

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

BRYAN COUNTY OKLAHOMA



589 THREE MILE ROAD, DURANT, OK 74701

MIDWEST LAND GROUP IS HONORED TO PRESENT

SOUTHERN OKLAHOMA HILLTOP FARM

Set upon a scenic hill just outside one of Oklahoma's fastest-growing cities, this exceptional Bryan County 80 +/- acre farm offers the perfect blend of privacy, functionality, and modern luxury. The custom-built home features six bedrooms and four bathrooms, highlighted by 19-foot ceilings and expansive windows that capture breathtaking views overlooking the farm.

Designed with quality and comfort in mind, the home showcases beautiful hardwood floors, a brick fireplace, a spacious high-end kitchen, and generous living areas ideal for both everyday living and entertaining. Enjoy a private movie theater, pool, outdoor kitchen, and a four-car garage. An insulated 44'x30' workshop with a half bath offers additional versatility and includes a fully equipped home gym.

Energy efficiency and peace of mind come standard with solar panels, a commercial-grade backup generator, and recently updated HVAC systems.

The fully fenced and cross-fenced acreage is partially high fenced for added privacy and is thoughtfully improved for livestock or equestrian use. The property includes four stocked ponds, well-maintained grass hayed annually, and working pens complete with a squeeze chute and tub. Divided into four pastures, it also features three loafing sheds, one with a tack room, making it turn-key for cattle or the ideal horse operation.

With two gated entrances, blacktop access, close proximity to Durant and Lake Texoma, and just 90 minutes from Dallas, this remarkable property combines peaceful country living with convenient access to nearby amenities.



PROPERTY FEATURES

COUNTY: **BRYAN** | STATE: **OKLAHOMA** | ACRES: **80**

- 5,424 square foot home
- Cross fenced
- Cattle/horse ready
- Established pecan tree bottom
- 4 ponds
- Incredible grass pasture
- Fruit orchard
- Pool/gym
- Movie theatre
- 3 miles to downtown Durant
- 90 minutes to Dallas
- 20 miles to Lake Texoma



5,424 SQUARE FOOT HOME

The custom-built home features six bedrooms and four bathrooms, highlighted by 19-foot ceilings and expansive windows that capture breathtaking views overlooking the farm.



MOVIE THEATER



POOL/GYM



4 PONDS



CATTLE/HORSE READY

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AERIAL MAP



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Boundary Center: 34° 0' 56.47, -96° 19' 53.59



Maps Provided By:



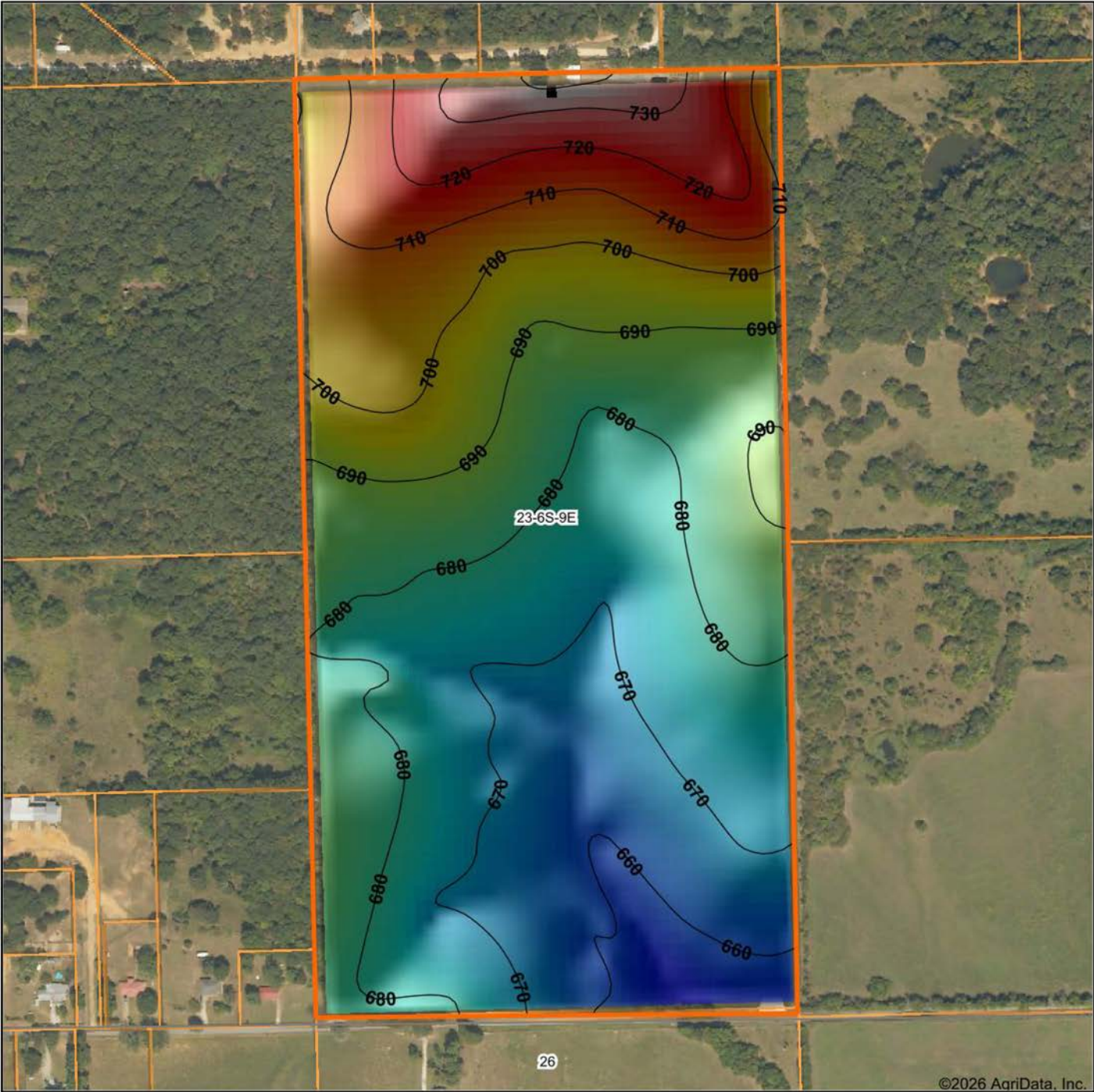
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23-6S-9E
Bryan County
Oklahoma



5/16/2026

HILLSHADE MAP



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Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 653.0
 Max: 743.2
 Range: 90.2
 Average: 686.9
 Standard Deviation: 18.9 ft

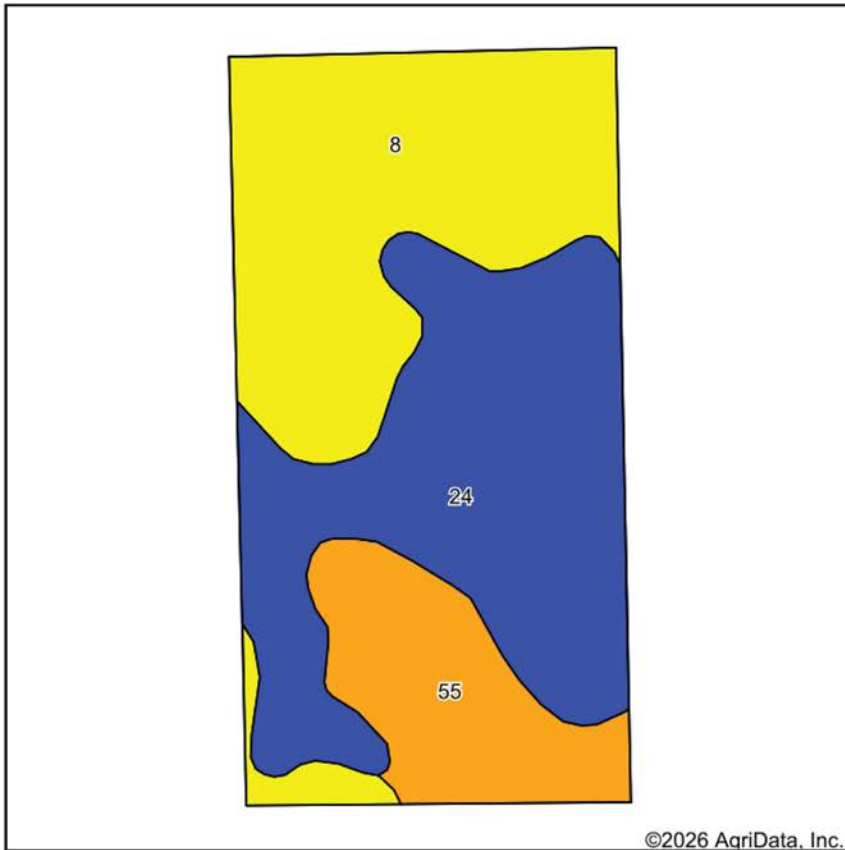


5/16/2026

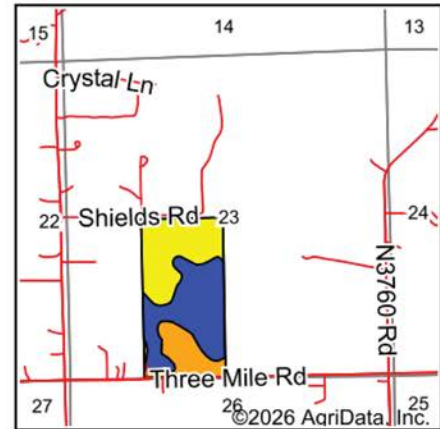
23-6S-9E
Bryan County
Oklahoma

Boundary Center: 34° 0' 56.47, -96° 19' 53.59

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Bryan**
 Location: **23-6S-9E**
 Township: **Durant**
 Acres: **79.16**
 Date: **5/16/2026**



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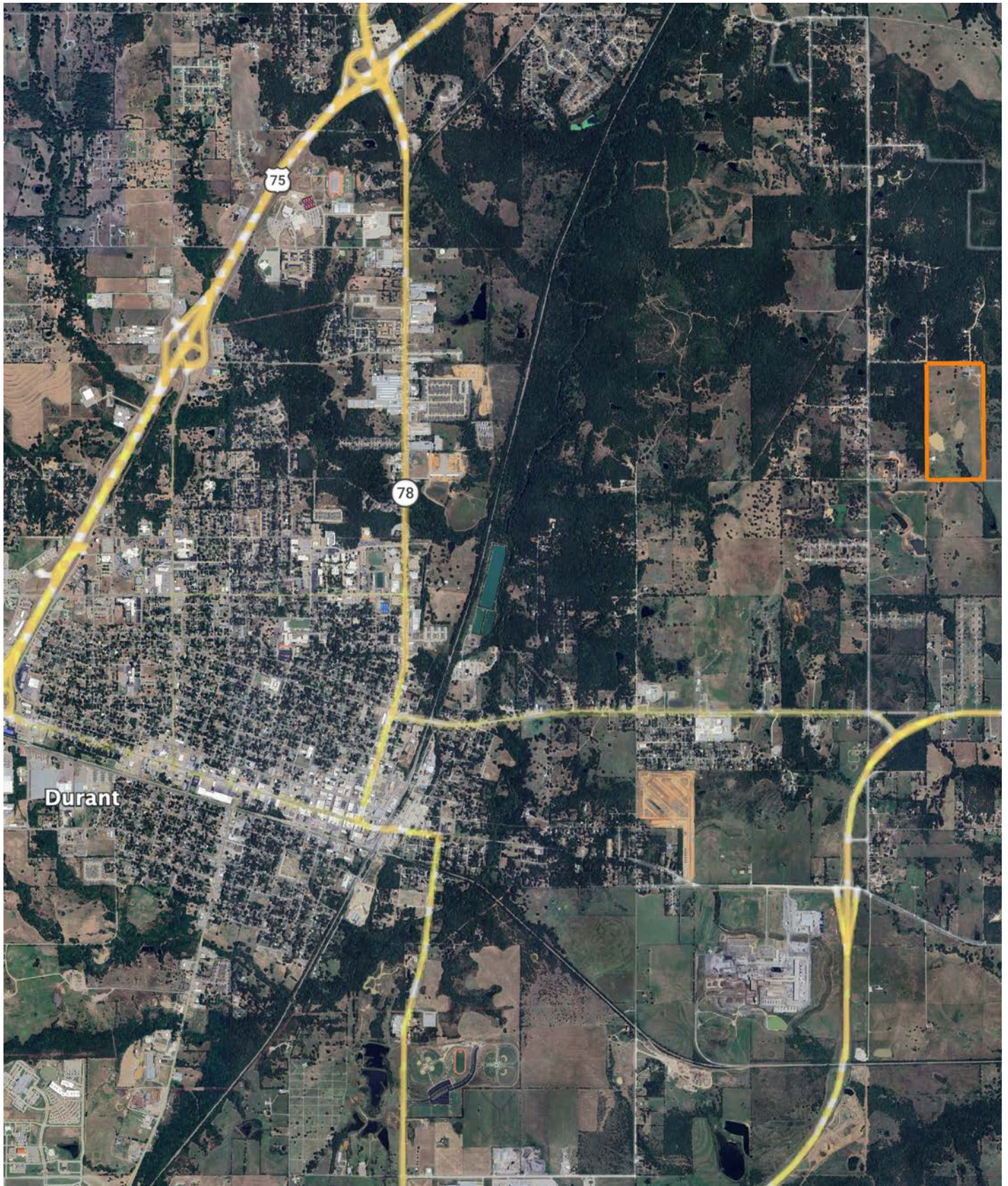
Area Symbol: OK013, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
24	Dennis loam, 1 to 3 percent slopes	34.32	43.4%		> 6.5ft.	Ile	4831	73	58	52
8	Bernow-Romia complex, 3 to 8 percent slopes	31.52	39.8%		3.9ft. (Paralithic bedrock)	IVe	3500	63	45	44
55	Matoy silty clay loam, 1 to 3 percent slopes	13.32	16.8%		3.1ft. (Lithic bedrock)	IIle	4750	58	34	41
Weighted Average						2.96	4287.4	*n 66.5	*n 48.8	*n 47

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Caleb Schweighardt developed his love for the outdoors at a young age while spending time on his grandparents' property in the hills of eastern Kentucky and the prairies of Oklahoma. Whether chasing spring turkeys, pursuing whitetail bucks with a bow in the fall, or simply spending every spare moment in the woods, those early experiences sparked a lifelong passion for land, wildlife, and the outdoors.

That passion has taken Caleb far beyond his home state, leading him on outdoor adventures across North America and around the world. From fishing for massive sturgeon in British Columbia to climbing high into the mountains of Tajikistan in pursuit of an ibex at over 16,000 feet, Caleb thrives in wild places. His travels have given him a deep appreciation for different landscapes, ecosystems, and the role that thoughtful land management plays in supporting healthy wildlife and habitat.

He also proudly served eight years in the military, an experience that instilled the discipline, professionalism, and drive for success that he brings to every client relationship. Having spent much of his life hunting, working outdoors, and learning the land firsthand, Caleb understands what makes a property truly special. His knowledge of wildlife habitat, native grasses, timber, and land improvement allows him to connect naturally with buyers and sellers who share the same appreciation for rural property. His passion for the outdoors has even earned him recognition in North American Whitetail magazine.

For Caleb, helping clients buy or sell land isn't just about a transaction, it's about helping people find the farm, ranch, or hunting property they've always dreamed of owning.



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