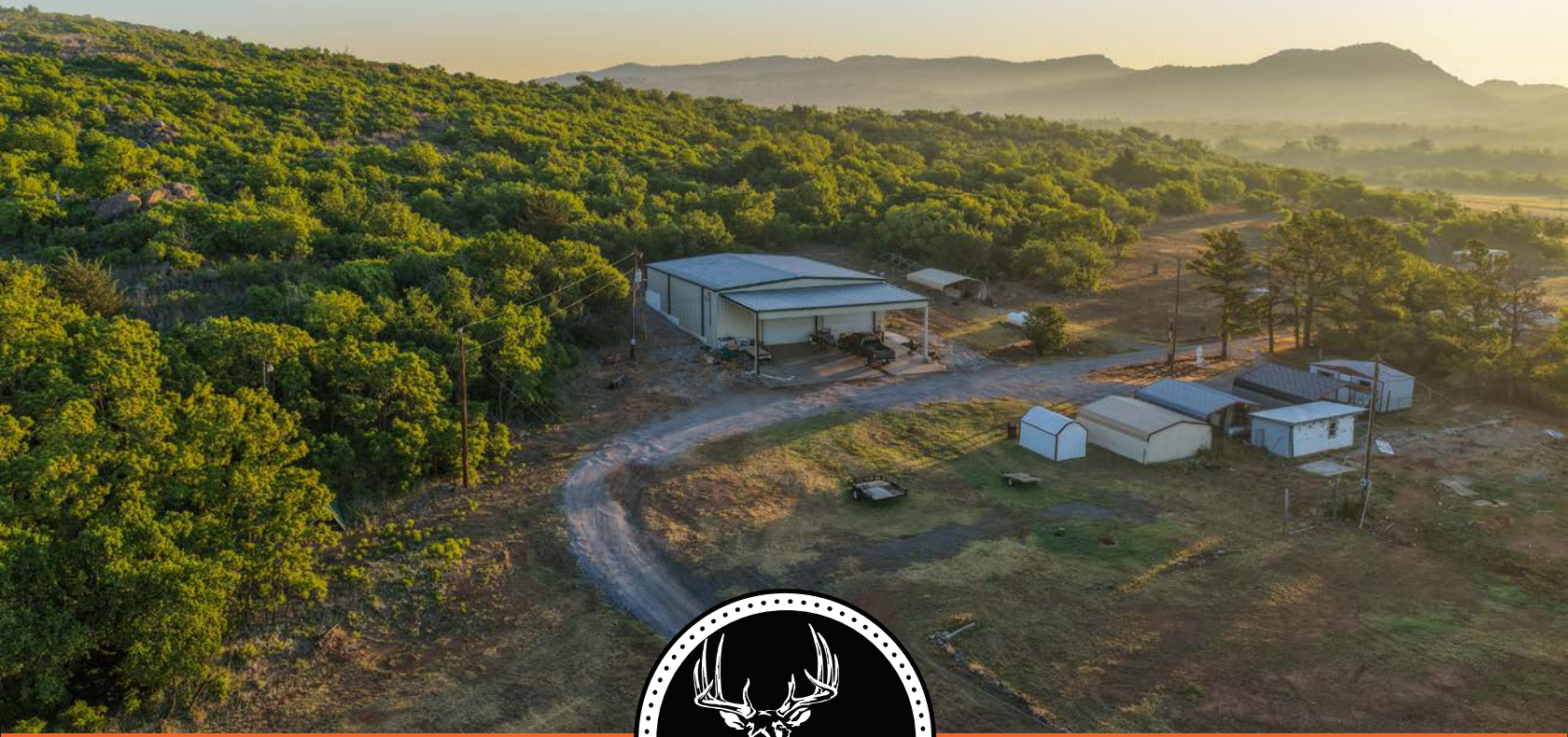


MIDWEST LAND GROUP PRESENTS

13 ACRES IN

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# KIOWA COUNTY OKLAHOMA



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# 13 ACRES WITH METAL BUILDING & SCENIC VIEWS OF TOM STEED LAKE

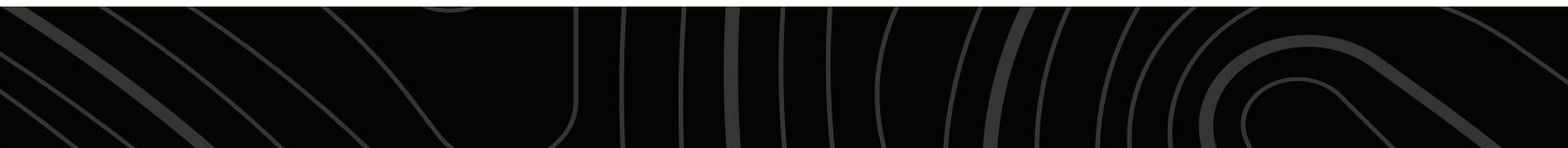
Discover this remarkable 13 +/- acre property in the scenic Cold Springs area, just north of Tom Steed Lake. This unique offering features a spacious 3,000 square foot metal barn/shop that includes electricity, plumbing, and a bathroom/kitchen area, along with a loft for additional storage or living space. Enjoy excellent views of Tom Steed Lake from the property, complemented by a concrete drive and an overhang for convenient access.

The small, rural community surrounding this property provides a peaceful atmosphere, perfect for those seeking a tranquil lifestyle. Whether you envision a hobby farm, a workshop, or a serene retreat, this property offers endless possibilities while maintaining the charm of country living. Embrace the beauty and tranquility of this exceptional location!

## PROPERTY FEATURES

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

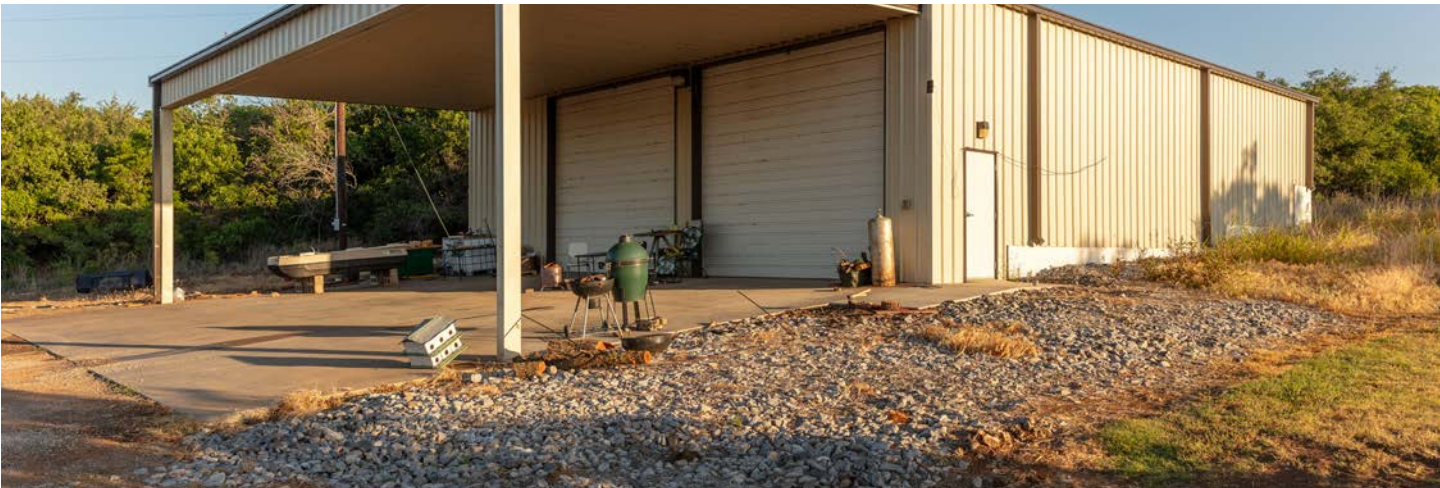
- Acreage: 13 acres of scenic land, providing ample space for various activities and enjoyment
- Location: convenient access on E 1528 Road in the Cold Springs area, just north of Tom Steed Lake
- Metal shop building: versatile metal shop ideal for storage, workshops, or business operations
- 3,000 sq. ft. metal barn: spacious barn featuring electric and plumbing, suitable for agricultural use or events
- Bathroom and kitchen area: barn includes a functional bathroom and kitchen area, perfect for gatherings or overnight stays
- Large vault area: secure storage space within the barn, ideal for equipment, tools, or valuables
- Beautiful views: stunning vistas of Tom Steed Lake, providing a picturesque backdrop for your future home or retreat
- Water supply: reliable water supply provided by the City of Roosevelt, ensuring convenience for all needs
- Open land: expansive open areas suitable for farming, gardening, or recreational activities
- Proximity to recreation: close to Tom Steed Lake, offering opportunities for fishing, boating, and outdoor adventures
- 50 minutes to Lawton



# METAL SHOP BUILDING



## 3,000 SQ. FT. METAL BARN



# BEAUTIFUL VIEWS

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Enjoy excellent views of Tom Steed Lake from the property, complemented by a concrete drive and an overhang for convenient access.



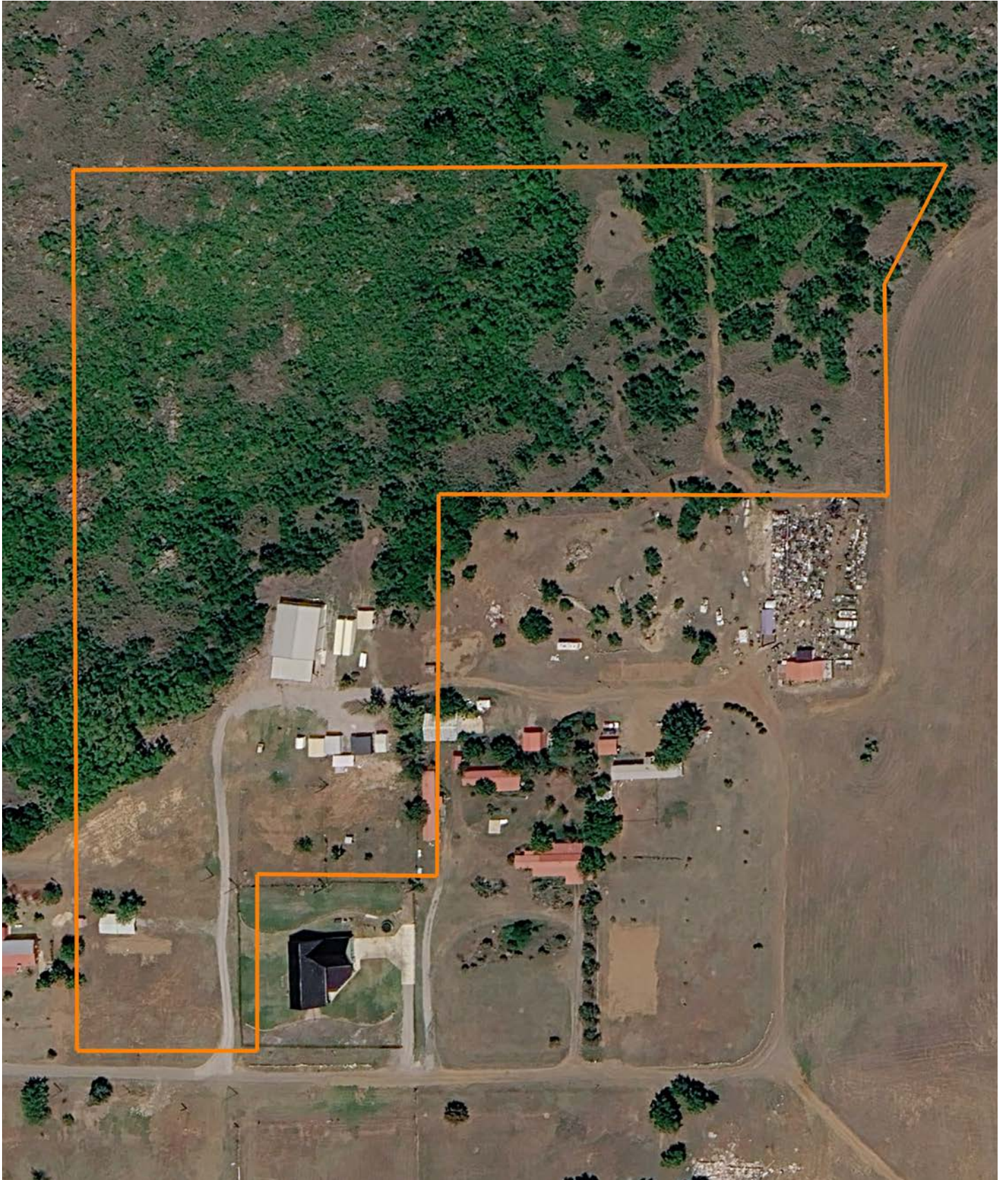
# ADDITIONAL PHOTOS

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# AERIAL MAP

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# OVERVIEW MAP



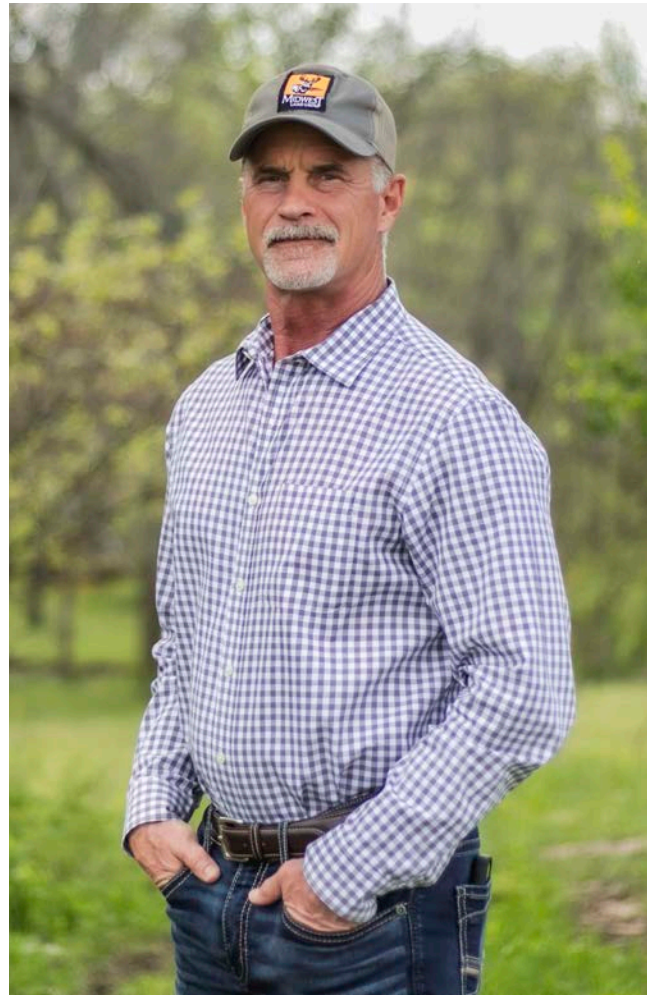
# AGENT CONTACT

Michael Ayers brings a wealth of real-world experience, market perspective, and local knowledge to his role serving landowners and buyers across Southwest Oklahoma. Based in Snyder and born in Altus, Michael has spent his life immersed in the very land he now helps clients buy and sell, giving him a practical, firsthand understanding of both its value and its potential. He earned a Bachelor's degree in Business Management from the University of Oklahoma and an MBA in Marketing from the University of North Texas, building a strong foundation in business strategy, communication, and client service.

Before transitioning into land sales, Michael spent the majority of his professional career in healthcare administration, where success depended on attention to detail, problem-solving, and a strong commitment to customer satisfaction. He brings that same level of dedication and accountability to every transaction, working diligently to represent the best interests of his clients.

Michael's connection to the land is rooted in a lifetime of hunting and ranching across Southwest Oklahoma. Having hunted in nearly every county in the region, he offers a deep understanding of wildlife, terrain, and the unique characteristics that separate one property from another. He also grew up working in a family ranching operation, raising Simmental cattle and farming wheat with his son, Jake, and continues to stay involved in ranching today. This experience gives him a producer's perspective on land, understanding how it's used, managed, and valued beyond just a transaction.

As a landowner who has experienced multiple economic cycles firsthand, Michael understands that land is more than a short-term investment—it's a long-term asset. His perspective, shaped by decades of watching land values respond to changing markets and conditions, allows him to guide clients with confidence and clarity.



**MICHAEL AYERS**  
LAND AGENT  
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**MidwestLandGroup.com**

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