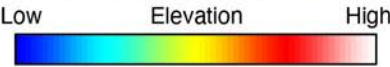
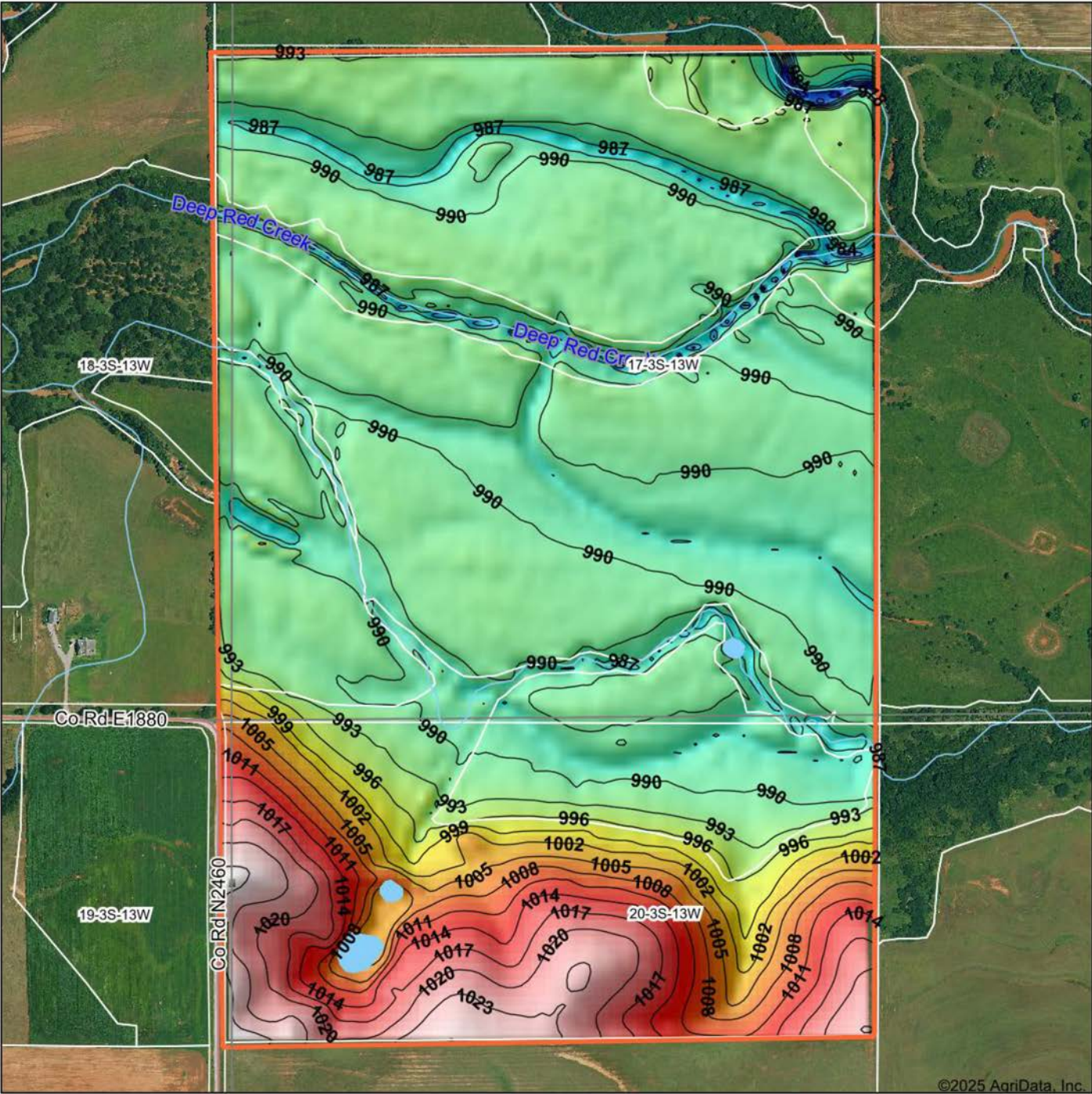


8/12/2025

17-3S-13W
Cotton County
Oklahoma

Boundary Center: 34° 17' 29.64, -98° 35' 17.87

HILLSHADE 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
Min: 970.3
Max: 1,027.0
Range: 56.7
Average: 995.2
Standard Deviation: 10.07 ft

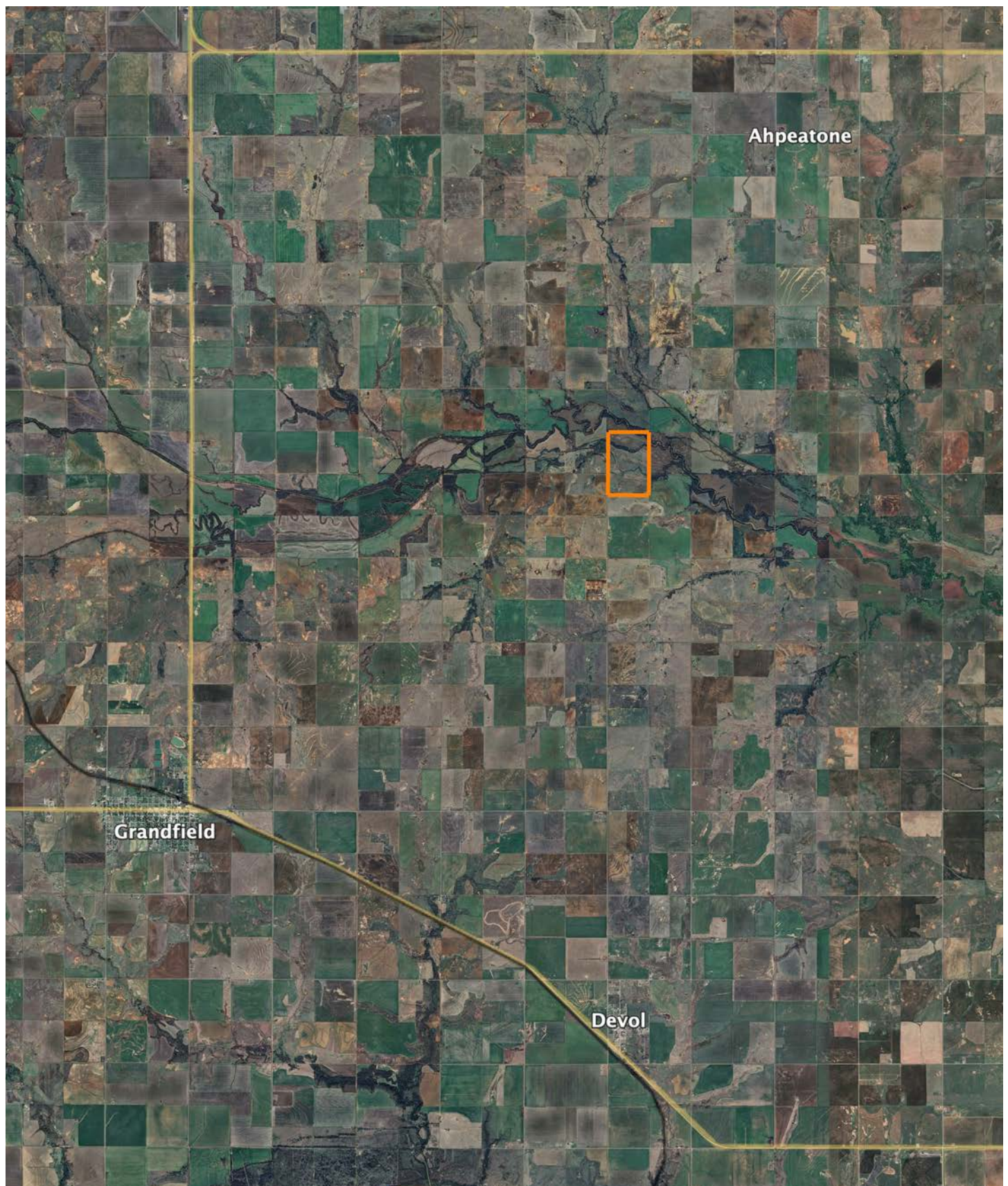


8/12/2025

17-3S-13W
Cotton County
Oklahoma

Boundary Center: 34° 17' 29.64, -98° 35' 17.87

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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