

MIDWEST LAND GROUP PRESENTS

320 ACRES IN

GRADY COUNTY OKLAHOMA



2205 COUNTY ROAD 1560, RUSH SPRINGS, OK 73082

MIDWEST LAND GROUP IS HONORED TO PRESENT

DIVERSE 320 +/- ACRE GRADY COUNTY RANCH

Midwest Land Group proudly presents this 320 +/- acre Grady County ranch - a great opportunity to own this diverse property. With a diverse mix of open ground, natural cover, and water, this tract offers excellent habitat for whitetail deer, turkey, and other native game. The property features a 2-acre pond, which has a well and 5HP pump to pump water. There are also four additional seasonal ponds throughout the property. The property's size and layout allow for multiple stand locations, food plot potential, and strategic hunting setups to accommodate several hunters at once.

Improvements include a 2,179 square foot home featuring 3 bedrooms and 2 bathrooms, offering a comfortable basecamp or full-time residence (house is being sold as-

is, where-is). The 18'x30' cabin is ideal for hosting guests or just to get away. The cabin includes 1 full bathroom, a bedroom, and a loft. There is also a 30'x40' shop on the property that is ideal for storage or working on equipment. Access is no problem as there are several well-maintained roads on the property, making it ready to go on day one.

The property has well-maintained fences throughout, making it ready to go for livestock. There's a mix of native and improved grasses throughout, as well as plenty of mature trees. Whether you're looking for a place to call home or a weekend hunting retreat, this property checks the boxes. Give Clay Hart a call today at (580) 678-4372 for your private showing!



PROPERTY FEATURES

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

- 320 +/- acres
- 2 wells
- 2,179 square foot house
- 30'x40' shop with concrete floor and overhead door
- House selling "as-is/where-is"
- 18'x30' Cabin
- Storm shelter
- 2-acre pond & well with 5HP pump
- 4 seasonal ponds
- Road system on property
- 2025 property taxes \$1,427
- Whitetail deer, wild turkey, waterfowl
- 30" average annual rainfall
- Creek running throughout
- 20 minutes to Rush Springs, OK
- 30 minutes to Marlow, OK
- 45 minutes to Duncan, OK
- 1 hour to Oklahoma City, OK



2,179 SQUARE FOOT HOUSE

Improvements include a 2,179 square foot home featuring 3 bedrooms and 2 bathrooms, offering a comfortable basecamp or full-time residence (house is being sold as-is, where-is).



30'X40' SHOP



18'X30' CABIN



2-ACRE POND & WELL

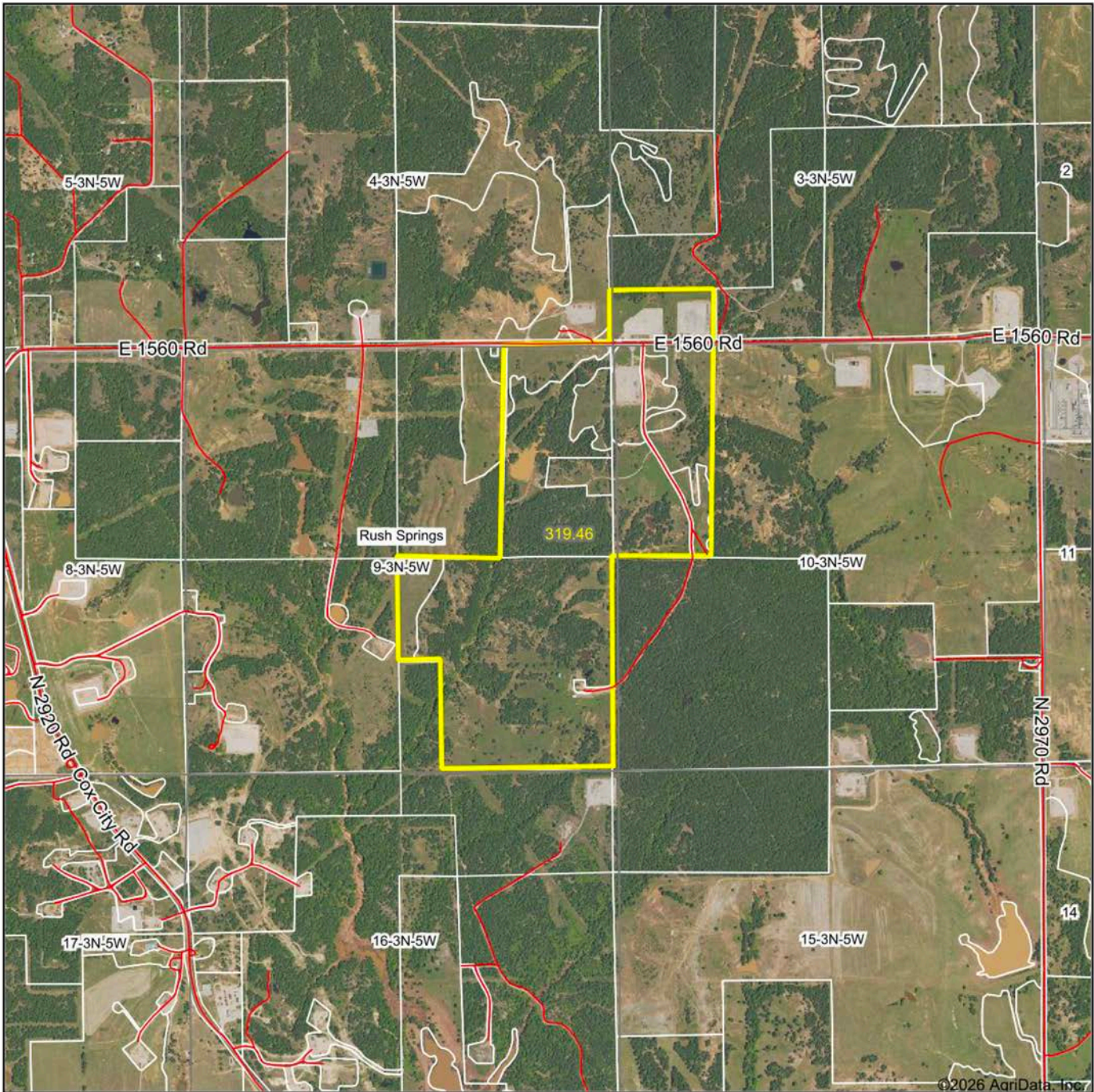
The property features a 2-acre pond, which has a well and 5HP pump to pump water. There are also four additional seasonal ponds throughout the property.



TRAIL CAM PICTURES

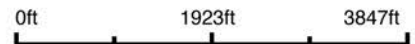


AERIAL MAP



©2026 AgriData, Inc.

Boundary Center: 34° 44' 51.82, -97° 43' 24.49



Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

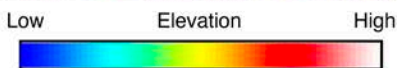
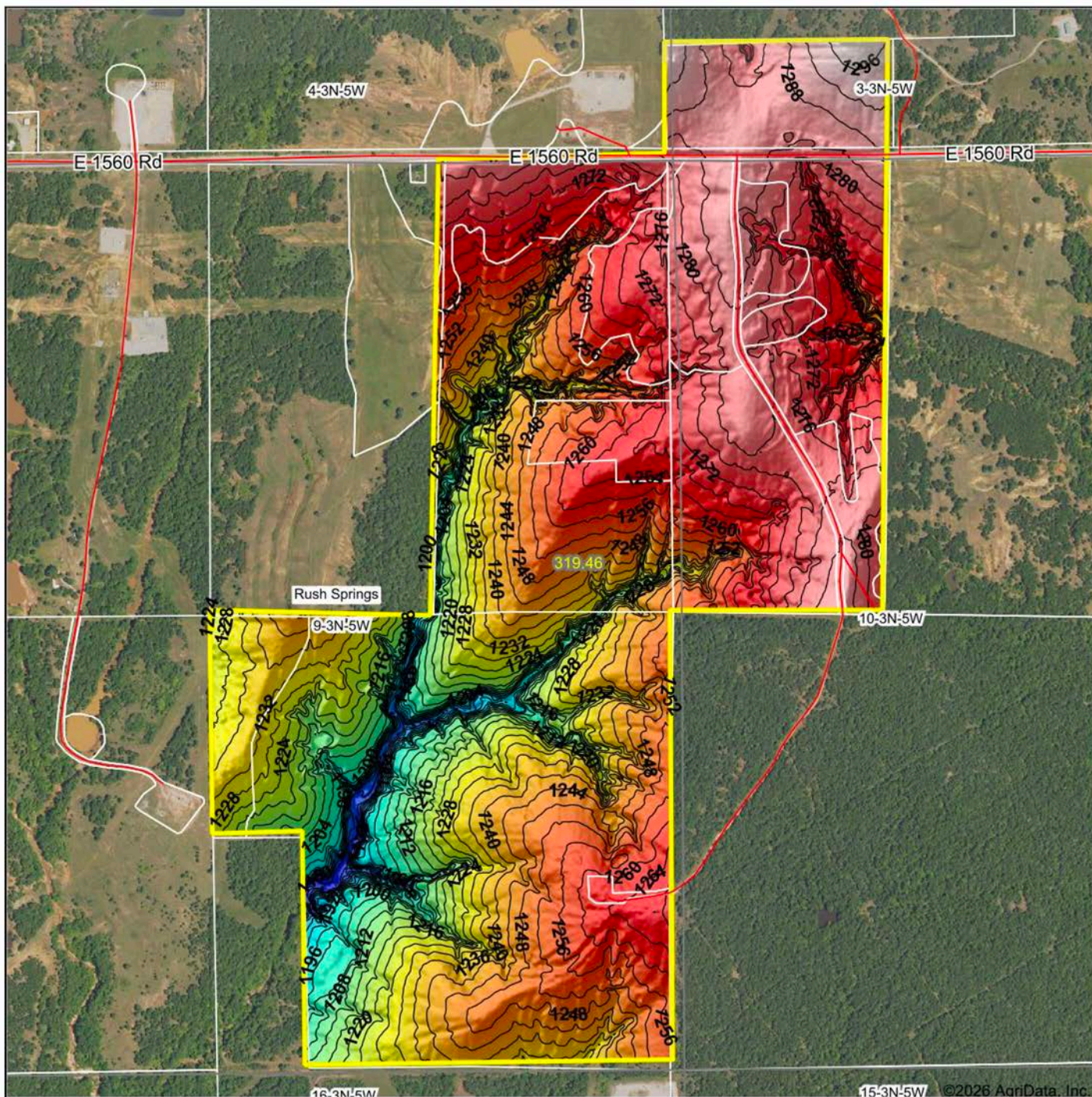
9-3N-5W
Grady County
Oklahoma



4/14/2026

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

HILLSHADE MAP



Source: USGS 3 meter dem
 Interval(ft): 4
 Min: 1,158.5
 Max: 1,300.0
 Range: 141.5
 Average: 1,249.1
 Standard Deviation: 26.67 ft



9-3N-5W
 Grady County
 Oklahoma

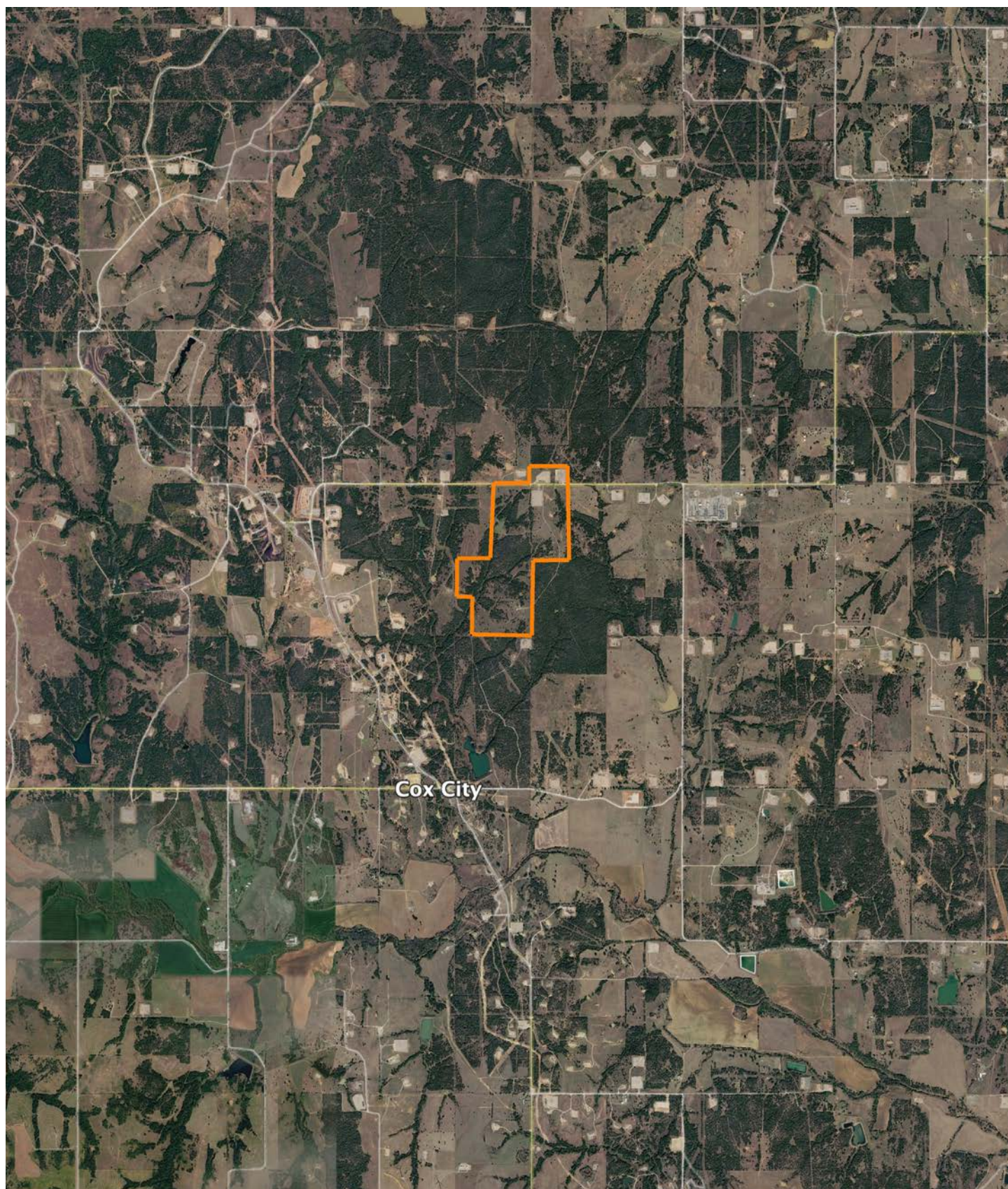
Boundary Center: 24° 44' 51.82" -07° 42' 24.10"



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING



OVERVIEW MAP



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
580.354.7121
CHart@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.