

MIDWEST LAND GROUP PRESENTS

154.1 ACRES IN

KINGFISHER COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

GRASS TRACT IN NORTHWESTERN KINGFISHER COUNTY

Located in northwestern Kingfisher County, this 154.1 +/- acre tract offers a solid opportunity with convenient access just a half mile from blacktop. The property consists of a mix of Bermudagrass and native grasses, including bluestem, with a recent broadleaf herbicide application completed to begin improving overall grass quality. Historically cultivated, the tract has transitioned into grass over time and provides a workable foundation for grazing or further improvement.

A small pond sits near the north-central portion of the property and holds water seasonally. The tract is also

in line to have a water well drilled and equipped with a solar panel and pump, offering the potential for a more reliable water source. The property is fully enclosed with barbed wire in good condition and includes multiple gates for convenient access. A few mature trees near the pond provide shade for livestock.

With strong access, quality perimeter fencing, and water development underway, this property is well-suited for a buyer looking to implement their own management program in a desirable area of Kingfisher County.

PROPERTY FEATURES

COUNTY: **KINGFISHER** | STATE: **OKLAHOMA** | ACRES: **154.1**

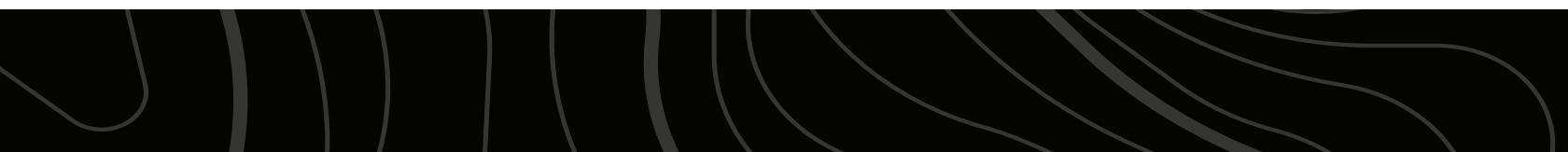
- 154.1 +/- acres in northwestern Kingfisher County, Oklahoma
- Half a mile from blacktop access
- Mix of Bermudagrass and native grasses, including bluestem
- Recently sprayed for broadleaf weed control
- Small seasonal pond near north-central portion
- Water well planned with solar pump system
- Barbed wire fencing in good condition on all sides
- Multiple gates for access and pasture management
- Mature trees providing shade for livestock
- Historically cultivated, now in grass with improvement potential
- Legal Description: Lots Three (3), Four (4), and Five (5) and the Southeast Quarter (SE/4) of the Northwest Quarter (NW/4) of Section Six (6), Township Eighteen (18) North, Range Nine (9) West of the Indian Meridian, Kingfisher County, Oklahoma
- 30 +/- miles to Kingfisher, Oklahoma
- 30 +/- miles to Fairview, Oklahoma
- 40 +/- miles to Enid, Oklahoma
- 77 +/- miles to Oklahoma City, Oklahoma

BERMUDAGRASS AND NATIVE GRASSES

The property consists of a mix of Bermudagrass and native grasses, including bluestem, with a recent broadleaf herbicide application completed to begin improving overall grass quality.



SEASONAL POND



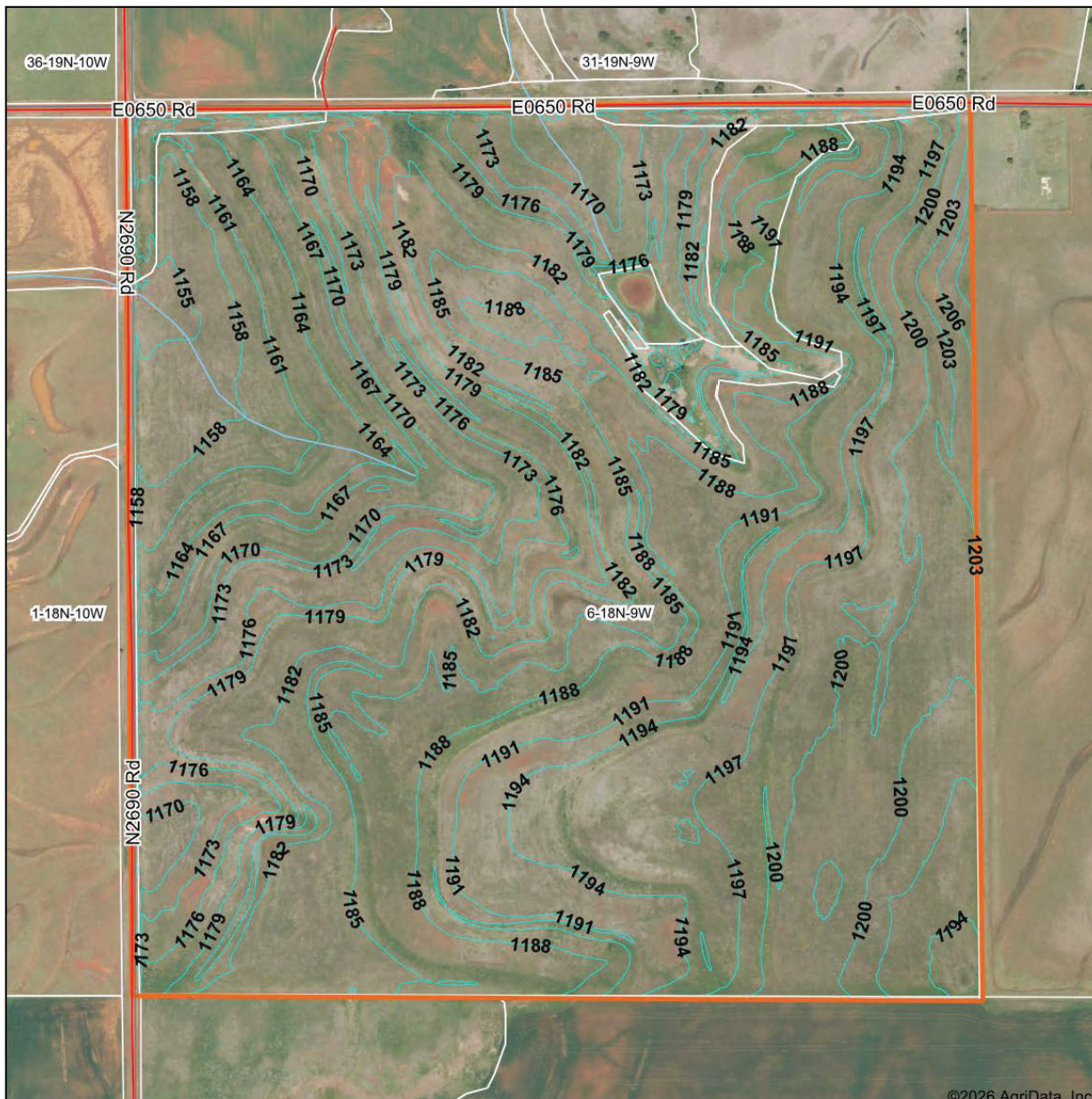
BARBED WIRE FENCING



MATURE TREES



TOPOGRAPHY MAP



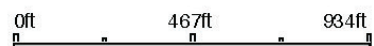
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Maps Provided by:
surety
 CUSTOMIZED ONLINE MAPPING

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 Field borders provided by Farm Service Agency as of 5/2/2008.

Source: USGS 1 meter dem
Interval(ft): 3.0
Min: 1,150.4
Max: 1,211.2
Range: 60.8
Average: 1,183.7
Standard Deviation: 12.7 ft

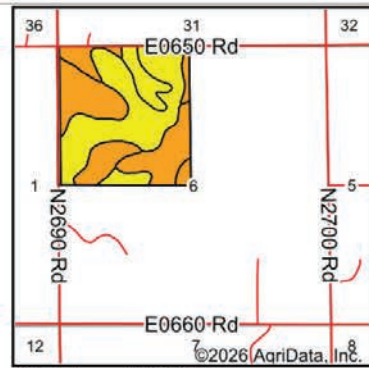
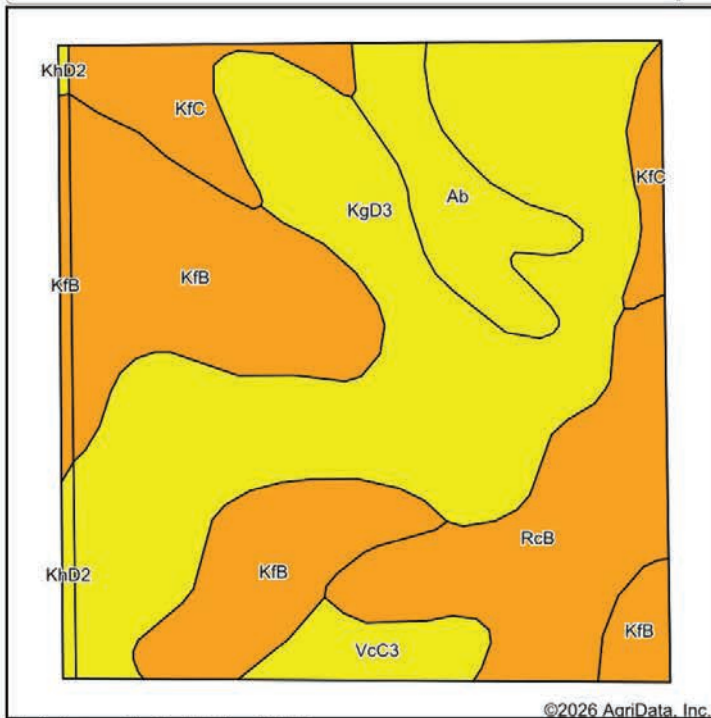


6/3/2026

6-18N-9W
Kingfisher County
Oklahoma

Boundary Center: 36° 4' 7.82, -98° 12' 21.34

SOILS MAP



State: **Oklahoma**
 County: **Kingfisher**
 Location: **6-18N-9W**
 Township: **Kingfisher**
 Acres: **154.1**
 Date: **6/3/2026**

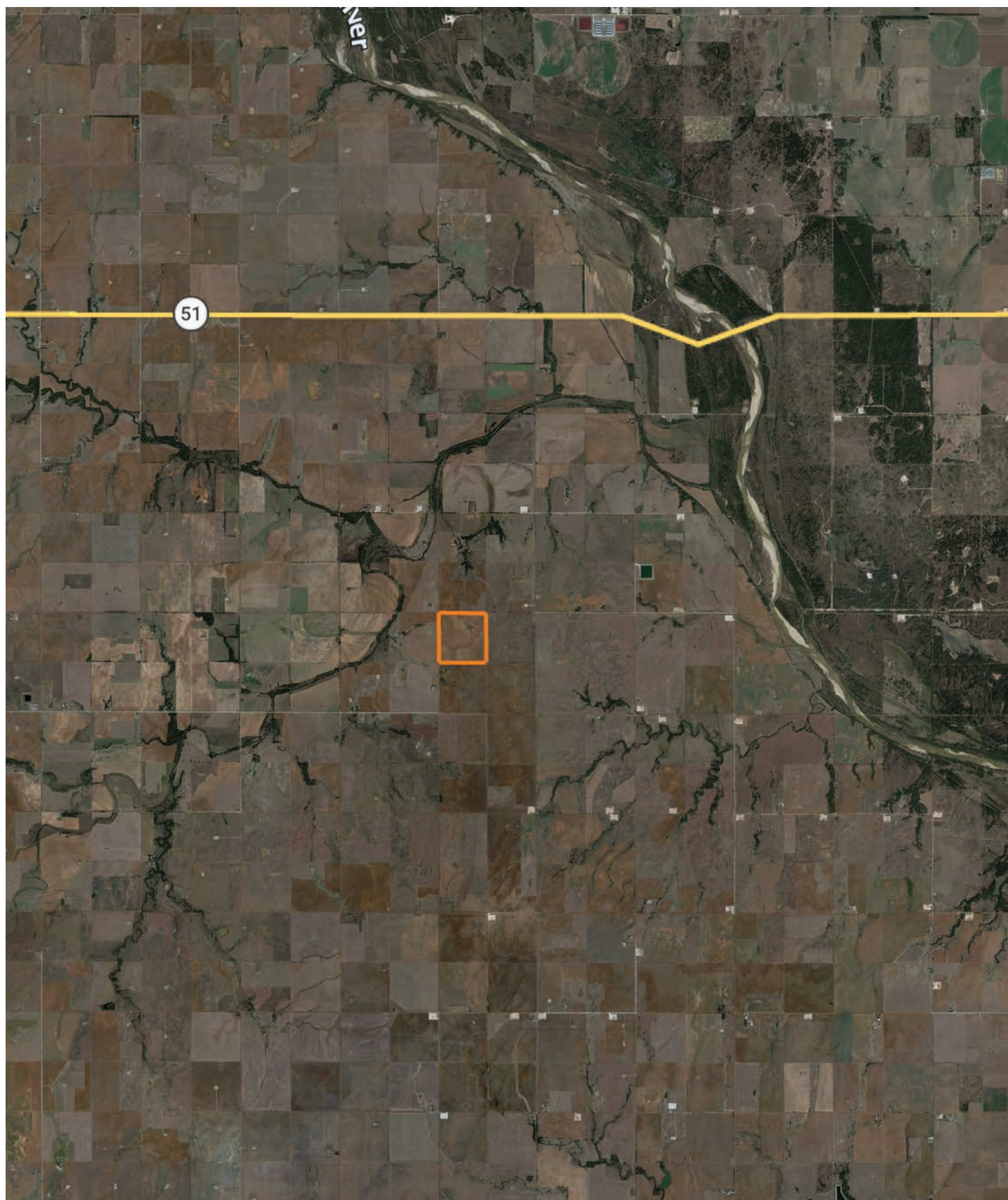


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Area Symbol: OK011, Soil Area Version: 22													
Area Symbol: OK073, Soil Area Version: 21													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	Wheat Bu	*n NCCPI Overall	*n NCCPI Com	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
KgD3	Kingfisher-Lucien complex, 5 to 8 percent slopes, eroded	64.46	41.9%	■	Ive		0	6	41	35	38	39	27
KfB	Kingfisher silt loam, 1 to 3 percent slopes	38.31	24.9%	■	Ills	Ills	4645	28	44	38	43	44	27
RcB	Rentzin clay loam, 1 to 3 percent slopes	21.92	14.2%	■	Ille		4028	26	53	42	51	53	44
KfC	Kingfisher silt loam, 3 to 5 percent slopes	10.70	6.9%	■	Ille	Ille	4565	4	52	40	49	51	35
Ab	Grainola-Ashport, frequently flooded, complex, 0 to 12 percent slopes	10.43	6.8%	■	Ive		4306		41	35	40	41	24
VcC3	Grainola-Masham complex, 3 to 5 percent slopes, eroded	5.31	3.4%	■	Ive		0	2	23	20	23	22	12
KfB	Kingfisher silt loam, 1 to 3 percent slopes	1.72	1.1%	■	Ills	Ills	4645	28	44	38	43	44	27
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 Com	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
KhD2	Kingfisher-Lucien complex, 3 to 8 percent slopes, eroded	1.25	0.8%	■	Ive		0	11	39	34	37	37	26
Weighted Average					3.53	*-	2388	13.9	*n 43.6	*n 36.6	*n 41.5	*n 42.7	*n 29.2

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,

LAND AGENT

580.919.7653

JAyers@MidwestLandGroup.com



MidwestLandGroup.com

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