

MIDWEST LAND GROUP PRESENTS

160 ACRES IN

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# CADDY COUNTY OKLAHOMA



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# 160 +/- ACRE FARM & HUNTING PROPERTY WITH CABIN, SHOP, AND HORSE BARN

If you've been looking for a place that offers peace, privacy, and room to breathe, this 160 +/- acre farm might be just what you've been waiting for. Tucked back off the road, this property has a great mix of open pasture, mature woods, and excellent wildlife habitat—perfect for hunting or just getting away from it all.

This property has a little bit of everything—open pasture, mature timber, and established hunting locations throughout. There's plenty of ground for food plots or livestock, and the timber holds lots of deer and turkey. It's a great setup for anyone who enjoys hunting or spending time outdoors. Set in a secluded spot surrounded by nature, the 900-square-foot cabin is cozy

and comfortable. It has an open living area, kitchen, and sleeping space, along with nice views from the porch. It's the kind of place that feels like home the minute you pull up—peaceful, simple, and private. The property also features a shop with concrete floors and electricity, perfect for storing a small tractor or side-by-sides. Along with the shop is a three-stall horse barn with a tack room.

This property is a must-see for outdoor enthusiasts. It's private, quiet, and ready to enjoy—whether you are looking for a hunting camp, weekend getaway, or a place to call home. Give Clay Hart a call at (580) 678-4372 to set up your showing today.



# PROPERTY FEATURES

COUNTY: **CADDO** | STATE: **OKLAHOMA** | ACRES: **160**

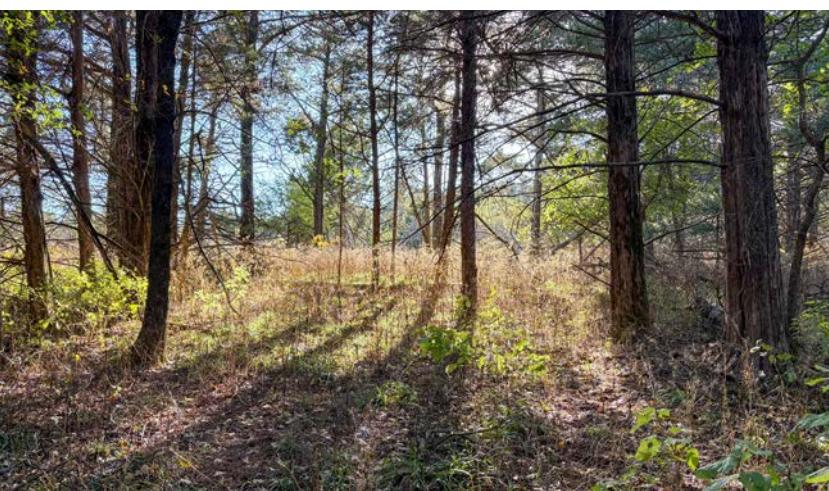
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- 160 +/- acres
- Caddo County
- 2 ponds
- 900 square foot cabin
- 30'x40' shop
- 30'x40' horse barn
- 5 deer stands/feeders
- Well water
- Electricity
- Septic system
- Tremendous hunting (deer, turkey, hog)
- Excellent fishing (bass, crappie)
- Investment opportunity
- Hinton Public Schools
- 10 minutes to Hinton
- 45 minutes to Oklahoma City
- 4 hours to Dallas



160 +/- ACRES

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# 2 PONDS

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## 900 SQUARE FOOT CABIN

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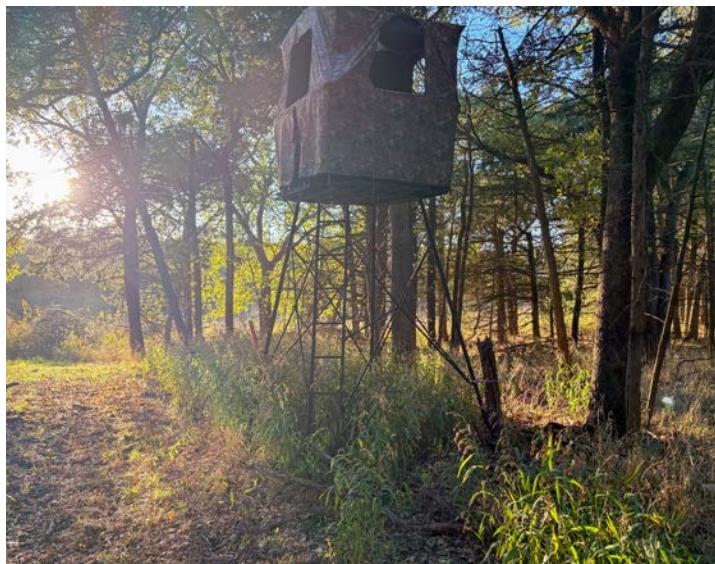
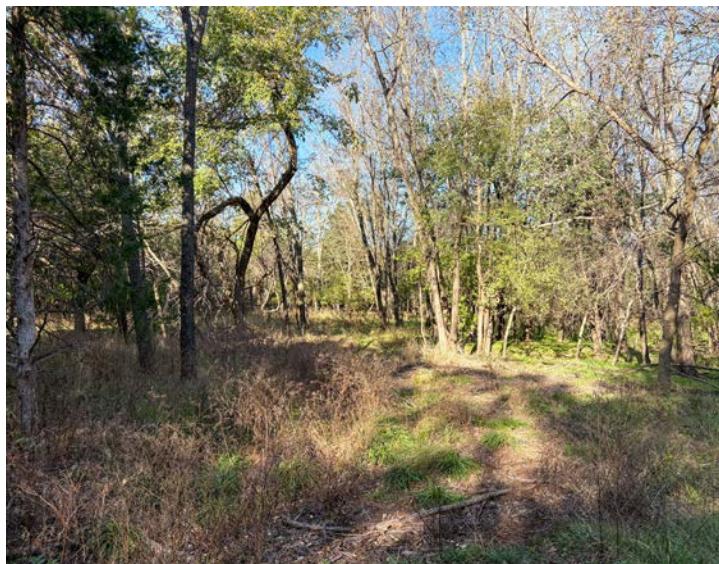
# 30'X40' SHOP

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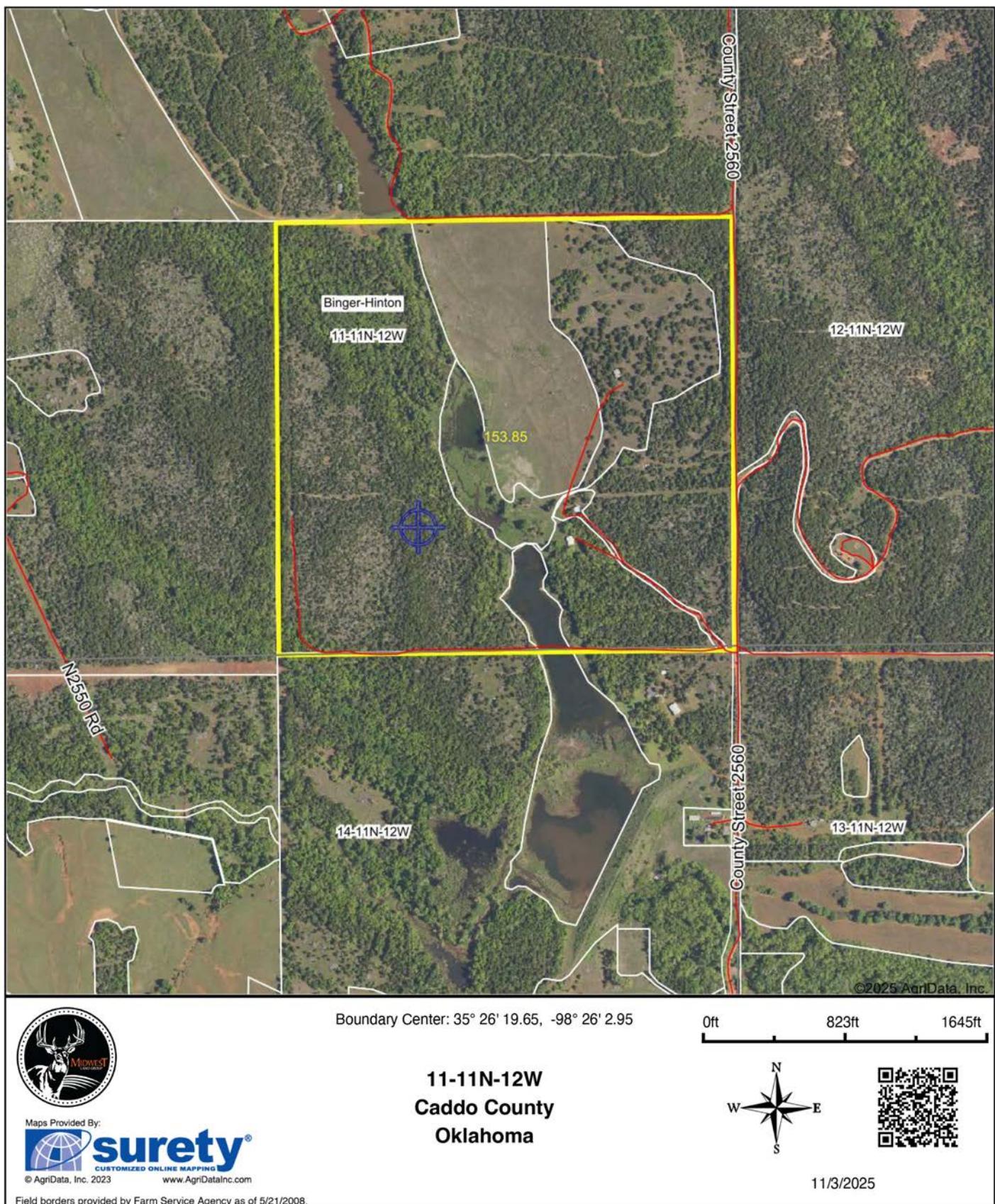


## ADDITIONAL PHOTOS

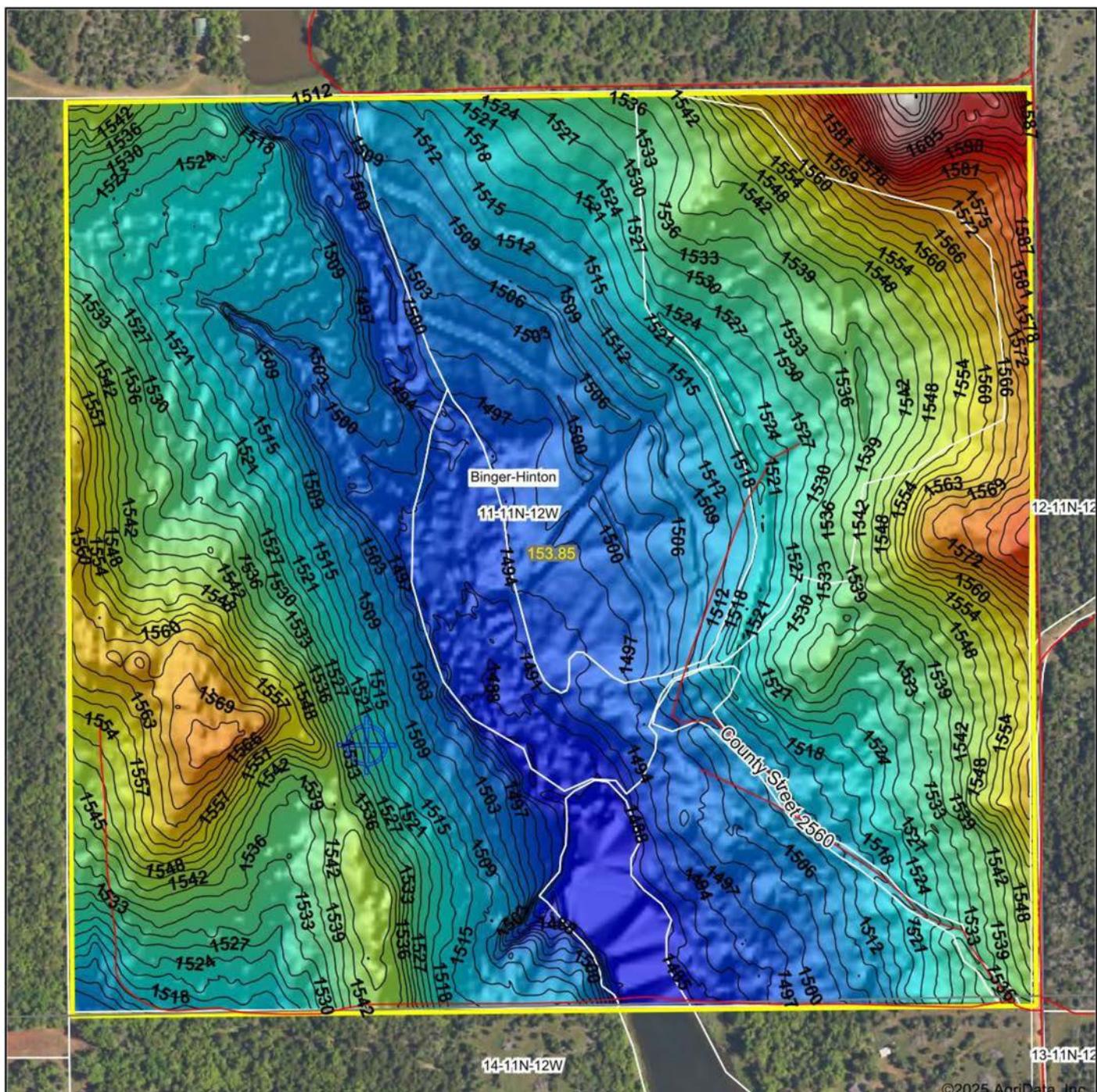
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# AERIAL MAP



# HILLSHADE MAP



Source: USGS 3 meter dem

0ft      429ft      858ft

Interval(ft): 3

Min: 1,483.1

Max: 1,629.2

Range: 146.1

Average: 1,525.1



11-11N-12W  
Caddo County  
Oklahoma

Boundary Center: 35° 26' 19.65, -98° 26' 2.95

11/3/2025



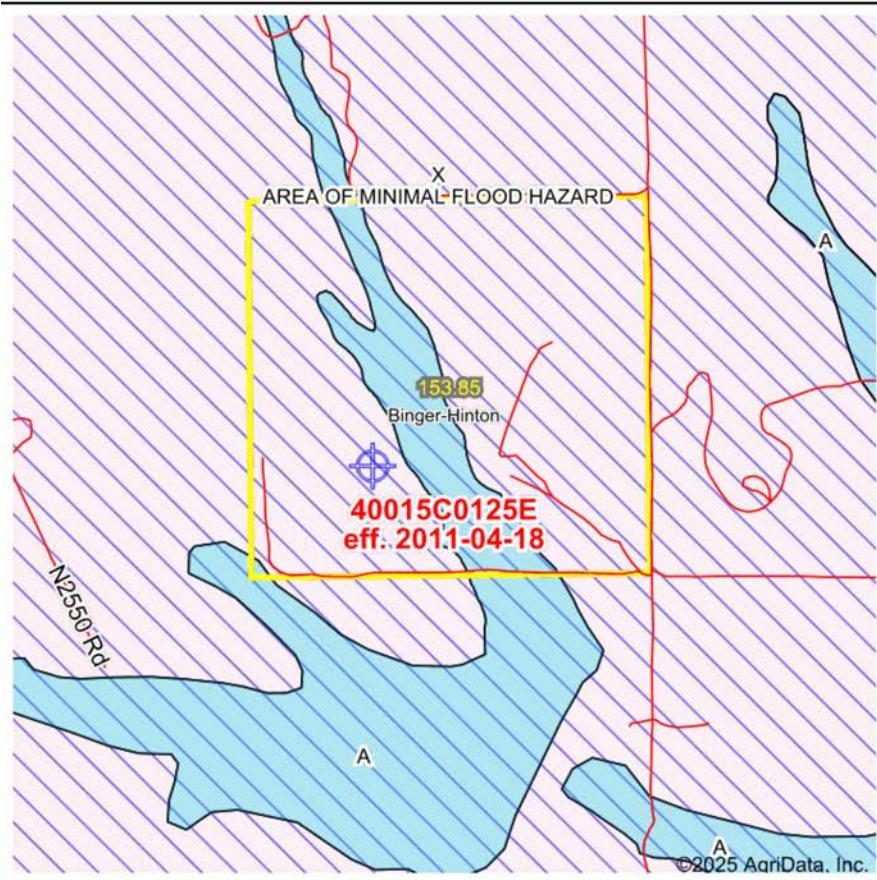
Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008.

Standard Deviation: 25.13 ft

# FEMA REPORT MAP



Map Center: 35° 26' 15.89", -98° 26' 3.38"  
 State: OK      Acres: 153.85  
 County: Caddo      Date: 11/3/2025  
 Location: 11-11N-12W  
 Township: Binger-Hinton



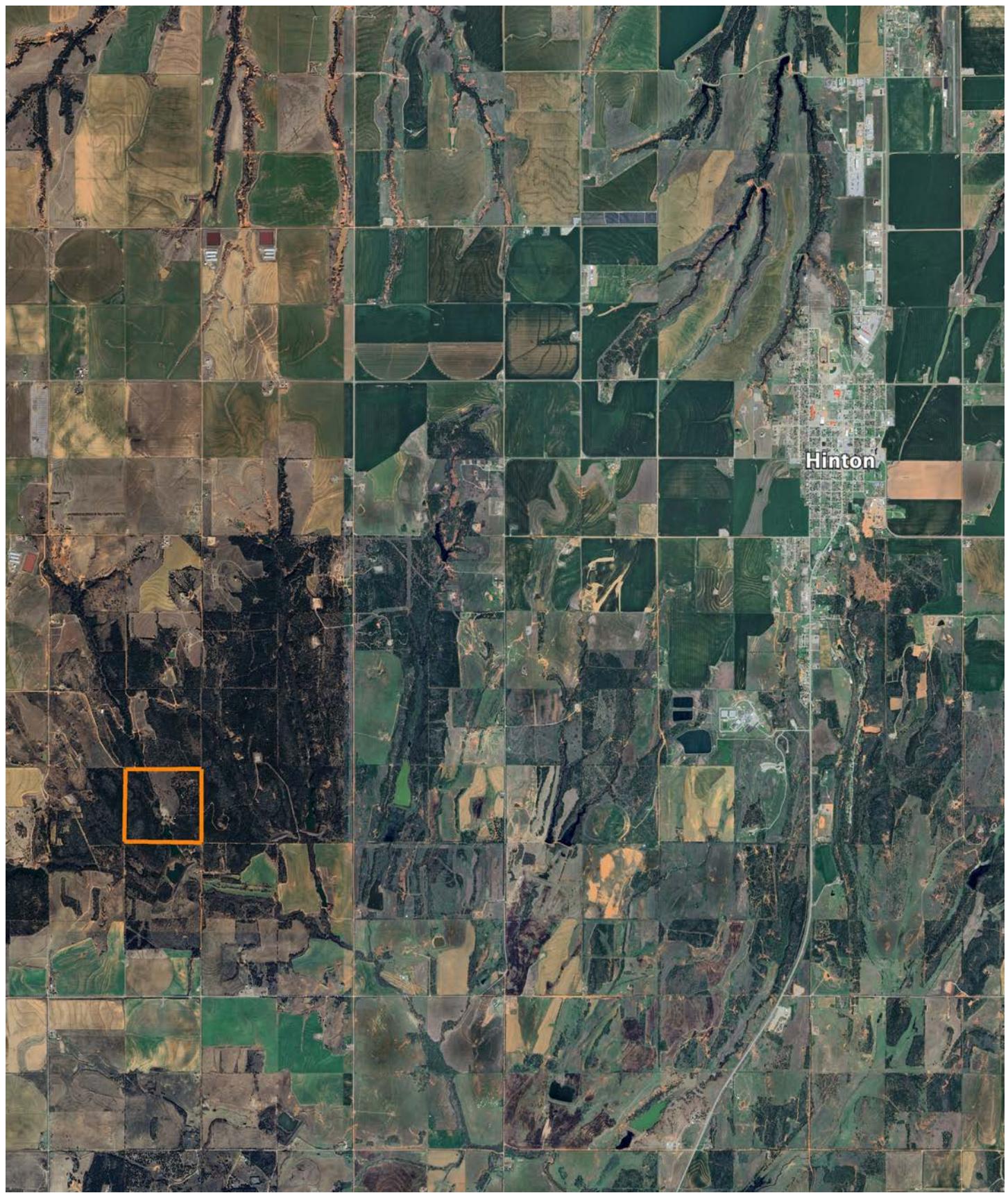
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Name	Number	County	NFIP Participation	Acres	Percent	
CADDOW COUNTY	400479	Caddo	Regular	153.85	100%	
			Total	153.85	100%	
Map Change	Date	Case No.	Acres	Percent		
No			0	0%		
Zone	SubType	Description	Acres	Percent		
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	129.58	84.2%		
A		100-year Floodplain	24.27	15.8%		
			Total	153.85	100%	
Panel	Effective Date	Acres	Percent			
40015C0125E	4/18/2011	153.85	100%			
			Total	153.85	100%	

# OVERVIEW MAP

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# 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**  
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**MidwestLandGroup.com**

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