

MIDWEST LAND GROUP PRESENTS

27.5 ACRES IN

KIOWA COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

27.5 +/- ACRES NEAR TOM STEED RESERVOIR - BORDERING MOUNTAIN PARK WMA

Discover a unique 27.5 +/- acre recreational property located just a quarter mile from Tom Steed Reservoir in Kiowa County, Oklahoma. This exceptional parcel borders the Mountain Park Wildlife Management Area and offers one of the few privately owned opportunities this close to the lake, sitting less than 300 yards from the shoreline. With over 30 feet of elevation change and gently rolling terrain, the property provides an ideal canvas for a hunting retreat or secluded getaway. Deeded easement access through the WMA ensures convenient entry, while the remote location maintains the privacy and solitude that make this area so special. Evidence of a historic homestead hints at the property's potential as an off-grid escape in the heart of Southwest Oklahoma's most scenic landscape.

The landscape features approximately 8.5 +/- acres of Class III soils, perfect for establishing food plots to enhance wildlife attraction and hunting opportunities. Mesquite thickets dominate the vegetation, with scattered hackberry, elm, and plum thickets adding valuable cover and diversity throughout. The southern property line borders an active agricultural field currently planted in milo, creating an exceptional wildlife

attraction for deer, ducks, geese, and doves during peak seasons. The mesquite thicket adjacent to this field serves as a prime staging and bedding area for deer, making this an outstanding property for bow and rifle hunting. Scattered rock outcroppings add character to the terrain while providing natural vantage points for glassing game and enjoying panoramic views of the Wichita Mountains and Tom Steed Reservoir.

Hunters and outdoor enthusiasts will appreciate the strategic advantages this property offers. The combination of food plot potential, adjacent agriculture, abundant cover, and access to thousands of additional acres on the neighboring WMA creates a wildlife management dream. Electricity is available just a few hundred yards to the west, making the development of a hunting cabin or weekend retreat a possibility. Whether you're pursuing whitetail deer in the mesquite thickets, hunting dove over the milo field, or simply seeking a quiet sanctuary with mountain and lake views, this 27.5 +/- acre property delivers exceptional value and opportunity in one of Oklahoma's premier outdoor recreation areas.



PROPERTY FEATURES

PRICE: **\$96,250** | COUNTY: **KIOWA** | STATE: **OKLAHOMA** | ACRES: **27.5**

- Borders Mountain Park WMA
- Under 300 yards from Tom Steed Reservoir
- 30+ feet of elevation
- 8.5 +/- acres of Class III soils for food plots
- Adjacent agricultural field
- Prime deer bedding and staging
- Excellent cover and browse for wildlife
- Scattered hackberry and elm trees
- Rock outcroppings
- Panoramic views of the Wichita Mountains and the lake
- Deeded easement access through WMA
- Electricity to the west
- Abundant wildlife
- Thousands of additional WMA access
- Remote location
- 2 hours 16 minutes from Oklahoma City
- 1 hour 3 minutes from Lawton
- 1 hour 41 minutes from Wichita Falls



EXCELLENT COVER AND BROWSE

Mesquite thickets dominate the vegetation, with scattered hackberry, elm, and plum thickets adding valuable cover and diversity throughout.



REMOTE LOCATION



8.5 +/- ACRES OF CLASS II SOILS



30+ FEET OF ELEVATION

With over 30 feet of elevation change and gently rolling terrain, the property provides an ideal canvas for a hunting retreat or secluded getaway.



BORDERS MOUNTAIN PARK WMA

This exceptional parcel borders the Mountain Park Wildlife Management Area and offers one of the few privately owned opportunities this close to the lake, sitting less than 300 yards from the shoreline.



AERIAL MAP



Boundary Center: 34° 47' 13.92, -99° 0' 29.68

0ft 721ft 1442ft



Maps Provided By:



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29-4N-17W
Kiowa County
Oklahoma

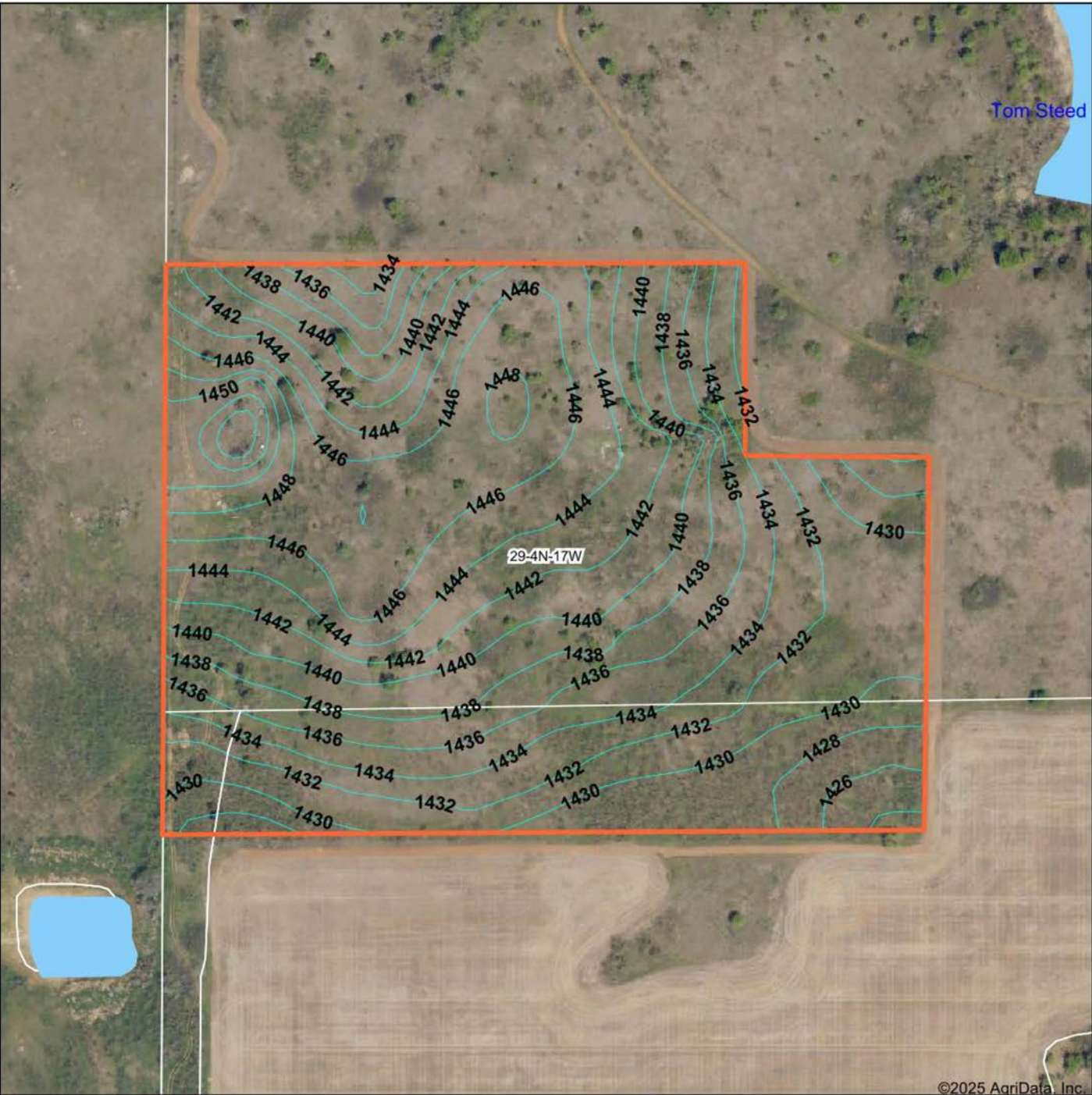


10/1/2025

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

TOPOGRAPHY MAP

Tom Steed



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

Source: USGS 10 meter dem
Interval(ft): 2.0
Min: 1,424.1
Max: 1,455.5
Range: 31.4
Average: 1,438.8
Standard Deviation: 6.63 ft

0ft 271ft 541ft

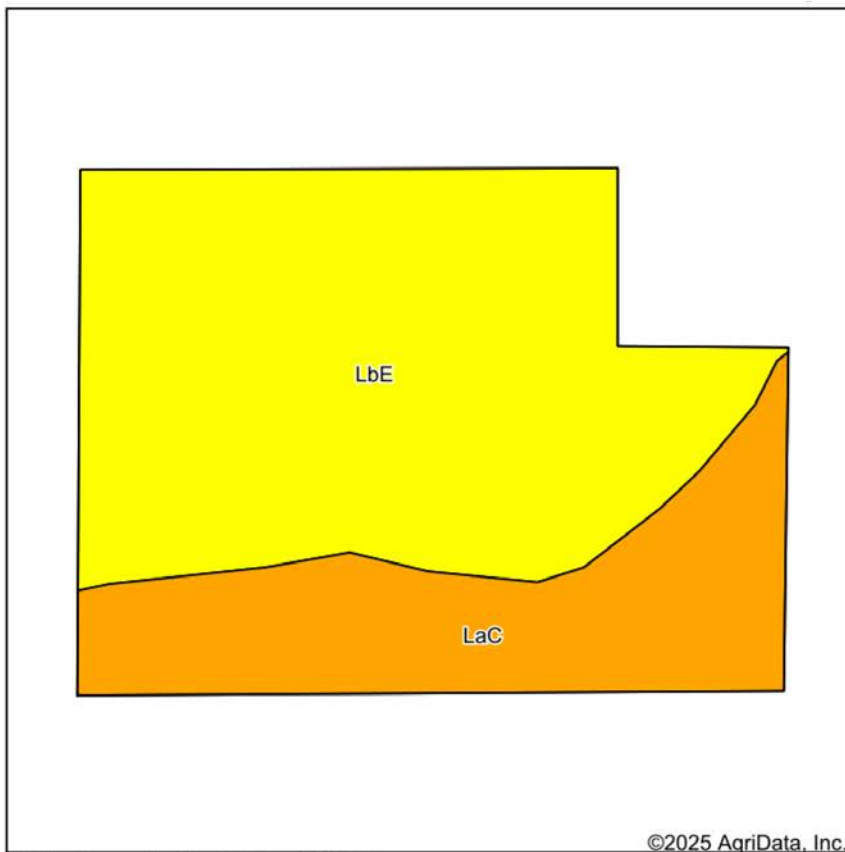


10/1/2025

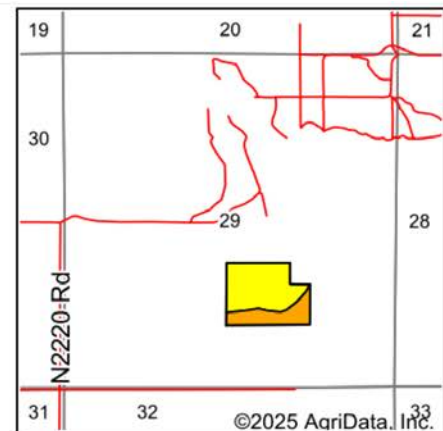
29-4N-17W
Kiowa County
Oklahoma

Boundary Center: 34° 47' 13.92, -99° 0' 29.68

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Kiowa**
 Location: **29-4N-17W**
 Township: **Roosevelt**
 Acres: **27.5**
 Date: **10/1/2025**



Maps Provided By:



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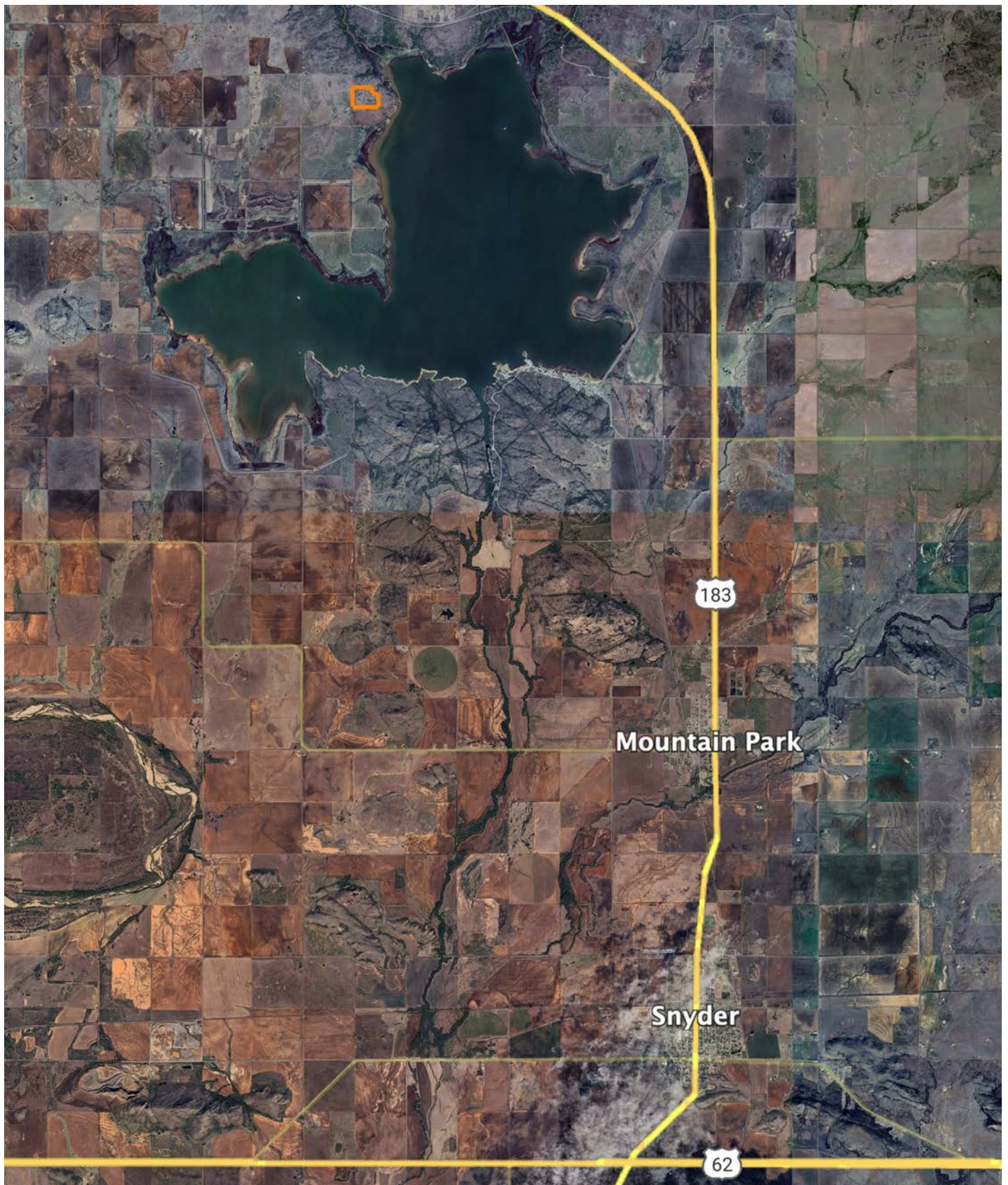
Area Symbol: OK075, Soil Area Version: 20													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	Wheat Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
LbE	Lawton-Brico-Rock outcrop complex, 1 to 12 percent slopes	19.00	69.1%		IVe		2400		48	45	32	47	29
LaC	Lawton loam, 3 to 5 percent slopes	8.50	30.9%		IIle	IIle	2550	26	55	42	48	55	55
Weighted Average					3.69	*-	2446.4	8	*n 50.2	*n 44.1	*n 36.9	*n 49.5	*n 37

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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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