

MIDWEST LAND GROUP PRESENTS

160 ACRES IN

COMANCHE COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SCENIC VIEWS WITH CUSTOM-BUILT 3,944 SQUARE FOOT HOME ON 160 +/- ACRES

Midwest Land Group is honored to bring this beautiful farm to the market. Located approximately 9 miles southwest of Cache, Oklahoma, in western Comanche County, is a 3,944 square foot, custom-built home on 160 +/- acres. Situated at the end of a dead-end road and a long private drive, privacy is no issue on this beautiful farm with incredible views.

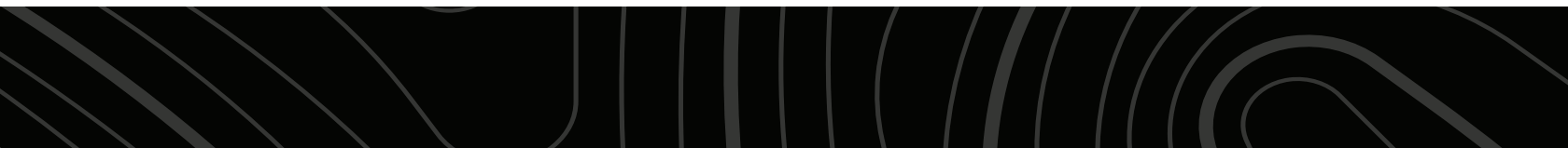
The open concept, 4-bedroom, 3.5-bath home was built in 2013 with amazing views through large windows that face the scenic Wichita Mountains. The spacious living area features a vaulted ceiling with floor-to-ceiling windows and a large fireplace. Just off the living room is a beautiful custom office space with large windows that share the same scenic views as the living room. The downstairs features 3 bedrooms and 2.5 baths, one of which is the spacious master bedroom. The master suite features two large walk-in closets, a bathroom with a jet tub and walk-in shower, as well as dual vanities. Rounding out the first floor is a beautiful kitchen and dining area that offers plenty of space and ample storage with a large custom pantry. The second floor features a large bedroom with a private full bath and a large walk-in closet. The three-car garage

features a large walk-in storm shelter with easy access during inclement weather. This beautiful home also has a geo-thermal heating and cooling system, rural water, and an aerobic septic system.

From the moment you pull into the driveway, the stunning natural beauty of the landscape is second to none. With 160 +/- acres, there is plenty of room for various activities, from hunting to recreation. The whitetail deer hunting on the property is phenomenal with proven results.

Located southeast of the main house is a 20'x87' dog kennel with a large storage area and electric and water. The kennel has a full concrete floor for ease of cleaning. The property also features a barn with pens, as well as a 1,036 square foot mobile home that can be used for guests.

This Comanche County gem is a beautiful property that Midwest Land Group is honored to bring to the market. When you're ready to get your personal tour of this well-maintained property, give Clay Hart a call at (580) 678-4372.



PROPERTY FEATURES

PRICE: **\$950,000** | COUNTY: **COMANCHE** | STATE: **OKLAHOMA** | ACRES: **160**

- 160 +/- acres
- 3,944 sq. ft. custom-built home
- 4-bed, 3.5-bath
- 3-car garage
- Open floor plan
- 1,036 sq. ft. mobile home
- 20'x87' dog kennel with electric and water
- 120' water well for geothermal heating and cooling
- Rural water
- Electric
- Whitetail deer hunting
- Small pond
- 2 dry creeks
- Scenic views of the Wichita Mountains
- 9 miles to Cache, OK
- 21 miles to Lawton, OK
- 107 miles to Oklahoma City, OK
- 196 miles to Dallas, TX



3,944 SQ. FT. CUSTOM-BUILT HOME

The open concept, 4-bedroom, 3.5-bath home was built in 2013 with amazing views through large windows that face the scenic Wichita Mountains.



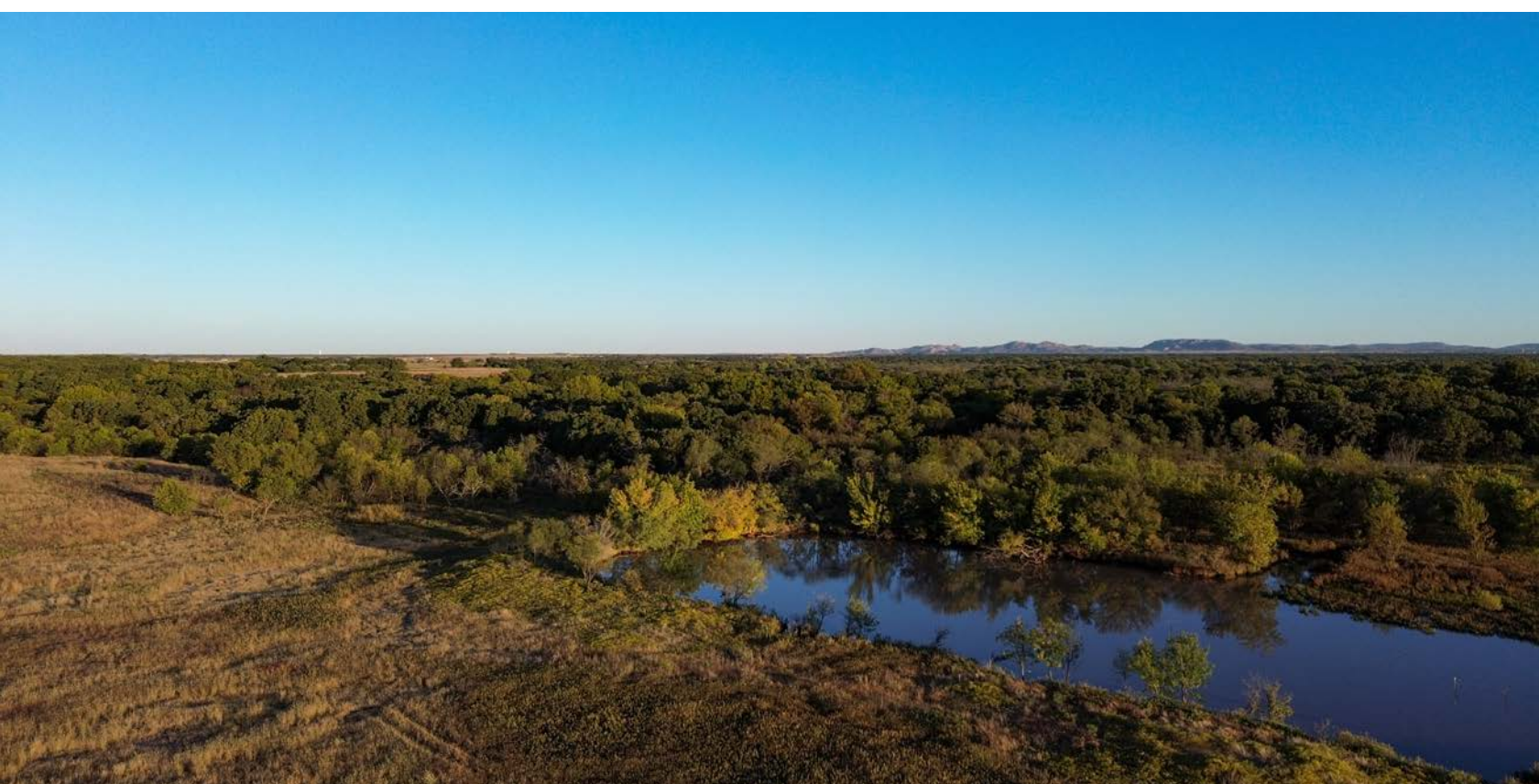
1,036 SQ. FT. MOBILE HOME



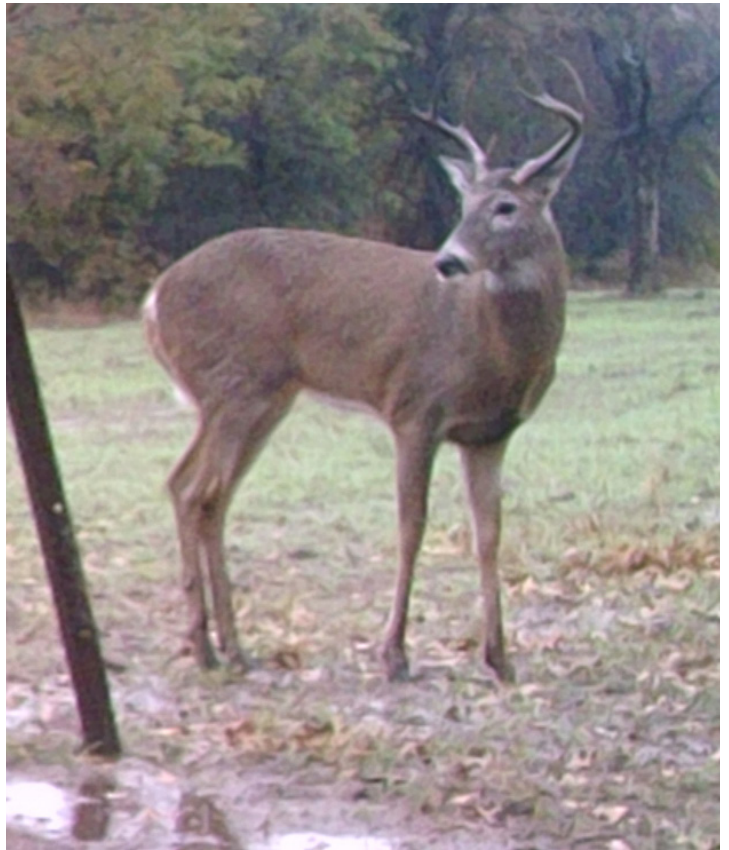
20'X87' DOG KENNEL



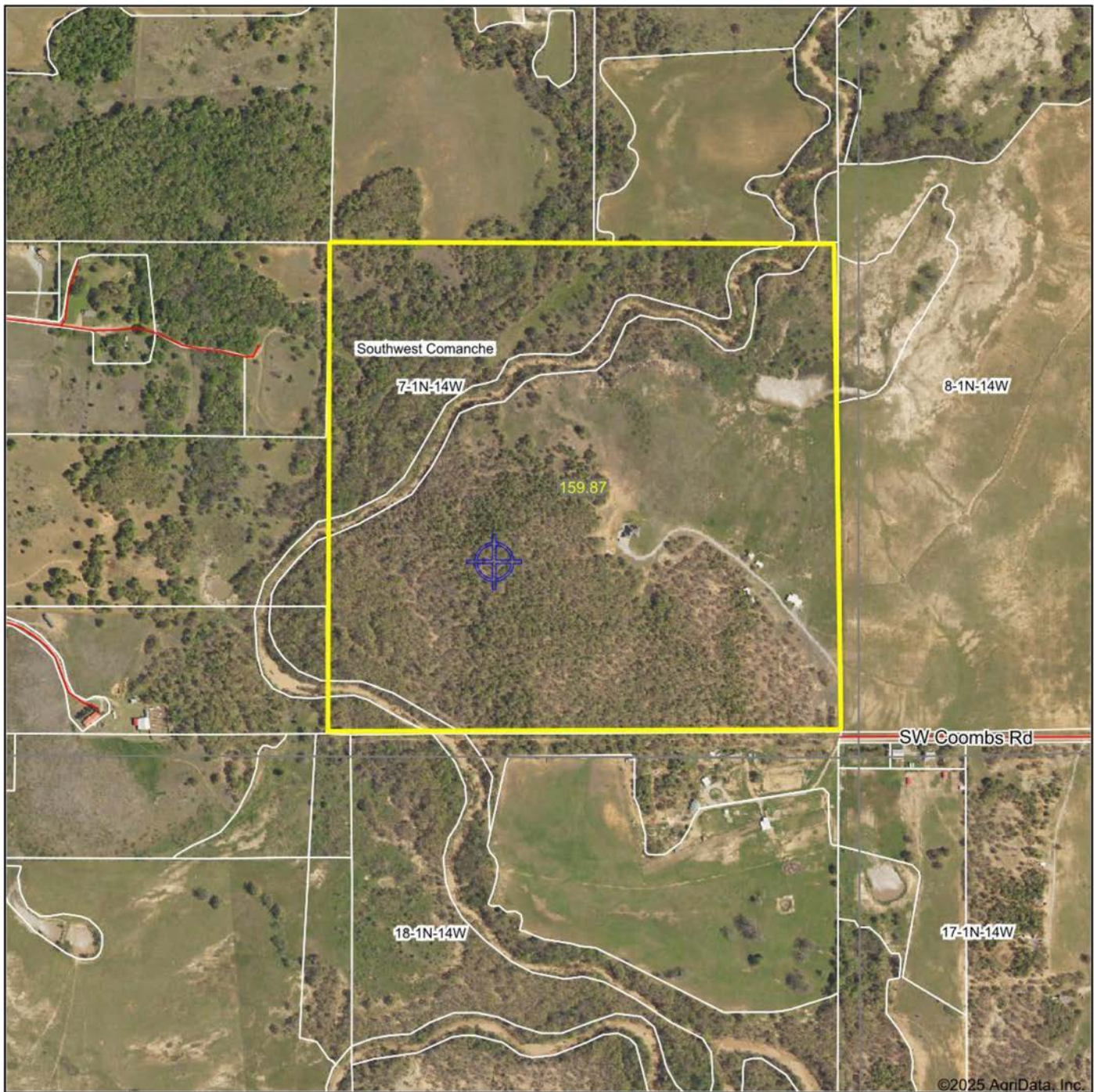
SCENIC VIEWS OF THE WICHITA MOUNTAINS



TRAIL CAM PICTURES



AERIAL MAP



©2025 AgriData, Inc.

Boundary Center: 34° 34' 9.15, -98° 42' 28.03

0ft 823ft 1645ft



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

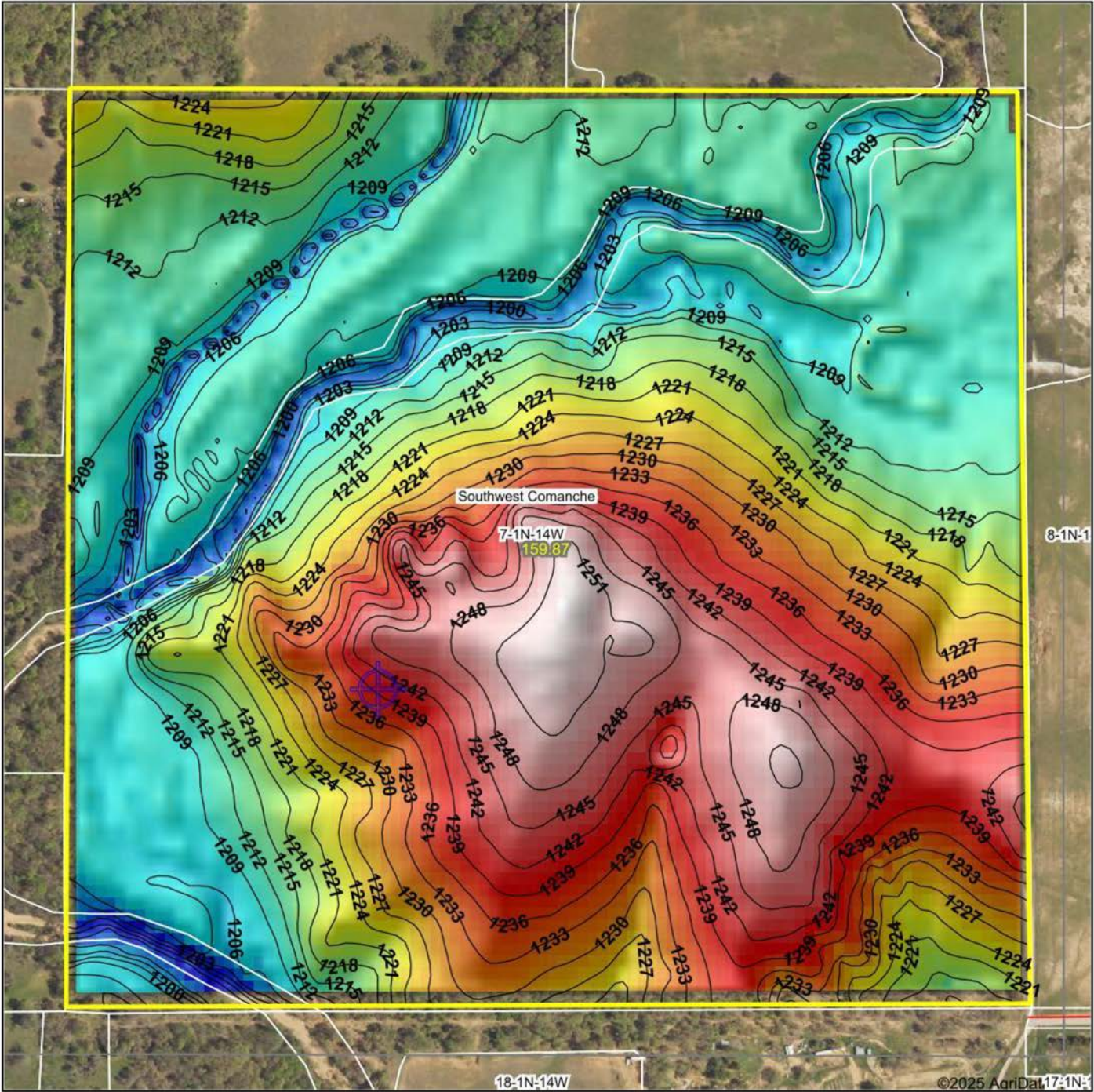
7-1N-14W
Comanche County
Oklahoma



10/19/2025

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

HILLSHADE MAP



Low Elevation High



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

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

Source: USGS 10 meter dem
Interval(ft): 3
Min: 1,191.1
Max: 1,254.0
Range: 62.9
Average: 1,222.1
Standard Deviation: 14.83 ft

0ft 439ft 877ft

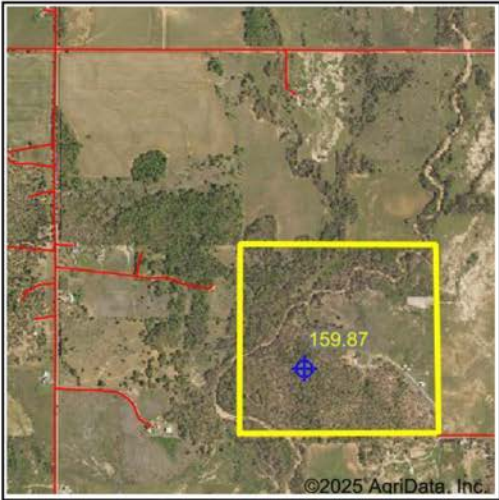
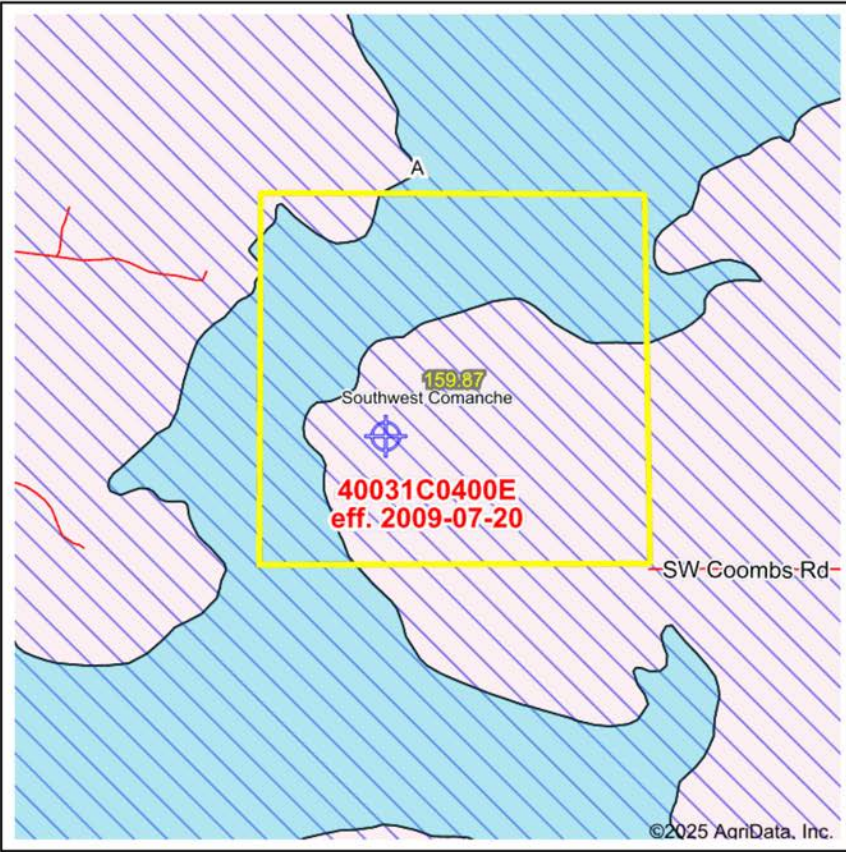


10/19/2025

7-1N-14W
Comanche County
Oklahoma

Boundary Center: 34° 34' 9.15, -98° 42' 28.03

FEMA MAP



Map Center: 34° 34' 5.86, -98° 42' 30.3
State: OK Acres: 159.87
County: Comanche Date: 10/19/2025
Location: 7-1N-14W
Township: Southwest Comanche



Maps Provided By: **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com



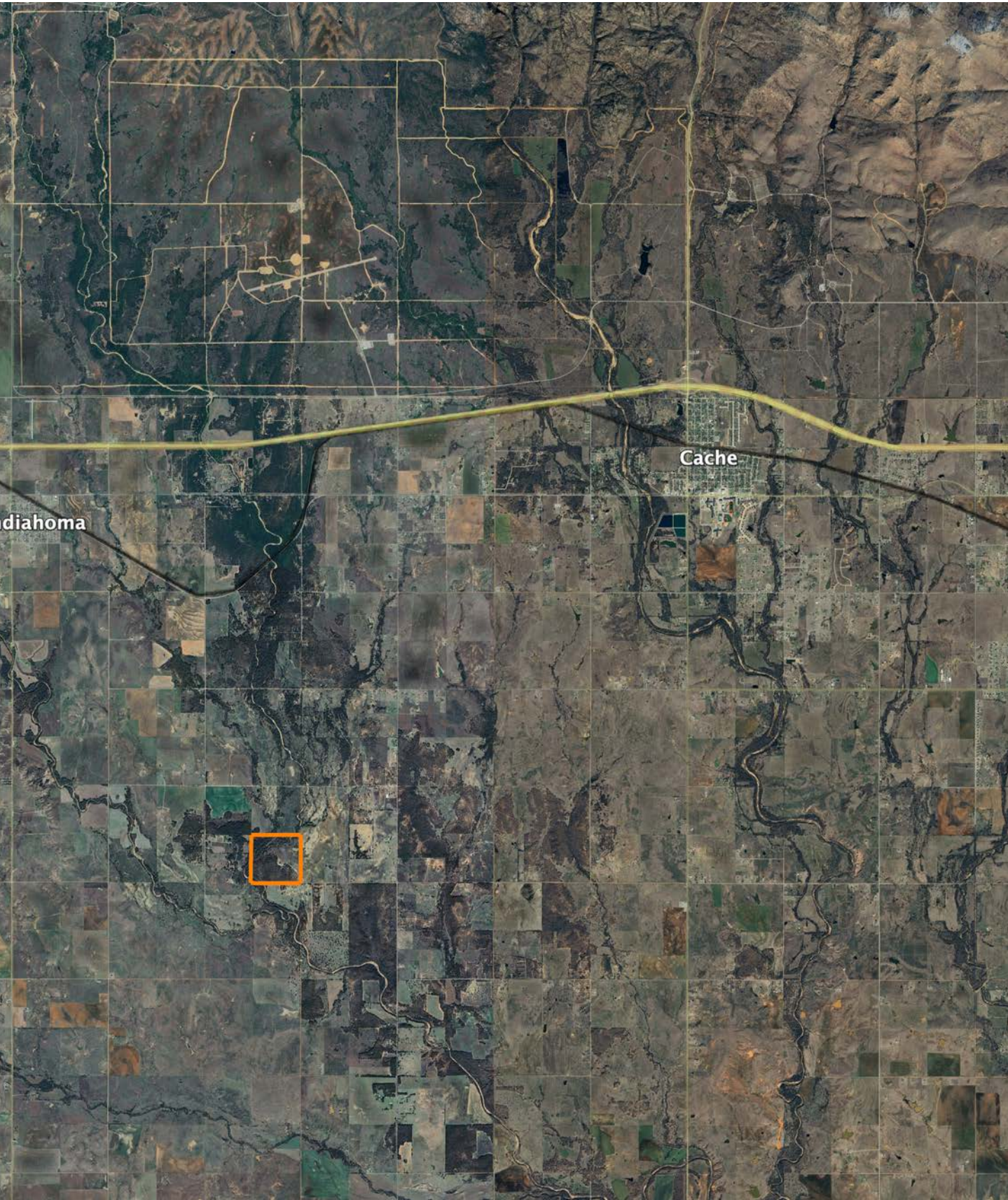
Name	Number	County	NFIP Participation	Acres	Percent
COMANCHE COUNTY	400489	Comanche	Regular	159.87	100%
Total				159.87	100%

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	88.02	55.1%
A		100-year Floodplain	71.85	44.9%
Total			159.87	100%

Panel	Effective Date	Acres	Percent
40031C0400E	7/20/2009	159.87	100%
Total		159.87	100%

OVERVIEW MAP



AGENT CONTACT

Born and raised in Temple, Oklahoma, and now proudly calling Sterling home, Clay Hart brings a deep-rooted connection to the land and the people who depend on it. With a degree in Agronomy from Cameron University and a lifetime spent on the farm raising cattle, Clay's passion for rural life is woven into every part of who he is. From helping his kids show pigs to managing his own herd, his firsthand knowledge of agriculture translates into an unmatched understanding of land and its value.

Clay's professional background in the insurance industry sharpened his skills in service, communication, and client advocacy—traits he now uses to guide buyers and sellers through seamless land transactions. Whether it's a working cattle ranch or recreational hunting property, Clay brings integrity, reliability, and an unwavering commitment to his clients' goals.

As a proud member of the Frederick Lions Club and board member of Southeastern India Missions, Clay is deeply invested in his community. His clients benefit not only from his ag expertise and local roots but also from his personal mission to help landowners transfer property from one generation to the next. When you work with Clay, you're not just hiring a land agent—you're gaining a trusted partner.



CLAY HART, LAND AGENT
580.354.7121
CHart@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.