MIDWEST LAND GROUP PRESENTS

23.2 ACRES

CLEVELAND COUNTY, OK

3107 60th Avenue Northwest, Norman, Oklahoma

MIDWEST LAND GROUP IS HONORED TO PRESENT

WEST NORMAN HORSE PROPERTY ON 23.2 +/- ACRES WITH ARENA AND BARN

Located within the city limits of Norman, Oklahoma, this exceptional 23.2 +/- acre horse property in Cleveland County offers the perfect blend of rural functionality and convenient access to town. Positioned near 60th Avenue Northwest and Tecumseh, the property sits in the highly regarded Norman School District, ranked among the top school districts in the state. The land features over 73% Class I loam soils, providing an ideal foundation for equestrian use, grazing, and arena footing while supporting lush pasture growth.

Designed with horse owners in mind, the property is extensively improved with 7 well-designed paddocks ranging up to 9.5 acres, each equipped with covered loafing sheds and Ritchie Industries automatic water troughs supplied by a water well with buried water lines running to all paddocks and pens. Additionally, 3 smaller pens (0.10–0.20 acres) provide excellent space for turnout, training, or isolation when needed. A solid panel round pen with a 25-foot radius offers a safe and functional training environment, while the property is secured by more than 9,000 feet of pipe and V-mesh wire fencing, providing durability and safety for horses and livestock.

Equestrian facilities are anchored by a 200'x150' outdoor riding arena and a 70'x30' barn featuring four stables, offering ample space for training, riding, and daily horse care. Electric service is already on-site, and the property is accessed through an automatic pipe-gated entrance with 60 feet of clearance, making it convenient for trailers, equipment, and visitors. Whether you're operating a small equine facility, training operation, or private horse retreat, this well-appointed property provides the infrastructure, location, and land quality to support a wide range of equestrian pursuits.

PROPERTY FEATURES

COUNTY: **CLEVELAND** | STATE: **OKLAHOMA** | ACRES: **23.2**

- Norman City Limits
- Water well with buried lines to all paddocks and pens
- Electric on-site
- 7 paddocks with covered loafing sheds (1 – 9.5 acres)
- 3 pens (0.10 – 0.20 acres)
- Solid panel with top rail round pen (25′ radius)
- 9,000′+ of pipe and v-mesh wire fence
- Paddocks and pens have Ritchie Industries water trough
- 200′x150′ outdoor arena
- 70′x30′ barn with 4 stables
- Automatic pipe-gated entrance with 60′ clearance
- Norman School District (top 30 school district)
- 60th Avenue Northwest and Tecumseh access
- Less than 3 miles to I-35
- 2025 taxes: $433

23.2 +/- ACRE HORSE PROPERTY

NORMAN CITY LIMITS

3 PENS

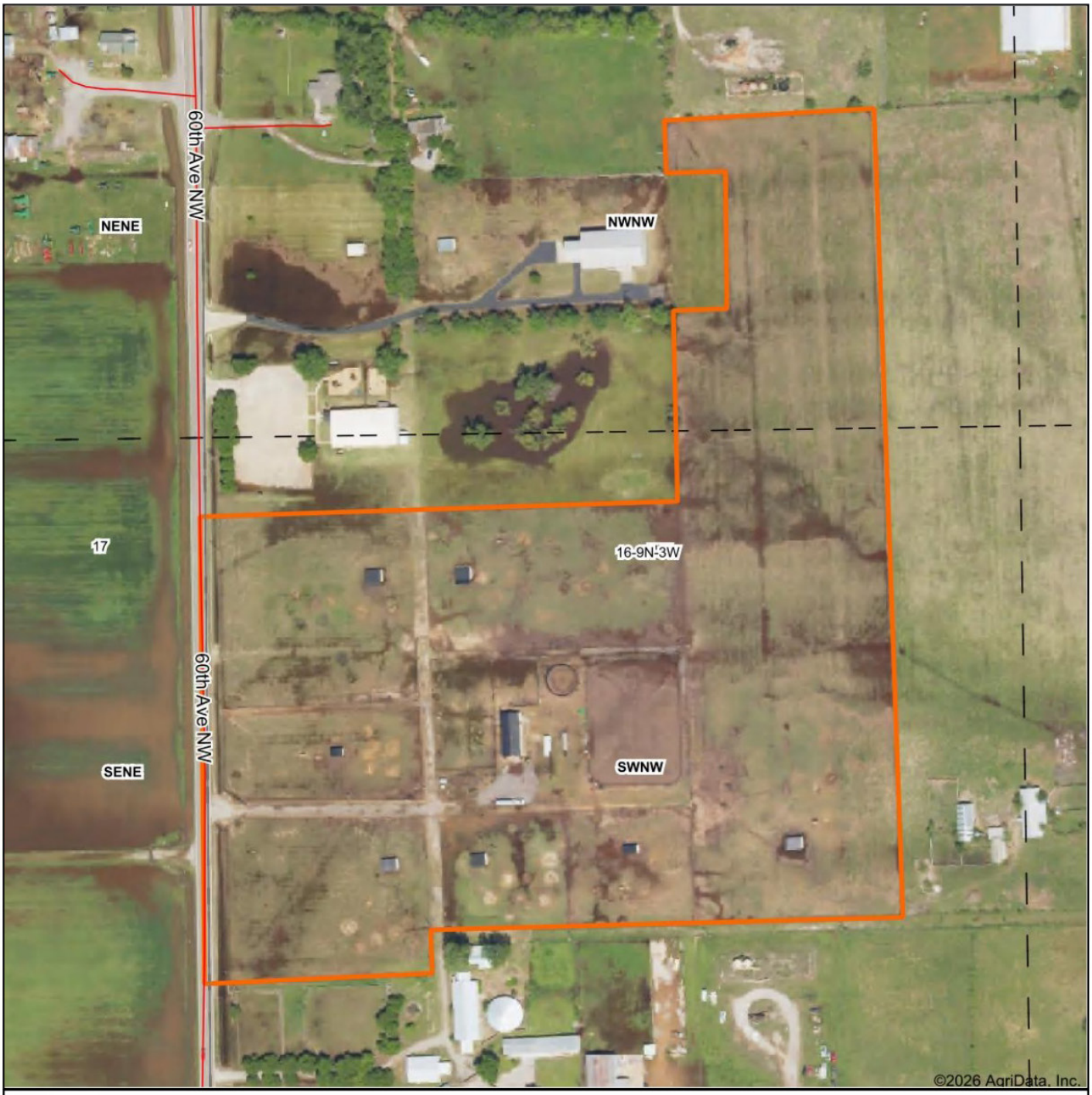
7 PADDOCKS WITH COVERED LOAFING SHEDS

Designed with horse owners in mind, the property is extensively improved with 7 well-designed paddocks ranging up to 9.5 acres, each equipped with covered loafing sheds and Ritchie Industries automatic water troughs supplied by a water well with buried water lines running to all paddocks and pens.

200’X150’ OUTDOOR ARENA

70’X30’ BARN WITH 4 STABLES

AERIAL MAP



Boundary Center: 35° 15' 28.13, -97° 31' 39.73

0ft 251ft 502ft

16-9N-3W
Cleveland County
Oklahoma

N W E S

3/10/2026

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING

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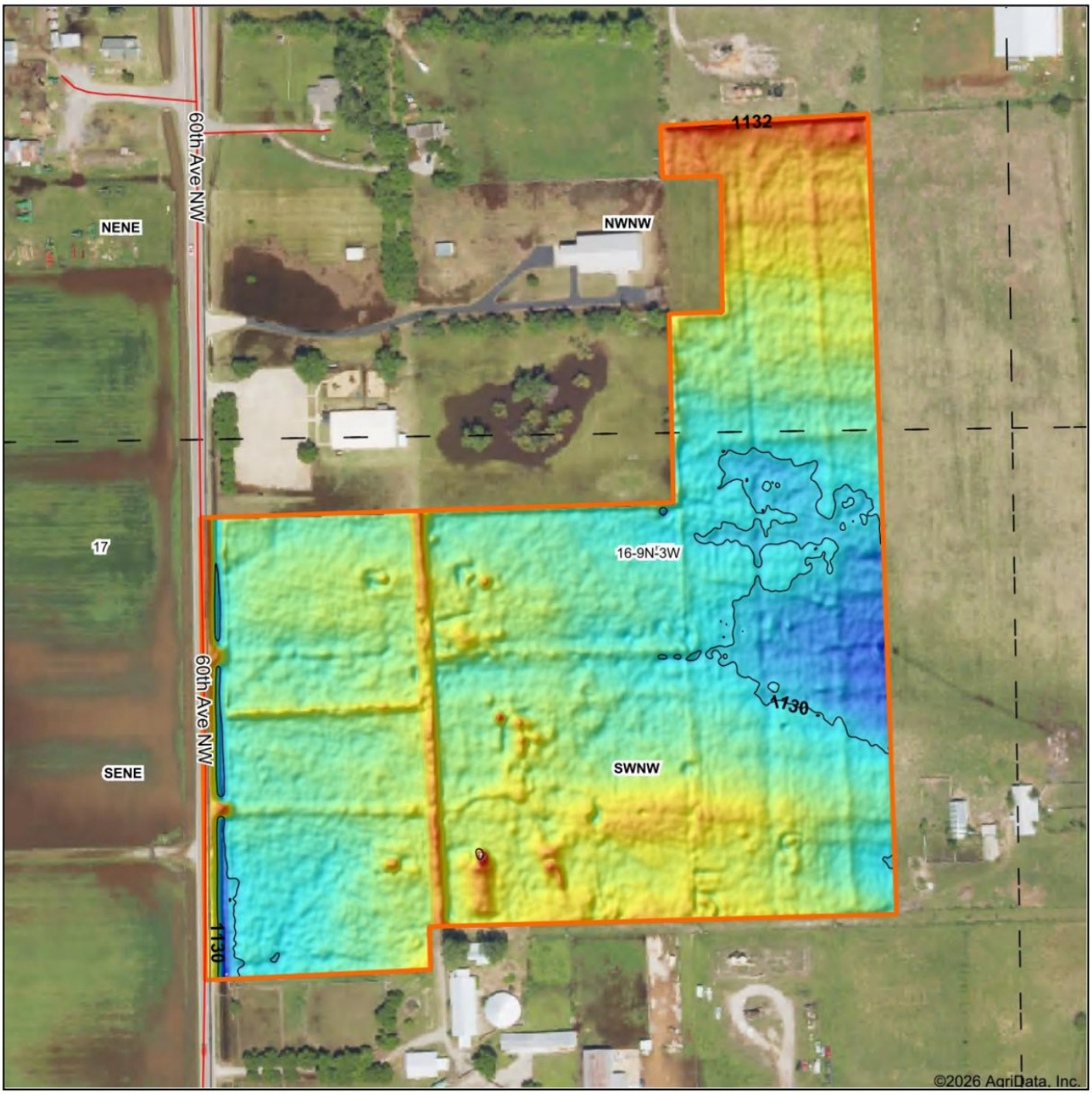
HILLSHADE MAP



Low Elevation High

Source: USGS 1 meter dem
Interval(ft): 2
Min: 1,129.2
Max: 1,132.9
Range: 3.7
Average: 1,130.5
Standard Deviation: 0.43 ft

0ft 254ft 507ft

3/10/2026

16-9N-3W
Cleveland County
Oklahoma

Boundary Center: 35° 15' 28.13, -97° 31' 39.73

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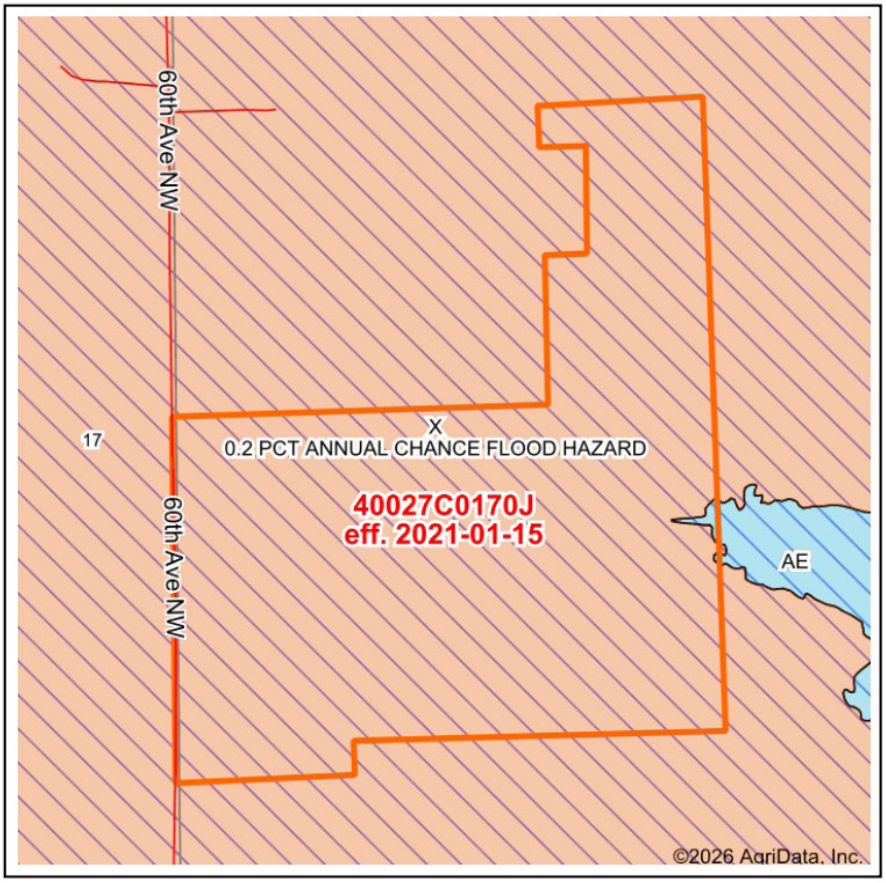
FEMA REPORT MAP



Map Center: 35° 15' 28.13, -97° 31' 39.78

State: OK Acres: 22.65

County: Cleveland Date: 3/10/2026

Location: 16-9N-3W

Township: Norman

Maps Provided By surety® CUSTOMIZED ONLINE MAPPING

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N W E S

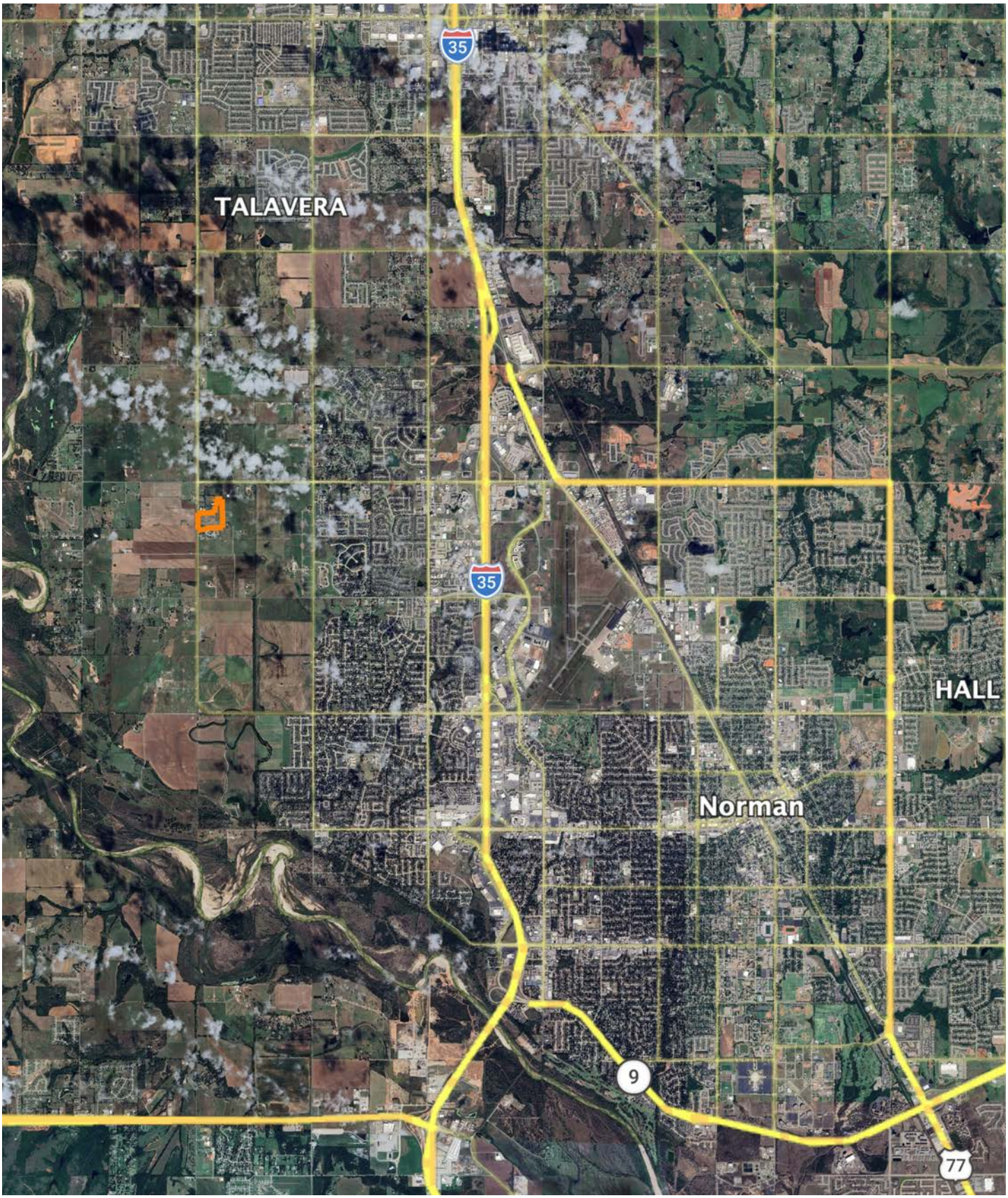
Name	Number	County	NFIP Participation	Acres	Percent
CITY OF NORMAN	400046	Cleveland	Regular	22.65	100%
			Total	22.65	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	22.59	99.7%
AE		100-year Floodplain	0.06	0.3%
		Total	22.65	100%

Panel	Effective Date	Acres	Percent
40027C0170J	1/15/2021	22.65	100%
	Total	22.65	100%

OVERVIEW MAP



AGENT CONTACT

Braden Pollard has a great passion for land and the outdoors, something his clients easily relate to. He's seen land use from all sorts of different angles, from being the landowner to negotiating with them. He'll have you covered no matter buying or selling, regardless of what you're looking to achieve. Braden was born and raised in Ardmore, Oklahoma, a city that sits 90 miles from both Oklahoma City and the Dallas-Ft. Worth metroplex. After graduating from Ardmore High School, he went to the University of Oklahoma in Norman, OK, where he received his bachelor's degree. He spent over 12 years in the oil and gas industry, working up the ladder as a landman, project manager, land manager, and manager of corporate development.

At Midwest Land Group, he's able to utilize his passion for land and the great outdoors, while connecting buyers to sellers and vice versa. A lover of the land, Braden has been a hunting guide for many years, guiding deer, turkey and waterfowl hunts in southern Oklahoma. When he's not working, you might find him golfing, hunting, or spending time outdoors and with his family. Braden serves as a little league coach for his kids, sits on the Canadian County United Way Board of Directors, has guided for Stuart Ranch Outfitters, and is a Certified Oklahoma Abstractor. He lives in Piedmont with his wife Renee, son Easton, and daughter Scotty.

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MIDWEST LAND GROUP

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