

MIDWEST LAND GROUP PRESENTS

13 ACRES IN

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# GREER COUNTY OKLAHOMA



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# COUNTRY HOME ON 13 +/- ACRES

Located in northwest Greer County, this well-maintained country home sits on approximately 13 acres, offering the perfect balance of comfort, privacy, and usable land. The 2,052 +/- square foot residence features 3 bedrooms and 1 bathroom with a practical layout for everyday living. A safe room provides added storm protection, making this home a secure and comfortable retreat.

The property includes a 2,000 square foot shop with concrete flooring and electricity — ideal for equipment storage, hobbies, or workshop projects. The acreage

is partially fenced, offering room for horses, small livestock, or a garden, while mature shade trees provide natural beauty and comfort. Productive Class I & II soils add to the land's versatility and usability.

With blacktop frontage and easy access to Highway 283, the property allows for convenient travel to Elk City (30 miles), Oklahoma City (140 miles), and Amarillo (150 miles). This tract is perfect for buyers seeking a manageable homestead, hobby farm, or rural retreat with the added benefit of a large, functional shop.



# PROPERTY FEATURES

COUNTY: **GREER** | STATE: **OKLAHOMA** | ACRES: **13**

- 2,052 +/- sq. ft. home (3 bedroom, 1 bathroom - built 1998)
- Safe room for added storm protection
- 2,000 sq. ft. shop with concrete floor and electricity
- 13 +/- acres
- Established fencing
- Productive Class I & II soils
- Mature shade trees
- Blacktop road frontage
- Quiet rural setting
- Quick access to Highway 283
- 30 miles to Elk City
- 38 miles to Altus
- Convenient drive to Oklahoma City and Amarillo



# 2,052 +/- SQ. FT. HOME

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The 2,052 +/- square foot residence features 3 bedrooms and 1 bathroom with a practical layout for everyday living. A safe room provides added storm protection, making this home a secure and comfortable retreat.



# BLACKTOP ROAD FRONTAGE

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2,000 SQ. FT. SHOP

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# 13 +/- ACRES

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The acreage is partially fenced, offering room for horses, small livestock, or a garden, while mature shade trees provide natural beauty and comfort.



# ADDITIONAL PHOTOS

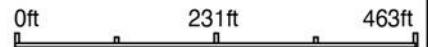
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# AERIAL MAP



Boundary Center: 35° 3' 28.37, -99° 30' 27.54



**27-7N-22W**  
**Greer County**  
**Oklahoma**



3/4/2026



Maps Provided By:

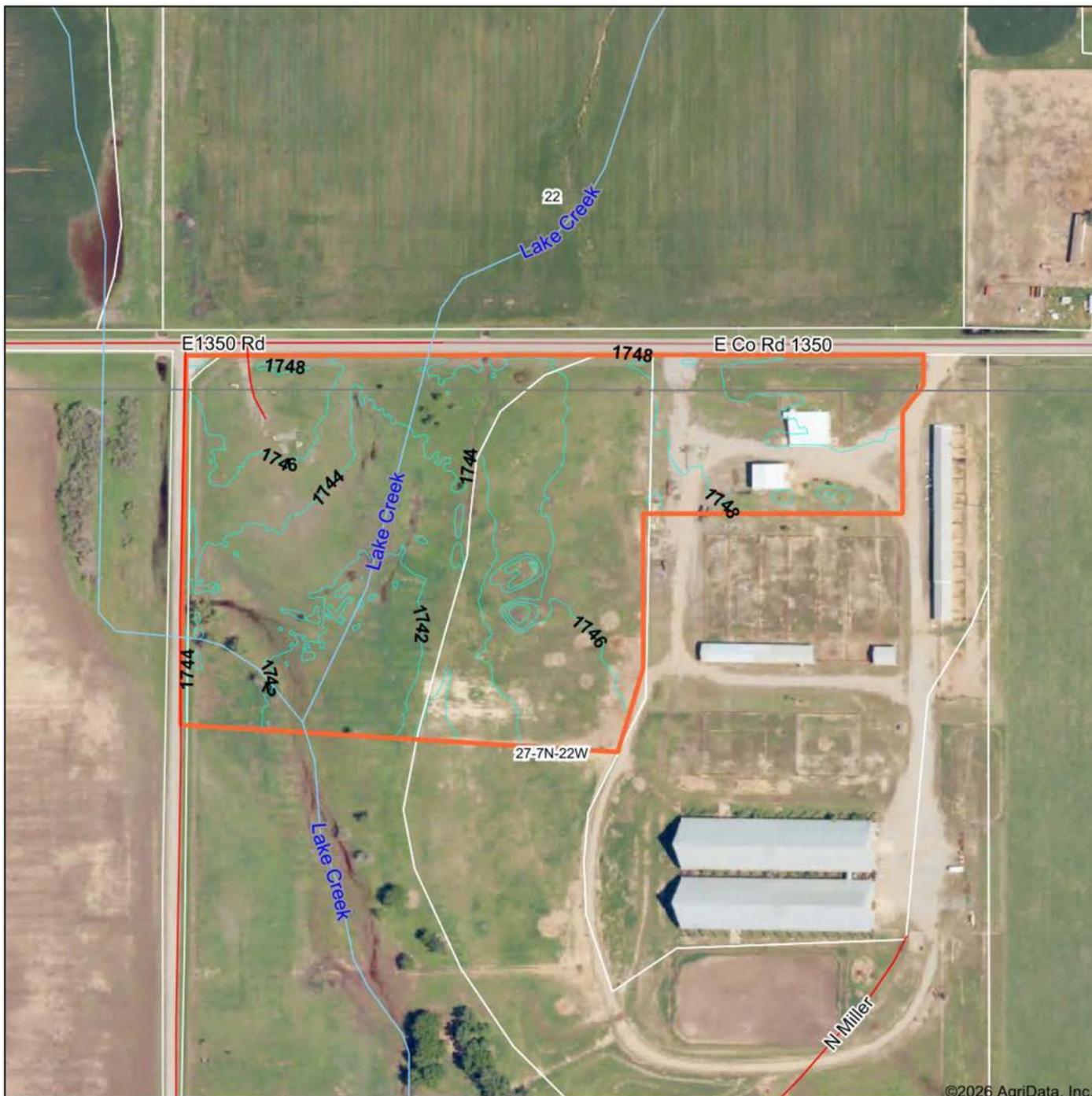


CUSTOMIZED ONLINE MAPPING

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

# TOPOGRAPHY MAP



©2026 AgriData, Inc.



Maps Provided By:



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

Source: USGS 1 meter dem

Interval(ft): 2.0

Min: 1,740.0

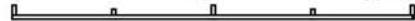
Max: 1,752.4

Range: 12.4

Average: 1,745.4

Standard Deviation: 2.62 ft

0ft 251ft 502ft

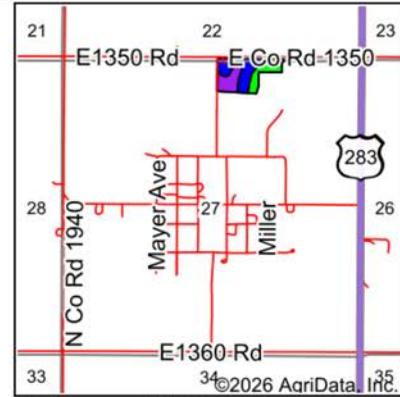
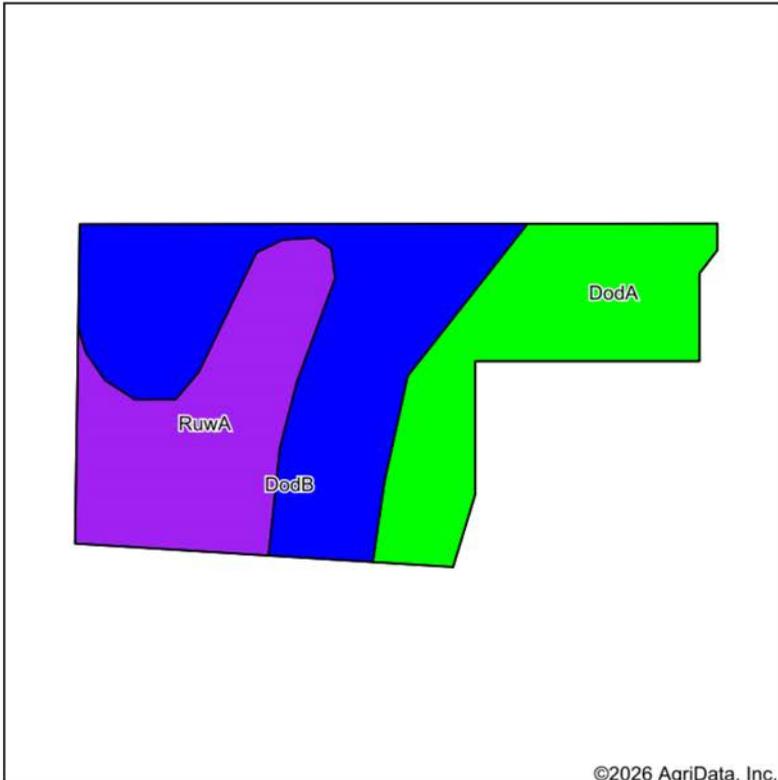


3/4/2026

**27-7N-22W**  
**Greer County**  
**Oklahoma**

Boundary Center: 35° 3' 28.37, -99° 30' 27.54

# SOILS MAP



State: **Oklahoma**  
 County: **Greer**  
 Location: **27-7N-22W**  
 Township: **Northwest Greer**  
 Acres: **12.87**  
 Date: **3/4/2026**



Maps Provided By:



Area Symbol: OK055, Soil Area Version: 23

| 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 |
|-------------------------|---|-------|------------------|----------------------|------------------|--------------|--------------------------------|-----------|------------------|----------------|-----------------------|-------------------|-----------------|
| DodB                    | Dodson loam, 1 to 3 percent slopes                              | 5.35  | 41.6%            |                      | Ile              | Ile          | 1740                           | 30        | 53               | 40             | 45                    | 53                | 49              |
| DodA                    | Dodson loam, 0 to 1 percent slopes                              | 3.82  | 29.7%            |                      | I                | I            | 1840                           | 32        | 54               | 41             | 47                    | 54                | 48              |
| RuwA                    | Rups silty clay loam, 0 to 1 percent slopes, frequently flooded | 3.70  | 28.7%            |                      | Vw               |              | 2645                           |           | 26               | 19             | 20                    | 26                | 5               |
| <b>Weighted Average</b> |   |       |                  |                      | <b>2.57</b>      | <b>*-</b>    | <b>2029.9</b>                  | <b>22</b> | <b>*n 45.5</b>   | <b>*n 34.3</b> | <b>*n 38.4</b>        | <b>*n 45.5</b>    | <b>*n 36.1</b>  |

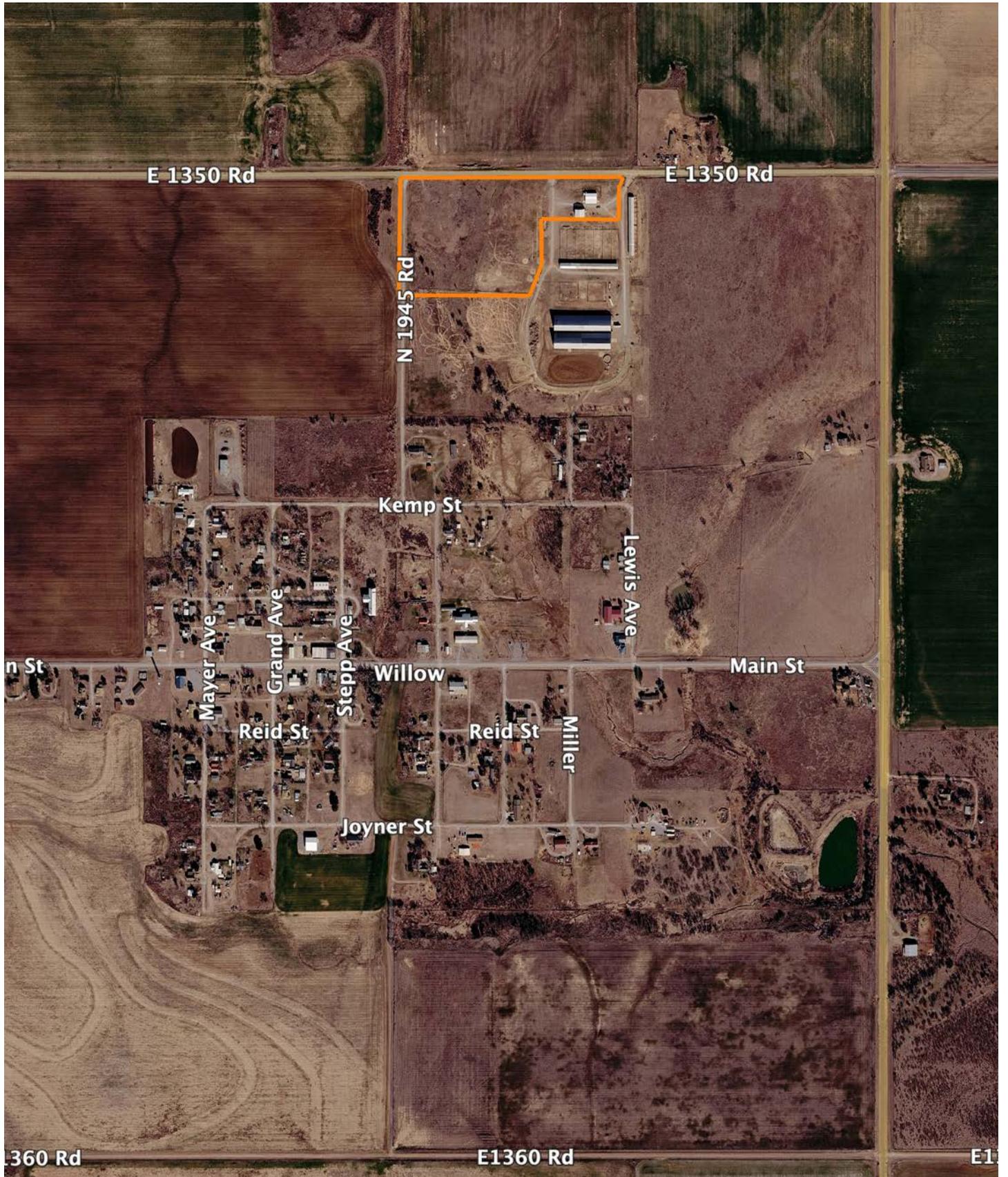
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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

Soils data provided by USDA and NRCS.

# OVERVIEW MAP

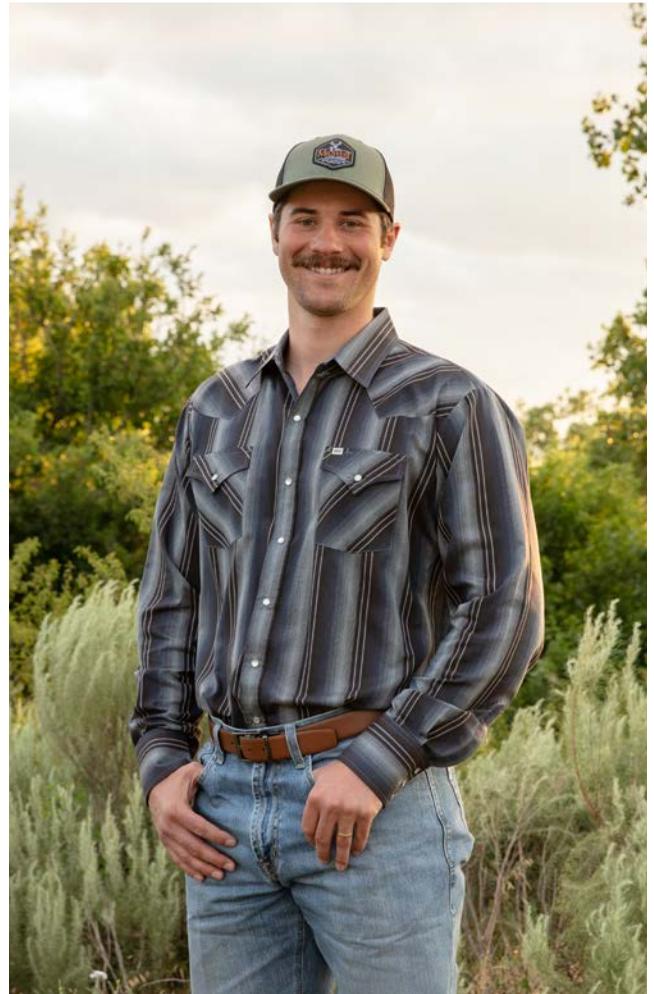


# AGENT CONTACT

Jake Ayers is a Land Agent with Midwest Land Group, serving Western Oklahoma and Southern Kansas. Raised on a family farm and ranch in Oklahoma, Jake developed an early appreciation for land stewardship and the role land plays in both production and long-term ownership. He holds a degree in Agribusiness from Oklahoma State University, providing a solid foundation in agricultural economics, land use, and rural property evaluation.

Now based in Harper, Kansas, Jake works with landowners, producers, and buyers across the region on agricultural, recreational, and multi-use properties. His approach is grounded in careful analysis, local market knowledge, and an understanding of how land performs beyond the listing details. He brings a practical, boots-on-the-ground perspective to every transaction.

Through hands-on experience farming, hunting, and managing land, Jake has developed a strong understanding of access, water, wildlife habitat, and long-term property potential. He is committed to clear communication, trusted representation, and straightforward guidance for clients buying or selling land throughout Western Oklahoma and Kansas.



**JAKE AYERS,**

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