

MIDWEST LAND GROUP PRESENTS

320 ACRES IN

COTTON COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

COTTON COUNTY COMBO PROPERTY

This versatile 320 +/- acre farm in Cotton County offers an excellent combination of productive tillable ground, quality pasture, abundant water, and recreational appeal. The property includes over 100 acres of Class II soils, representing nearly one-third of the total acreage and providing a strong foundation for continued crop production. The tillable ground has a history of wheat production and is currently fallow, positioning the farm well for the next cropping cycle. The north 20 +/- acres have been sprigged to Midland 99 Bermudagrass and are establishing well, with additional upside through continued fertility and management.

Water is a strong feature of the property, with five ponds and several additional locations that will hold water when conditions are right. A tributary of Sanatag Creek runs through the western portion of the farm, creating shaded draws and multiple pooled water areas. The combination of water, timber along the creek, and

surrounding wheat fields has resulted in consistent wildlife activity. Numerous game trails and deer rubs are evident throughout the west side, and several elevated points overlooking the draws and cultivation ground provide ideal locations for rifle towers or blinds.

The farm is well-suited for livestock operations, featuring approximately 1.25 miles of interior barbed wire fencing that separates the tillable acreage from the native grass pasture. Gates throughout allow for efficient movement of livestock, and all fencing is reported to be in excellent condition. Located just 1/2 mile south of Highway 5 and approximately 10 miles from I-44, the property offers convenient access while maintaining a quiet rural setting. With productive Class II soils, native pasture, reliable water sources, and proven hunting potential, this Cotton County farm would make an excellent addition to a cattle operation or a well-rounded agricultural and recreational investment.



PROPERTY FEATURES

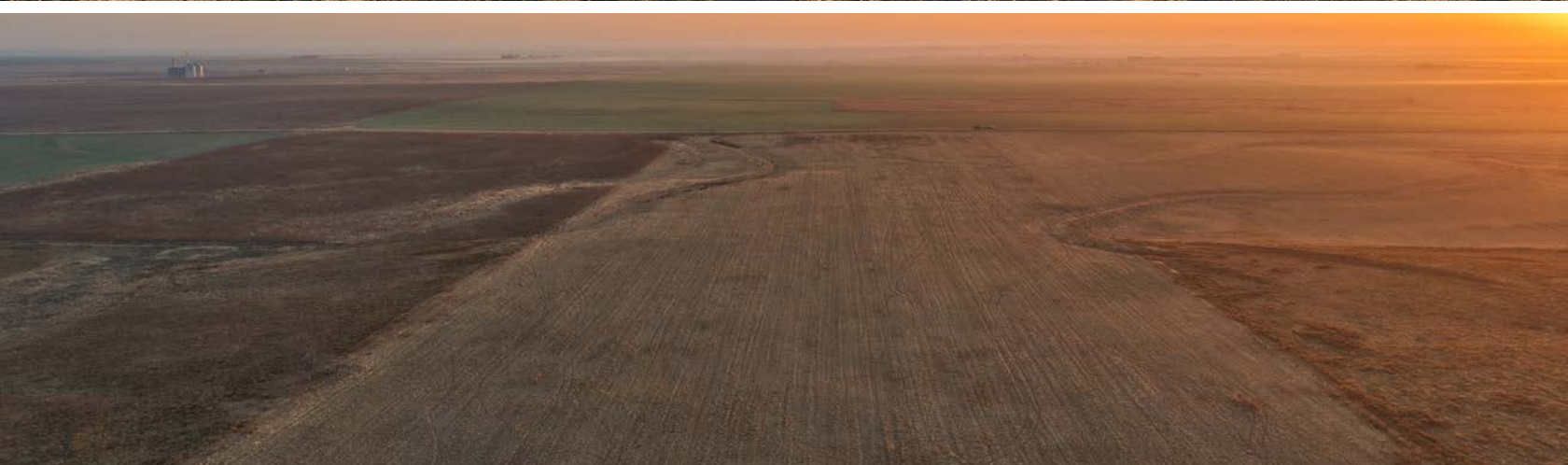
COUNTY: **COTTON** | STATE: **OKLAHOMA** | ACRES: **320**

- 100+ acres of Class II soils
- Tillable ground
- 20 +/- acres sprigged to Midland 99 Bermuda
- Native grass pasture balance
- Five ponds
- Sanatag Creek tributary
- Mix of trees
- Strong deer activity and hunting potential
- Elevated sites for blinds or towers
- 1.25 +/- miles of interior fencing with gates
- All fencing in excellent condition
- Easy access: 1/2 mile to Hwy 5, 10 miles to I-44
- Well-suited for farming, cattle, or recreation
- 12 minutes to Chattanooga
- 17 minutes Granfield
- 18 minutes Walters
- 27 minutes to Lawton
- 41 minutes to Wichita Falls



TILLABLE GROUND

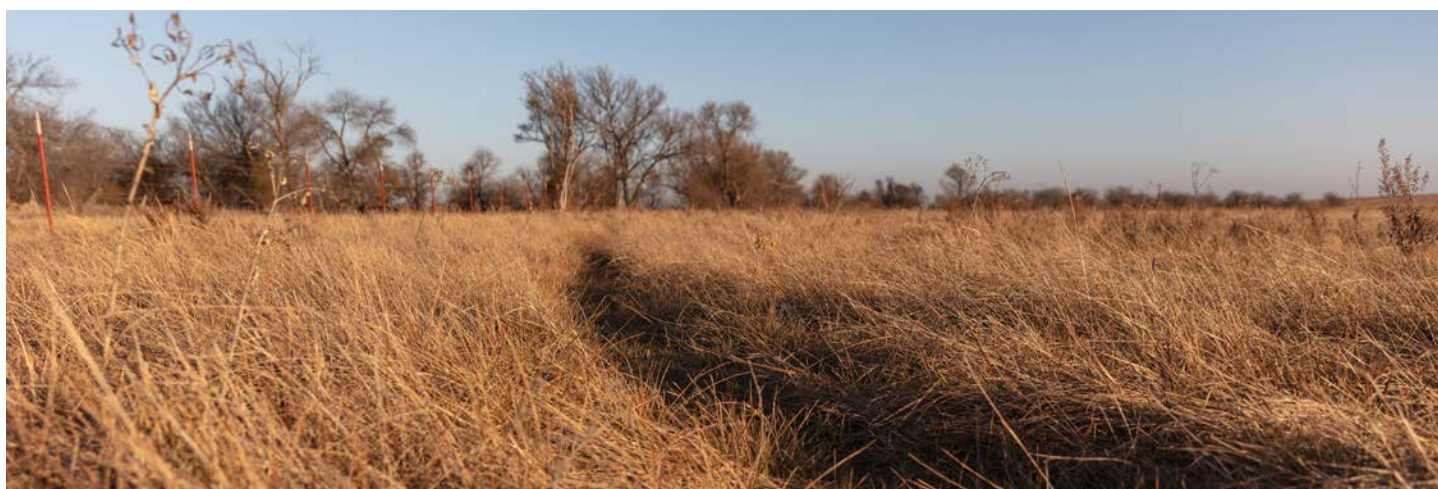
The property includes over 100 acres of Class II soils, representing nearly one-third of the total acreage and providing a strong foundation for continued crop production.



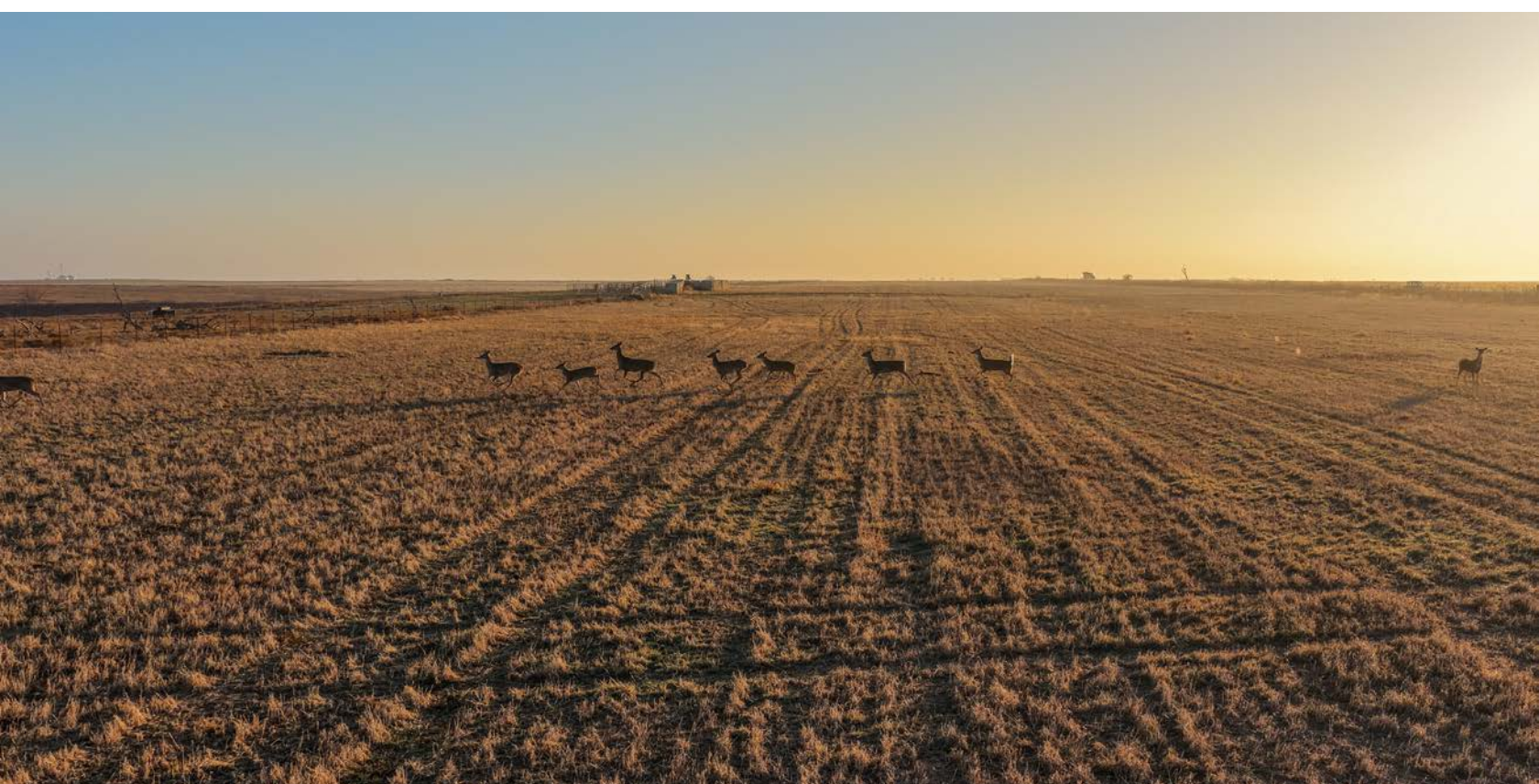
20 +/- ACRES SPRIGGED TO MIDLAND 99 BERMUDA



NATIVE GRASS PASTURE BALANCE



STRONG DEER ACTIVITY



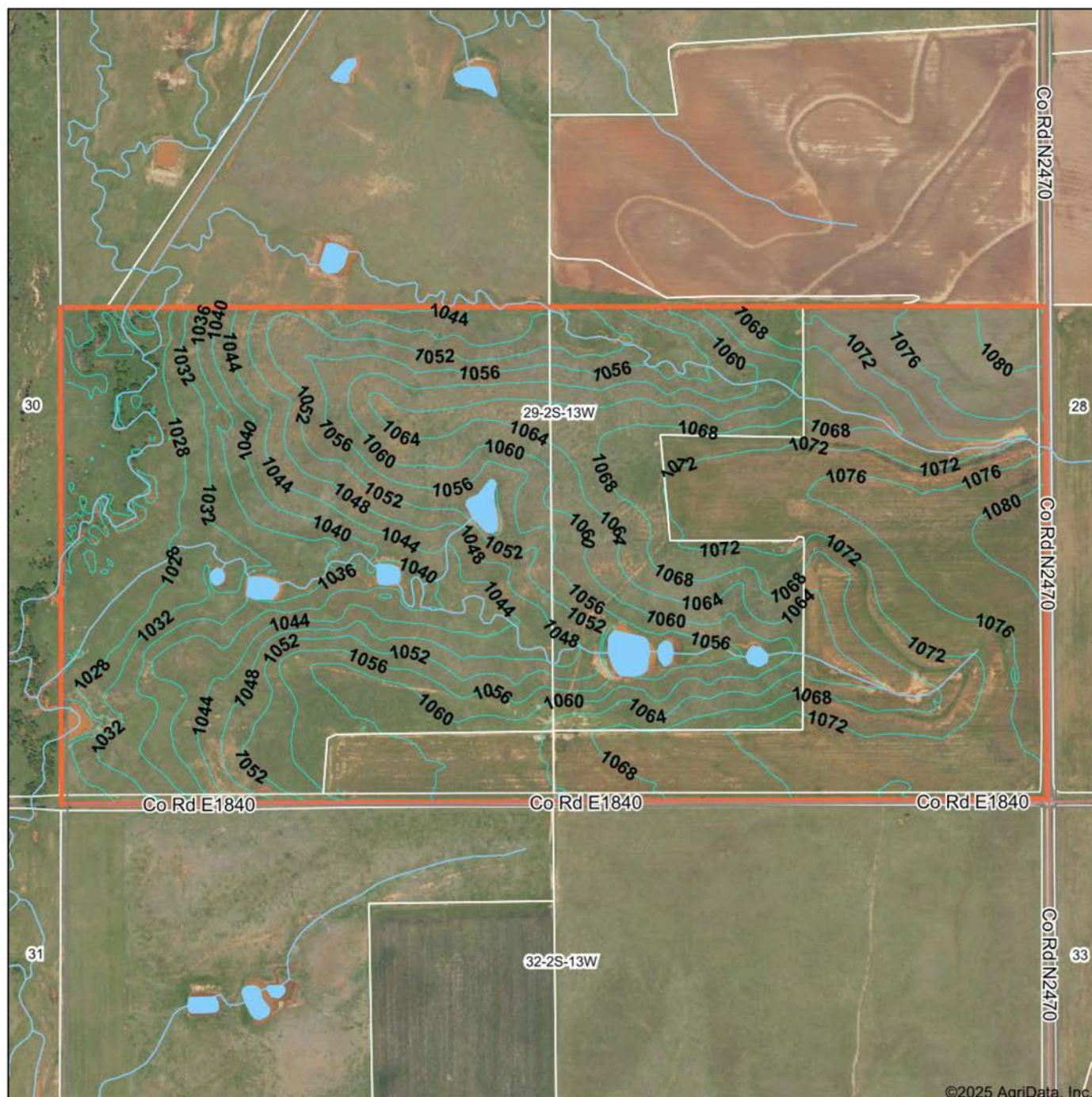
SANATAG CREEK TRIBUTARY



FIVE PONDS



TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 4.0

Min: 1,019.2

Max: 1,084.5

Range: 65.3

Average: 1,056.8

Standard Deviation: 16.04 ft

0ft 834ft 1668ft



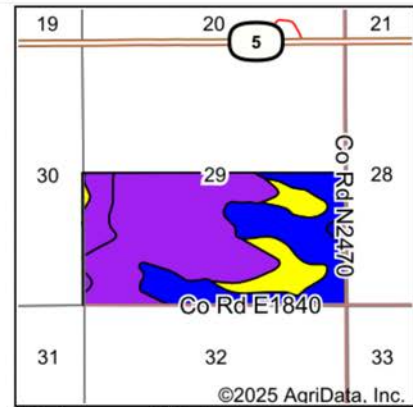
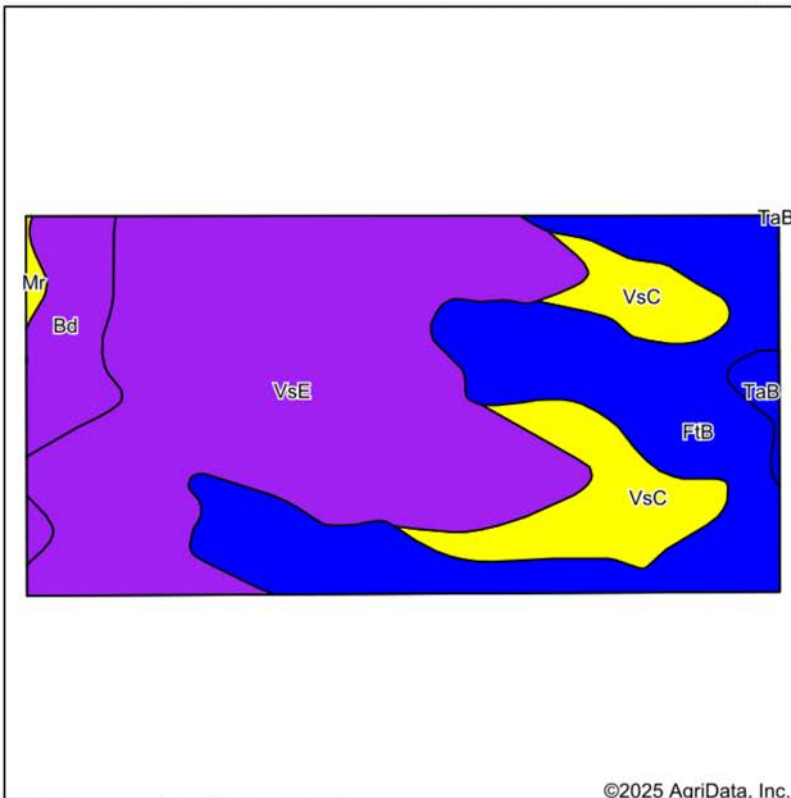
12/2/2025

29-2S-13W
Cotton County
Oklahoma

Boundary Center: 34° 21' 6.7, -98° 35' 1.05

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

SOILS MAP



State: **Oklahoma**
County: **Cotton**
Location: **29-2S-13W**
Township: **Walters**
Acres: **320**
Date: **12/2/2025**



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

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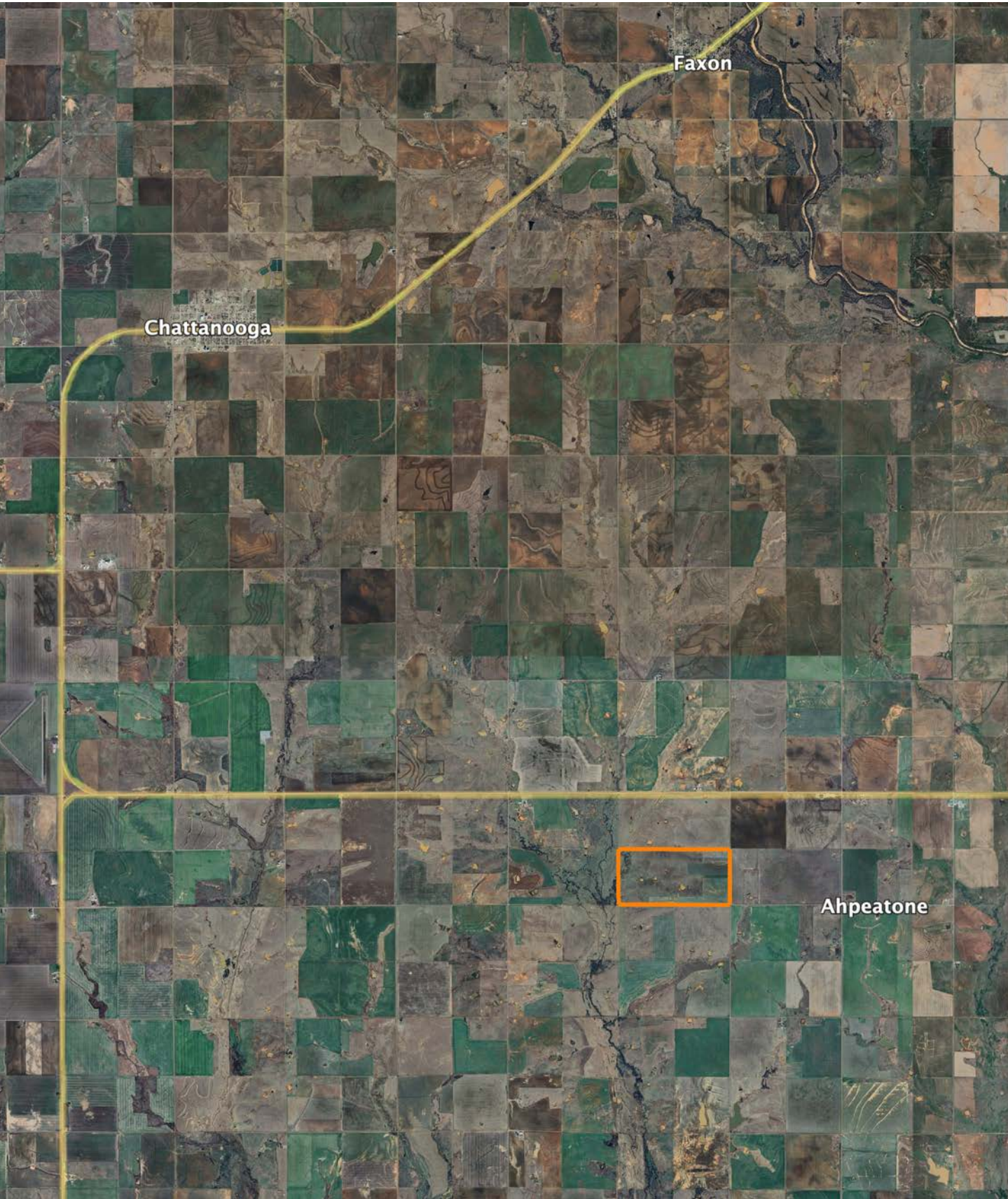
Soils data provided by USDA and NRCS.

Area Symbol: OK033, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Soybeans Bu	Tall fescue AUM	Wheat Bu	Wheat Irrigated Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
VsE	Vernon-Knoco complex, 3 to 12 percent slopes	160.01	50.0%		Vle	1500					24	17	24	20	9
FtB	Tillman-Foard complex, 1 to 3 percent slopes	96.91	30.3%		Ile	2109			23	35	42	27	39	41	35
VsC	Vernon clay, 3 to 5 percent slopes	37.70	11.8%		IVe	2017			17	2	31	20	30	29	19
Bd	Port loam, 0 to 1 percent slopes, frequently flooded	20.72	6.5%		Vw	6023					49	45	46	49	10
TaB	Tillman silt loam, 1 to 3 percent slopes	3.33	1.0%		Ile	2106			25	40	43	28	38	43	38

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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