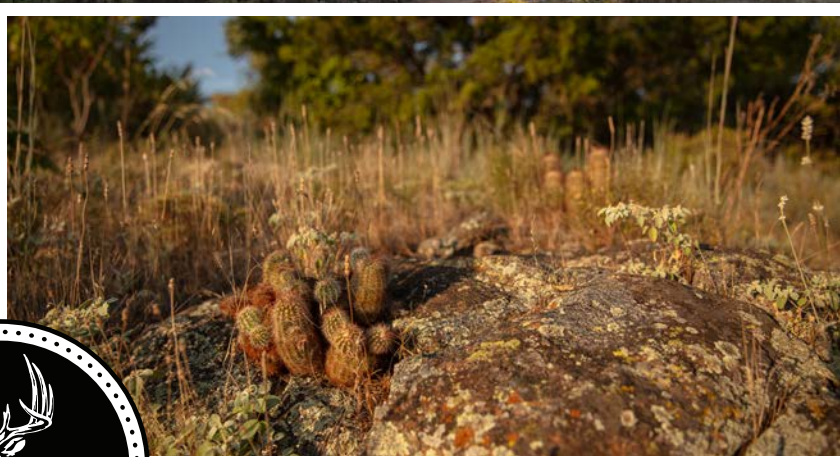


MIDWEST LAND GROUP PRESENTS

30 ACRES

KIOWA COUNTY, OK

E 1535 ROAD, SYNDER, OKLAHOMA 73566



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

30 ACRES NEAR TOM STEED RESERVOIR, BORDERING MOUNTAIN PARK WMA

Discover an exceptional 30-acre recreational property offering one of the few privately owned parcels in close proximity to Tom Steed Reservoir in Kiowa County, Oklahoma. This remarkable parcel borders the Mountain Park Wildlife Management Area, providing immediate access to thousands of additional acres for outdoor pursuits. With dramatic topography featuring over 120 feet of elevation change, the property showcases the rugged beauty of the western Wichita Mountains descending toward the shoreline, which lies under 200 feet from the northeast property corner. The diverse terrain, combined with proximity to West Otter Creek as it flows into the reservoir, creates an exceptional wildlife corridor that supports an abundance of native species year-round.

The landscape is a striking mosaic of native grasses interspersed with mature hardwoods and native trees, including black walnut, American elm, hackberry, chittamwood, and mesquite. This natural diversity offers stunning vistas of both Tom Steed Reservoir and the

surrounding Wichita Mountains. The elevated western portions of the property deliver commanding views that showcase the best of Southwest Oklahoma's scenic beauty, while the lower elevations near the water provide easy access to the lake for fishing and recreation.

Hunters will appreciate the property's remote location and strategic positioning between the WMA and productive agricultural fields to the south. These ag fields create strong pulling power during winter months, establishing a natural travel corridor that funnels game through the property. The combination of varied terrain, abundant cover, and agricultural attraction makes this an outstanding hunting property with excellent potential for deer, quail, and wild hogs. Waterfowl hunters can take advantage of public hunting access on the adjacent WMA at the lake. Whether you're seeking a premier recreational retreat, a hunting paradise, or simply a private escape near Tom Steed Reservoir in the Wichita Mountains, this 30-acre gem offers unparalleled opportunity in one of Oklahoma's most scenic regions.



PROPERTY FEATURES

PRICE: **\$105,000** | COUNTY: **KIOWA** | STATE: **OKLAHOMA** | ACRES: **30**

- Borders Mountain Park WMA
- Under 200 feet from Tom Steed Reservoir
- 120+ feet of elevation change
- Wichita Mountains
- Adjacent to West Otter Creek inlet
- Panoramic lake and mountain views
- One of few private parcels this close to water
- Mature hardwoods
- Native grasses
- Diverse cover and habitat
- Natural wildlife travel corridor
- Nearby agriculture fields
- Deer, quail, and wild hog
- Thousands of additional WMA acres
- Remote access
- 2 hours 16 minutes from Oklahoma City
- 1 hour 3 minutes from Lawton
- 1 hour 41 minutes from Wichita Falls



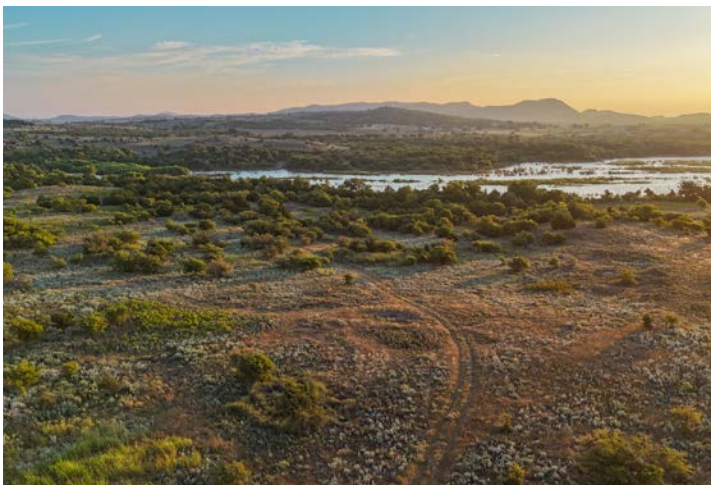
BORDERS MOUNTAIN PARK WMA



UNDER 200 FT. FROM TOM STEED RESERVOIR



WICHITA MOUNTAINS



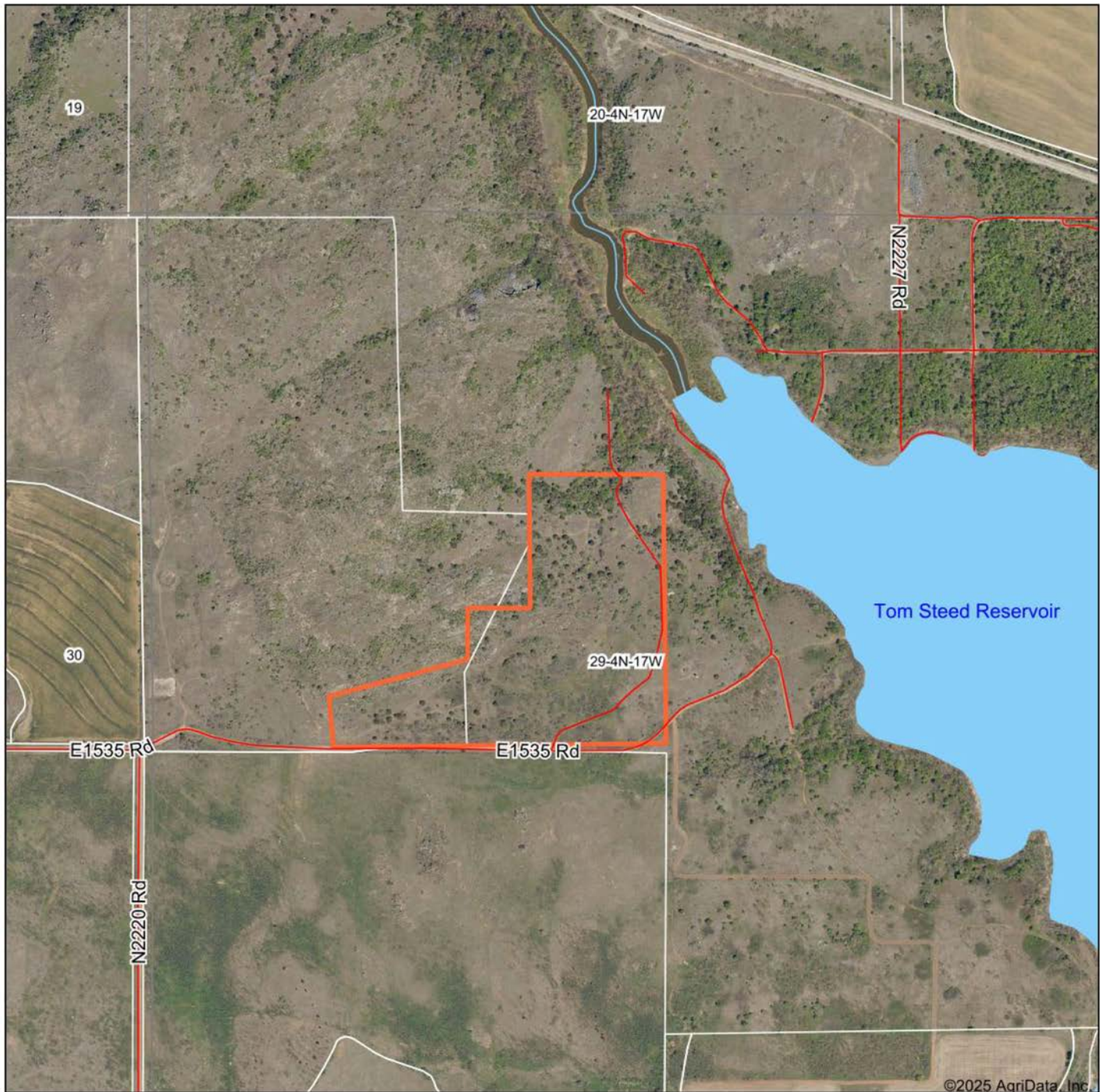
MATURE HARDWOODS



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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Boundary Center: 34° 47' 32.07, -99° 0' 47.62

29-4N-17W
Kiowa County
Oklahoma

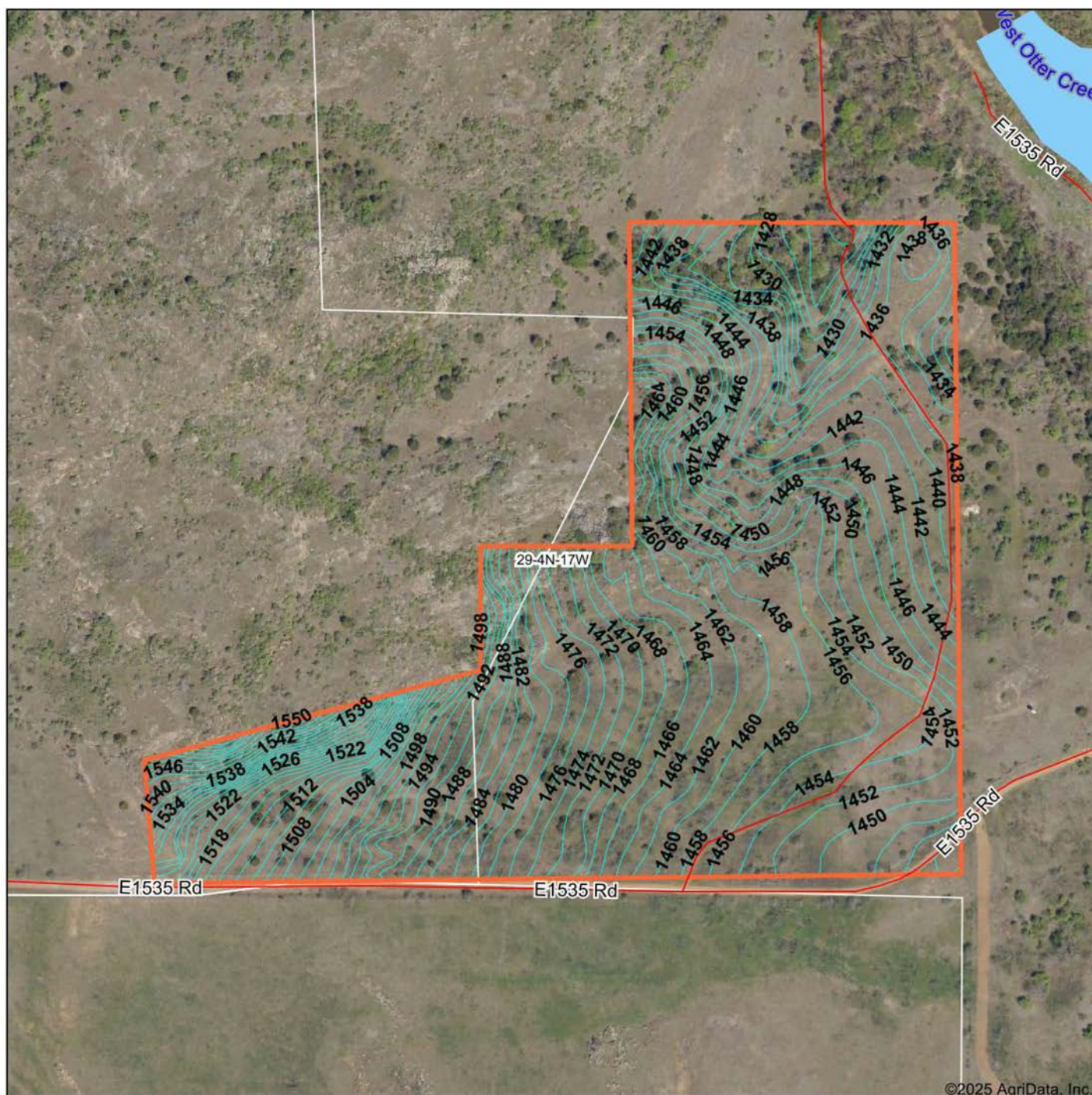
0ft 777ft 1555ft



10/1/2025

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

TOPOGRAPHY MAP



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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: 1,421.7
Max: 1,542.0
Range: 120.3
Average: 1,462.9
Standard Deviation: 24.18 ft

0ft 321ft 641ft

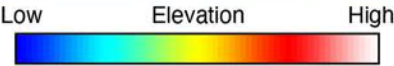
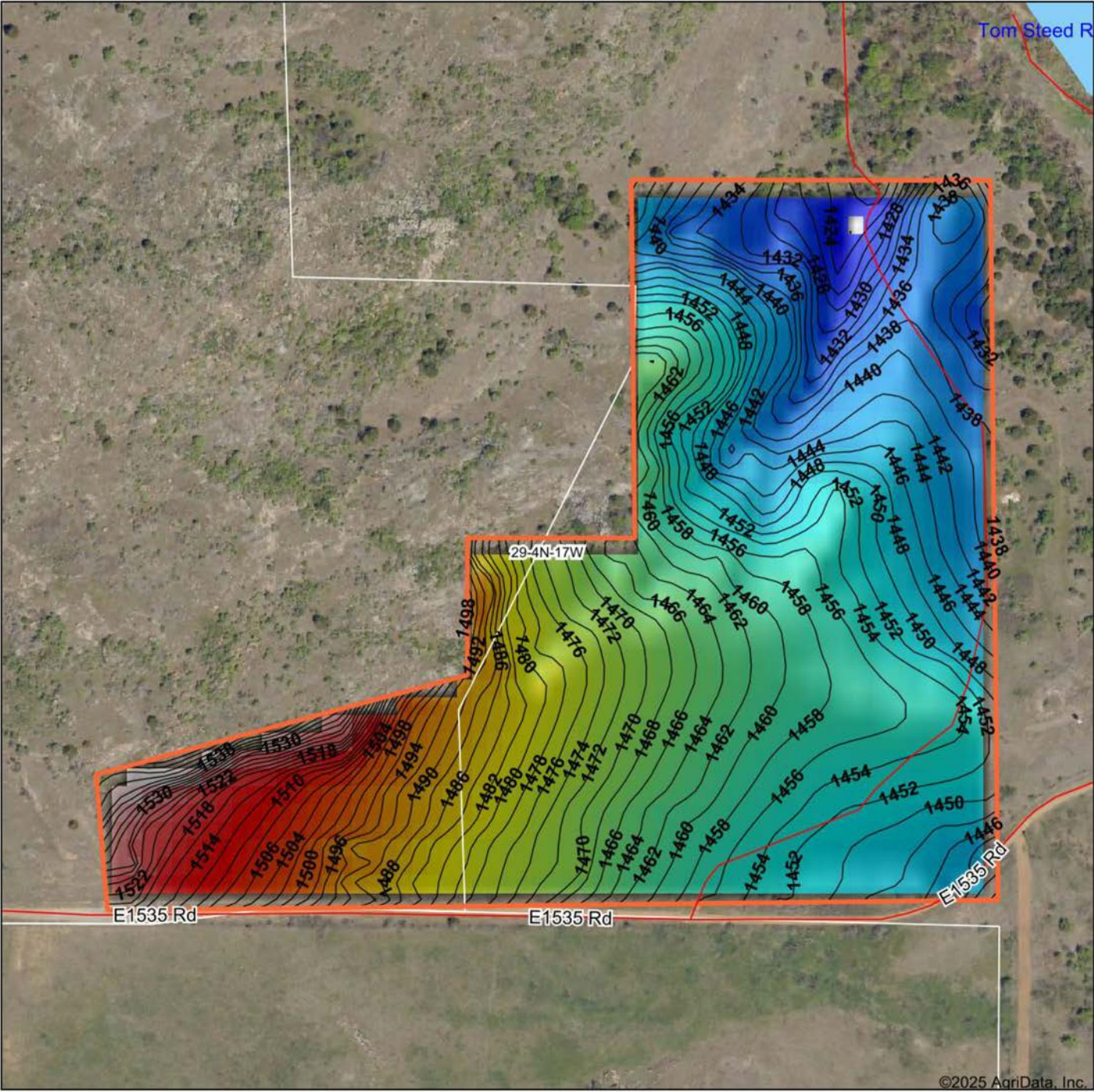


10/1/2025

29-4N-17W
Kiowa County
Oklahoma

Boundary Center: 34° 47' 32.07, -99° 0' 47.62

HILLSHADE MAP



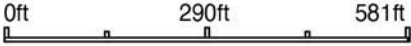
Maps Provided By:



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10/1/2025

29-4N-17W
Kiowa County
Oklahoma

Boundary Center: 34° 47' 32.07, -99° 0' 47.62

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

580.919.7653

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MidwestLandGroup.com

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