

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

ELLIS COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

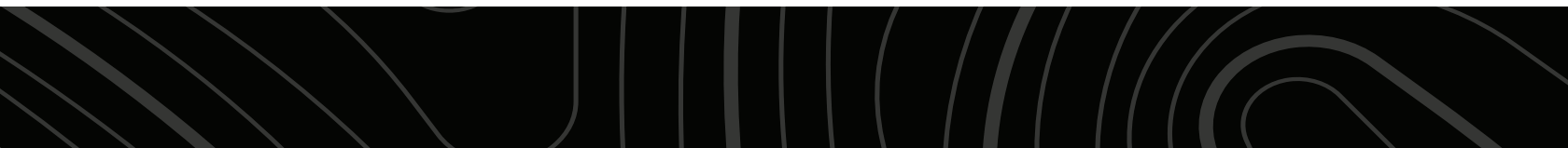
ELLIS COUNTY HUNTING PROPERTY

Exceptional 80 +/- acre recreational and income-producing property located south of Harmon in Ellis County, Oklahoma. This turn-key hunting property is ideally set up for hunting with excellent habitat for deer, turkey, quail, and hogs, with occasional elk documented on trail cameras. The property comes fully equipped with multiple spinner feeders, tower blinds, and tree stand setups, while maintained trails throughout make navigation easy. Close proximity to substantial-sized neighbors, such as the Four Canyon Preserve and the drainages leading down to the Canadian River, creates ideal conditions supporting management for an older age class demographic for whitetail. Over 60 feet of elevation change adds terrain diversity and creates natural funnels for wildlife movement.

The property features diverse vegetation that provides exceptional habitat and cover. Stands of plum thicket, sumac, and shinnery oak add ground cover while clusters of oak and soapberry trees provide an annual source of food for animals. A very healthy stand of

native grass presents the owner with the ability to graze the property, making this not only a great option recreationally but also as an income producer. Barbed wire fence in good condition secures all sides of the property. Approximately six acres of Class III soils on the west side of the property could be planted to food plots, improving the habitat for wildlife. Towards the south side, there is a water well with a solar pump and panel installed, producing a consistent supply of water for wildlife or livestock.

This property represents a rare opportunity to acquire a fully equipped hunting paradise with proven income-producing capabilities. The combination of established infrastructure, diverse habitat, quality soils, and strategic location near large conservation areas creates the perfect setting for both recreational enjoyment and sound investment. Turn-key and ready for immediate use, everything is in place for the discerning landowner seeking both trophy wildlife management and agricultural revenue potential.



PROPERTY FEATURES

PRICE: **\$148,000** | COUNTY: **ELLIS** | STATE: **OKLAHOMA** | ACRES: **80**

- Barbed wire fence
- Water well with solar pump and panel
- Maintained trail system
- Spinner feeders
- Tower blinds
- 60+ feet of elevation change
- 6 +/- acres of Class III soils
- Tall native grass
- Plum thicket, sumac, and shinnery oak
- Oak, soapberry, walnut, and cedar trees
- Diverse terrain creating natural funnels
- Excellent habitat for wildlife
- Occasional elk
- 48 minutes from Woodward, OK



TURN-KEY HUNTING PROPERTY



TOWER BLINDS



WATER WELL WITH SOLAR PUMP AND PANEL



MAINTAINED TRAIL SYSTEM



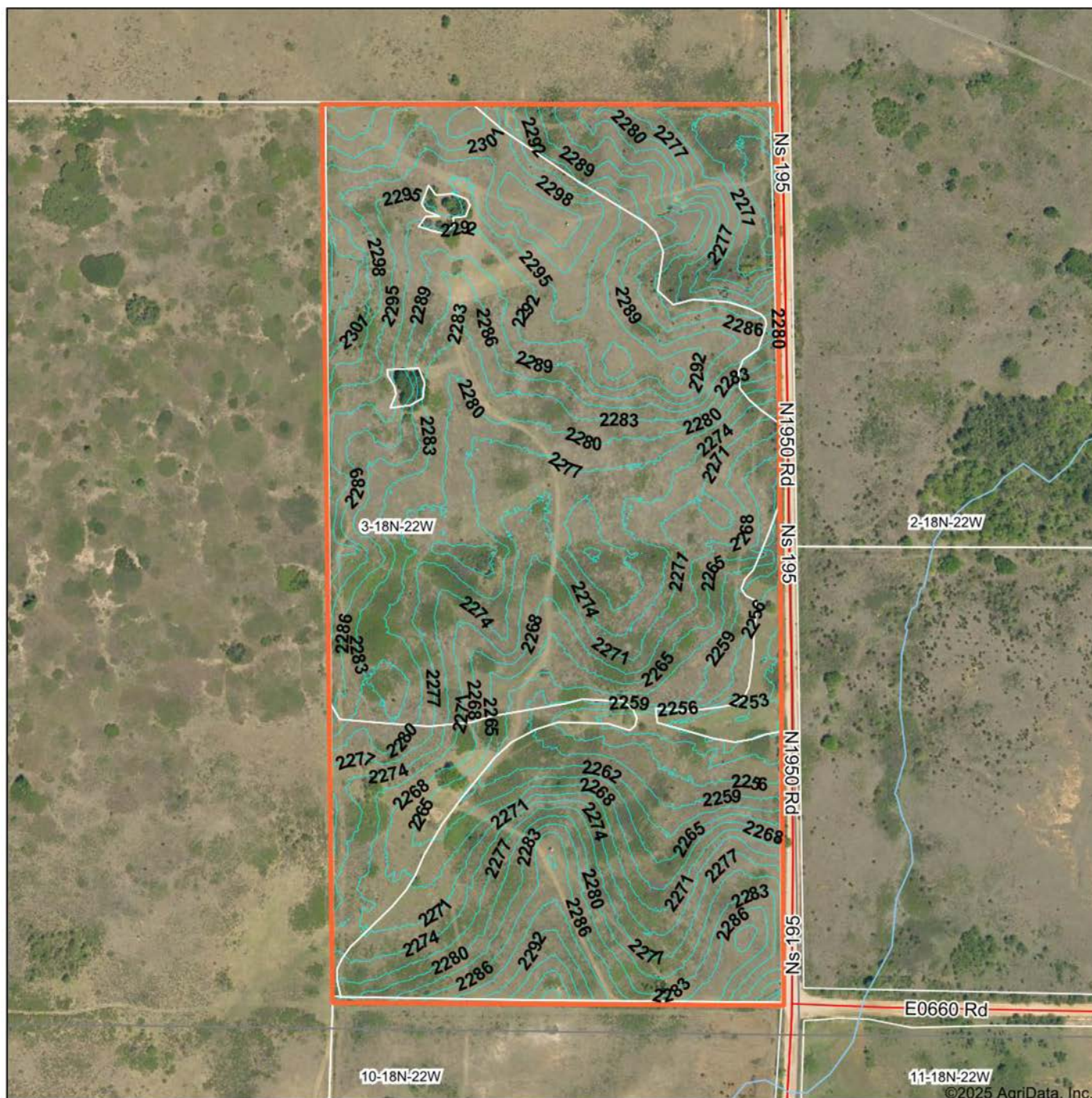
EXCELLENT HABITAT FOR WILDLIFE



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



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Maps Provided By:



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

Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 2,246.8

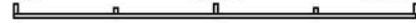
Max: 2,311.0

Range: 64.2

Average: 2,278.9

Standard Deviation: 12.53 ft

0ft 458ft 917ft

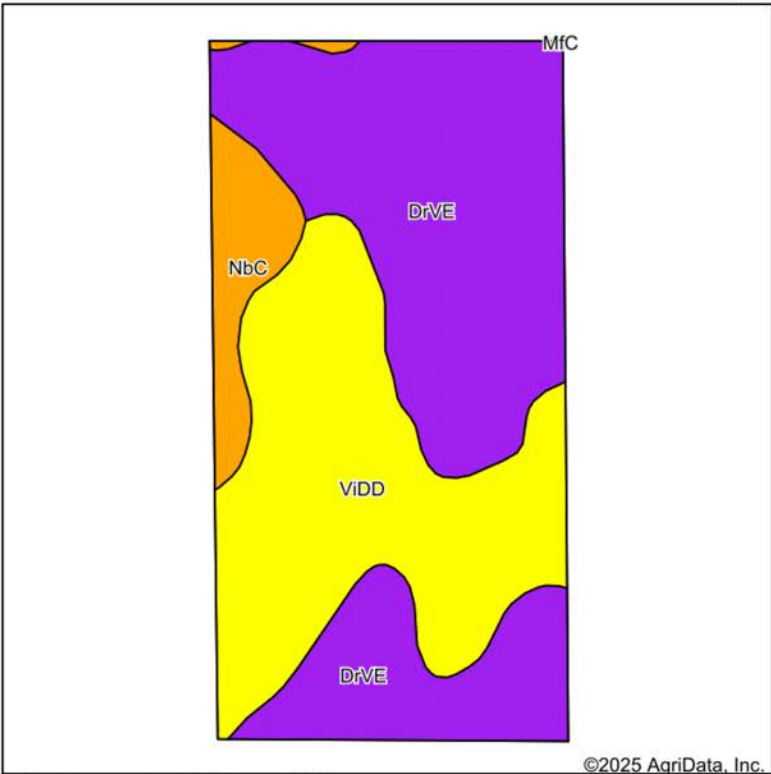


10/24/2025

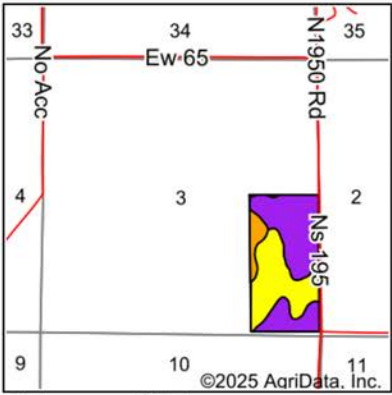
3-18N-22W
Ellis County
Oklahoma

Boundary Center: 36° 3' 40.17, -99° 31' 35.32

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
County: **Ellis**
Location: **3-18N-22W**
Township: **South Ellis**
Acres: **80.61**
Date: **10/24/2025**



Maps Provided By:

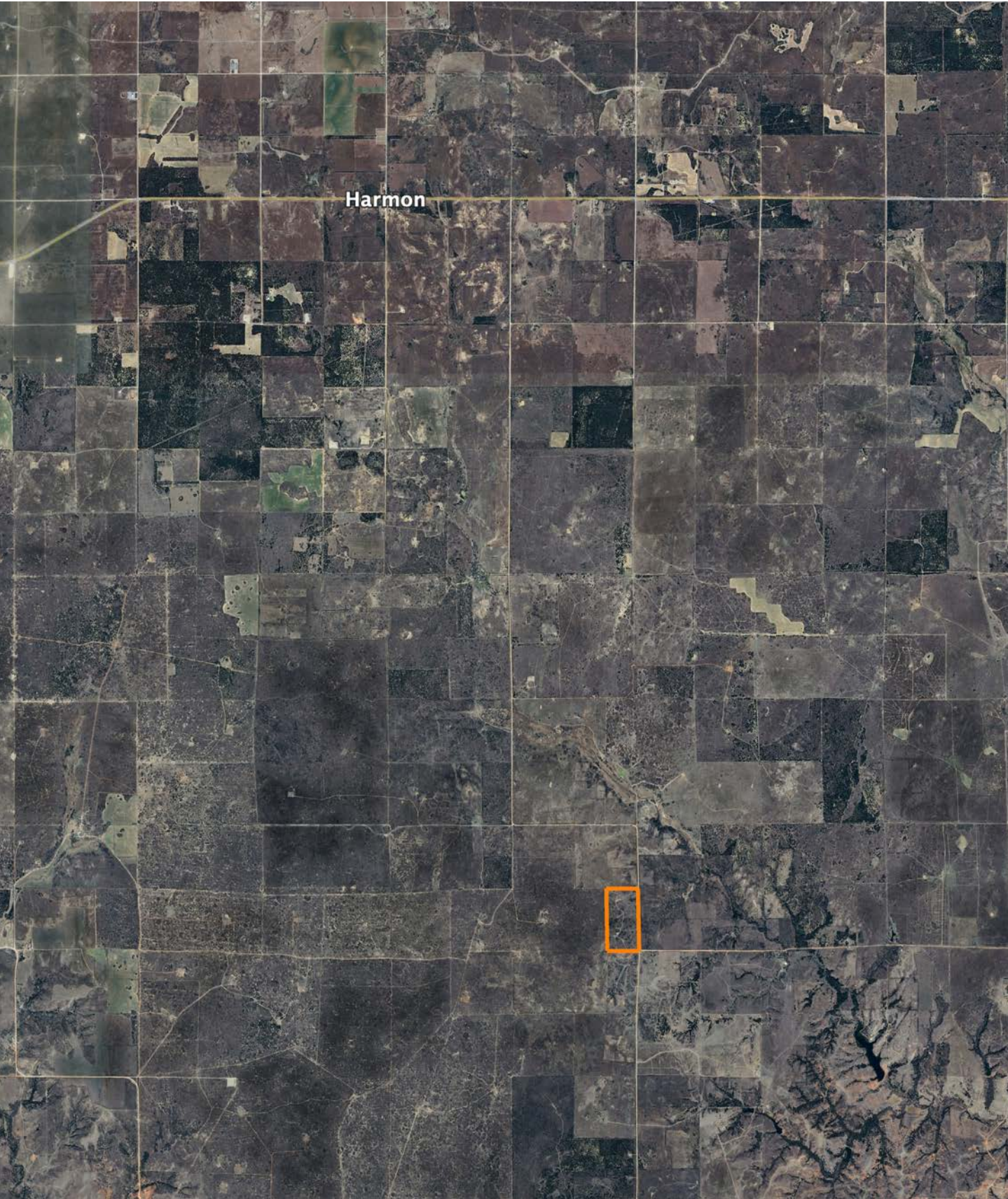


Area Symbol: OK045, Soil Area Version: 22																	
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	Corn Bu	Corn Irrigated Bu	Rye Bu	Wheat Bu	Wheat Irrigated Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
DrVE	Dreyfoos-Vici fine sands, 1 to 12 percent slopes	43.29	53.7%		Vle	Vle	1951						18	11	18	16	2
ViDD	Vici-Dreyfoos complex, 1 to 8 percent slopes	31.37	38.9%		IVe	IVe	1912						19	13	19	17	3
NbC	Nobscot-Delwin complex, 1 to 5 percent slopes	5.95	7.4%		IIle	IIle	3948				15	9	36	32	34	35	16
Weighted Average					5.00	5.00	2083.2	*-	*-	*-	1.1	0.7	*n 19.7	*n 13.3	*n 19.6	*n 17.8	*n 3.4

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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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