

MIDWEST LAND GROUP PRESENTS

160 ACRES IN

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# TILLMAN COUNTY OKLAHOMA



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# PRODUCTIVE TILLMAN COUNTY WHEAT FARM WITH PONDS & GRASS TRAP

Located in eastern Tillman County, Oklahoma, this productive 160 +/- acre farm sits just one mile west of the intersection of Highway 36 and Highway 5, offering quick and convenient access in a quiet agricultural setting. The property is well-positioned for efficient operations while remaining within close reach of surrounding communities.

Currently in wheat production, the farm is set up for consistent small-grain farming typical of the area. An established grass trap of approximately 20–25 acres provides added functionality and is currently utilized as a bull trap, offering a practical livestock component without detracting from the farm's primary use. Two small ponds, each roughly half an acre in size, supply reliable water for livestock. The land features gently

rolling topography that supports natural drainage while remaining highly workable, and the soils are made up predominantly of Tillman-Hinkle and Foard-Hinkle complexes—well known locally for dependable dryland wheat production and competitive with surrounding farms.

Conveniently located just 6 miles from Chattanooga, 10 miles from Grandfield, 20 miles from Frederick, 29 miles from Lawton, and 41 miles from Wichita Falls, Texas, this tract offers a balanced combination of accessibility, productivity, and versatility. Whether you're looking to expand an existing operation or invest in quality Tillman County farmland, this is a well-rounded property with practical, real-world usability.



# PROPERTY FEATURES

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

- Located 1 mile west of Highway 36 & Highway 5 intersection
- Primarily in wheat production
- 23 +/- acres fenced grass trap
- Two small ponds, providing water for livestock
- Gently rolling topography with good natural drainage
- Predominantly Tillman-Hinkle & Foard-Hinkle soils
- Soil profile well-suited for consistent dryland wheat production
- Functional layout for efficient farming operations
- Supplemental livestock capability without sacrificing farm ground
- County road access with easy year-round usability
- 6 miles to Chattanooga
- 10 miles to Grandfield
- 20 miles to Frederick
- 29 miles to Lawton
- 41 miles to Wichita Falls



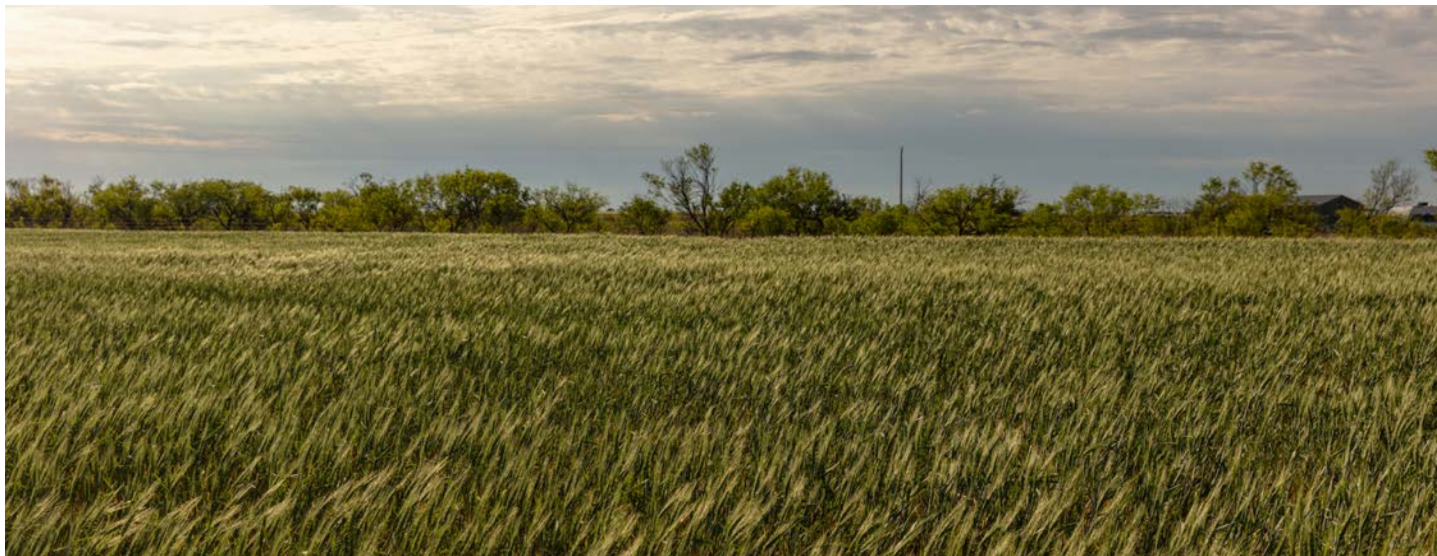
# GENTLY ROLLING TOPOGRAPHY

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# PRIMARILY IN WHEAT PRODUCTION

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## 23 +/- ACRES FENCED GRASS TRAP

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# TWO SMALL PONDS

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# TILLMAN-HINKLE & FOARD-HINKLE SOILS

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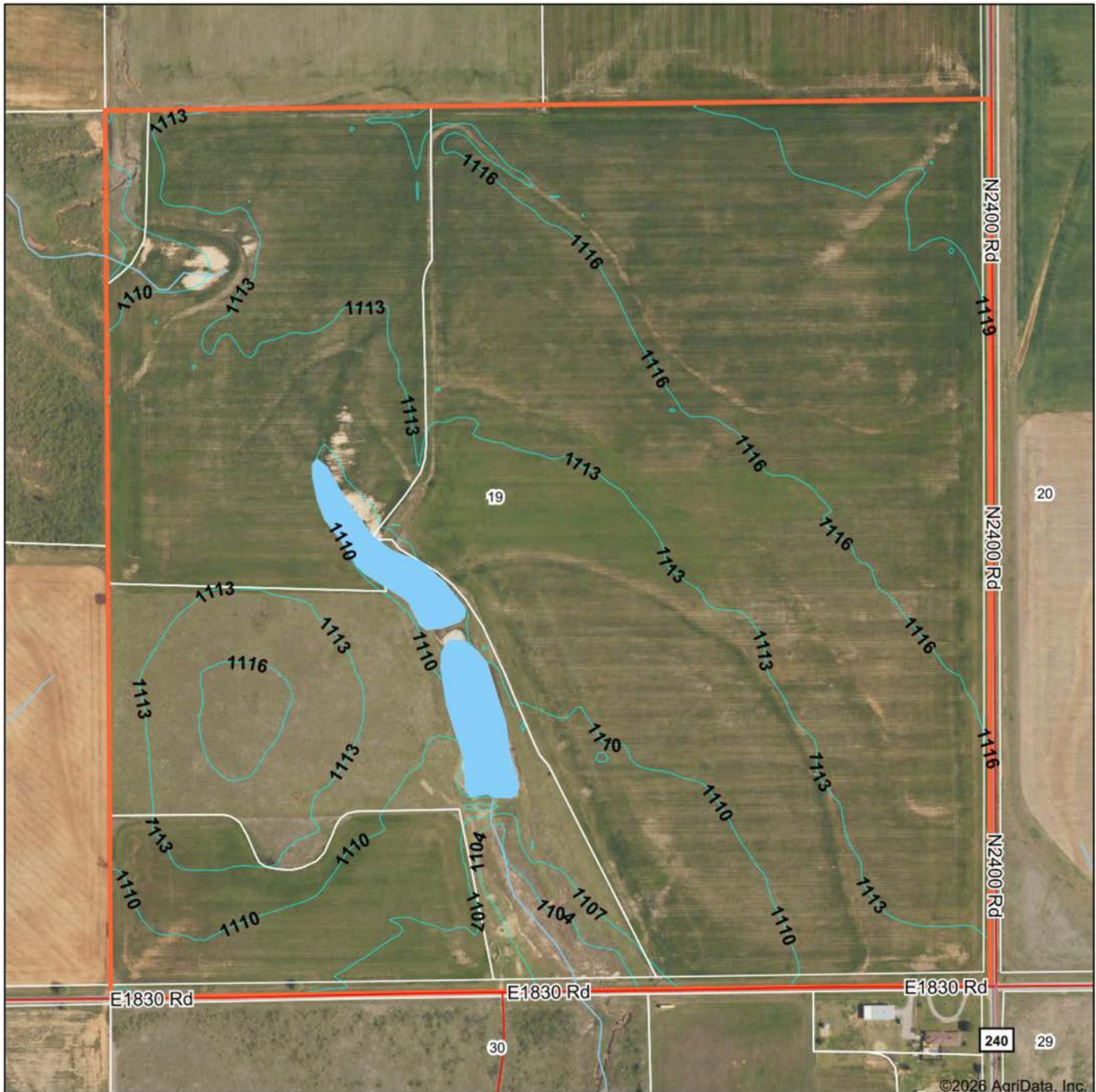


# ADDITIONAL PHOTOS

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# TOPOGRAPHY MAP



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Maps Provided By:



CUSTOMIZED ONLINE MAPPING

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

Source: USGS 10 meter dem  
 Interval(ft): 3.0  
 Min: 1,096.3  
 Max: 1,120.1  
 Range: 23.8  
 Average: 1,113.2  
 Standard Deviation: 3.58 ft

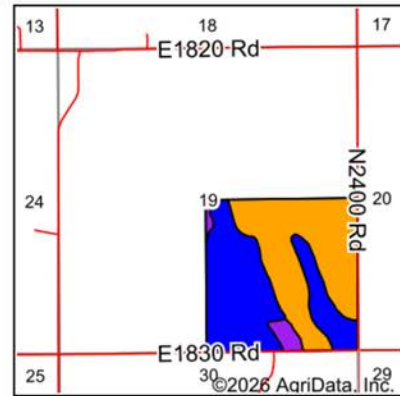
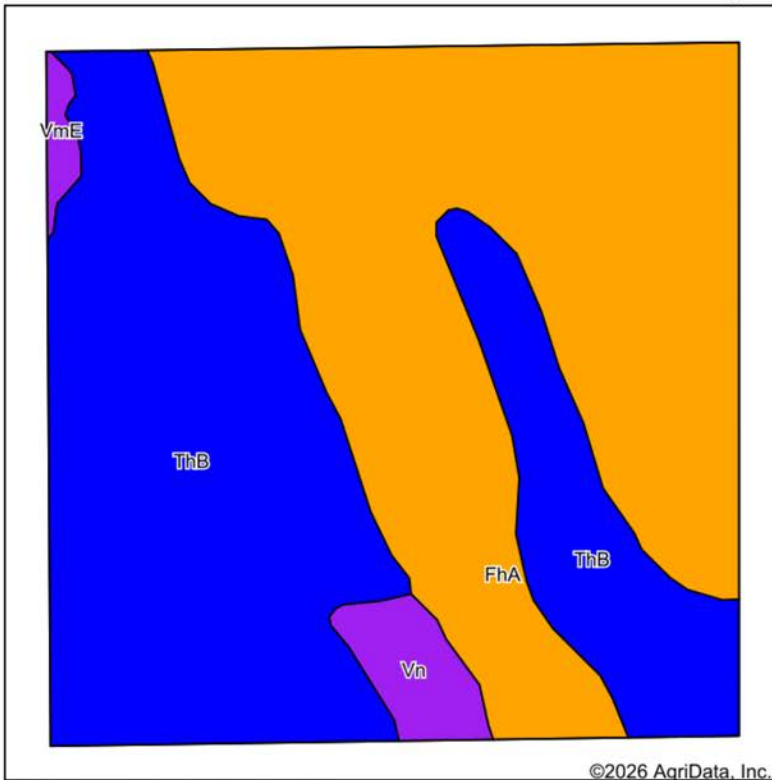
0ft 465ft 930ft



19-2S-14W  
 Tillman County  
 Oklahoma

Boundary Center: 34° 21' 57.13, -98° 42' 4.86

# SOILS MAP



State: **Oklahoma**  
 County: **Tillman**  
 Location: **19-2S-14W**  
 Township: **East Tillman**  
 Acres: **160**  
 Date: **4/6/2026**



Maps Provided By:



Area Symbol: OK141, Soil Area Version: 21

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	Wheat Irrigated Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
FhA	Foard-Hinkle complex, 0 to 1 percent slopes	78.00	48.8%		IIIc	IIIc	1613	19	26	41	26	39	37	31
ThB	Tillman-Hinkle complex, 1 to 3 percent slopes	75.91	47.4%		IIe	IIe	1843	21	34	40	22	36	36	34
Vn	Vernon-Clairemont frequently flooded complex, 0 to 12 percent slopes	4.71	2.9%		VIe		2600			38	27	33	34	14
VmE	Vernon-Knoco complex, 3 to 12 percent slopes	1.38	0.9%		VIe		1500			24	17	24	20	9
<b>Weighted Average</b>					<b>2.64</b>	<b>*-</b>	<b>1750.2</b>	<b>19.2</b>	<b>28.8</b>	<b>*n 40.3</b>	<b>*n 24.1</b>	<b>*n 37.3</b>	<b>*n 36.3</b>	<b>*n 31.7</b>

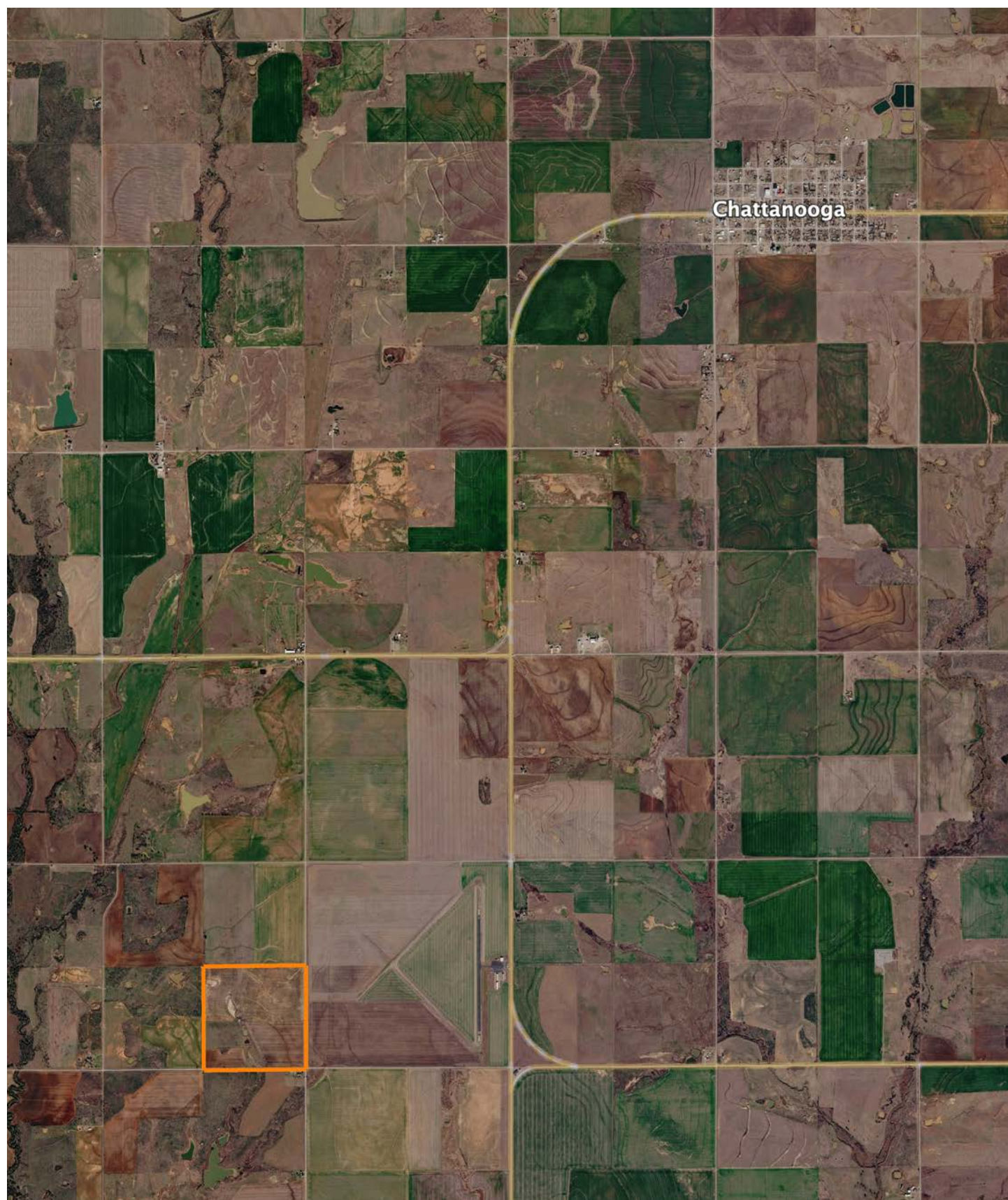
\*n: The aggregation method is "Weighted Average using all components"

\*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.



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