

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

TILLMAN COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

COUNTRY HOME & CATTLE SETUP WITH HIGHWAY 5 FRONTAGE

Tucked just south of Tipton with frontage on Highway 5, this 40 +/- acre place is set up and ready to run cattle from day one. It is fully fenced and laid down in productive Bermuda grass, and a water well serves both the home and the livestock. The home offers 2,739 square foot with two bedrooms, two baths, and a showpiece kitchen featuring beautiful cabinetry, granite countertops, and a double oven. A newer addition brings a spacious dining area and second living room with high ceilings, while the original living room is anchored by a wood-burning rock fireplace. A storm cellar adds peace of mind.

The infrastructure is hard to beat: a massive 81x42' barn with attached 81x25' lean-to, a separate shop building, and three shipping containers for storage. At the end sits an old shooting range with its own metal building and dedicated water well- a unique bonus for the sportsman or anyone wanting a private setup. Working cattle operation, country homestead with room to spread out with dependable water and pavement access, this one checks every box. Call today for your private showing.

PROPERTY FEATURES

COUNTY: **TILLMAN** | STATE: **OKLAHOMA** | ACRES: **40**

- 40 +/- acres just south of Tipton, Oklahoma
- Highway 5 frontage
- 2,739 square foot home
- 2 bed, 2 bath
- Two water wells
- Fully fenced and laid down in productive Bermuda grass
- Set up and ready to run cattle on day one
- Updated showpiece kitchen with beautiful cabinetry and granite countertops
- Double oven, great for the serious cook
- Newer addition with spacious dining area and a second living room
- Two living areas total
- Storm cellar for peace of mind
- Massive 81'x42' barn with attached 81'x25' lean-to
- Separate shop building with three shipping containers for storage
- Old shooting range with its own metal building and water well

40 +/- ACRES WITH HIGHWAY FRONTAGE



2,739 SQUARE FOOT HOME



TWO BEDROOMS & TWO BATHROOMS



STORM CELLAR



MASSIVE BARN WITH LEAN-TO



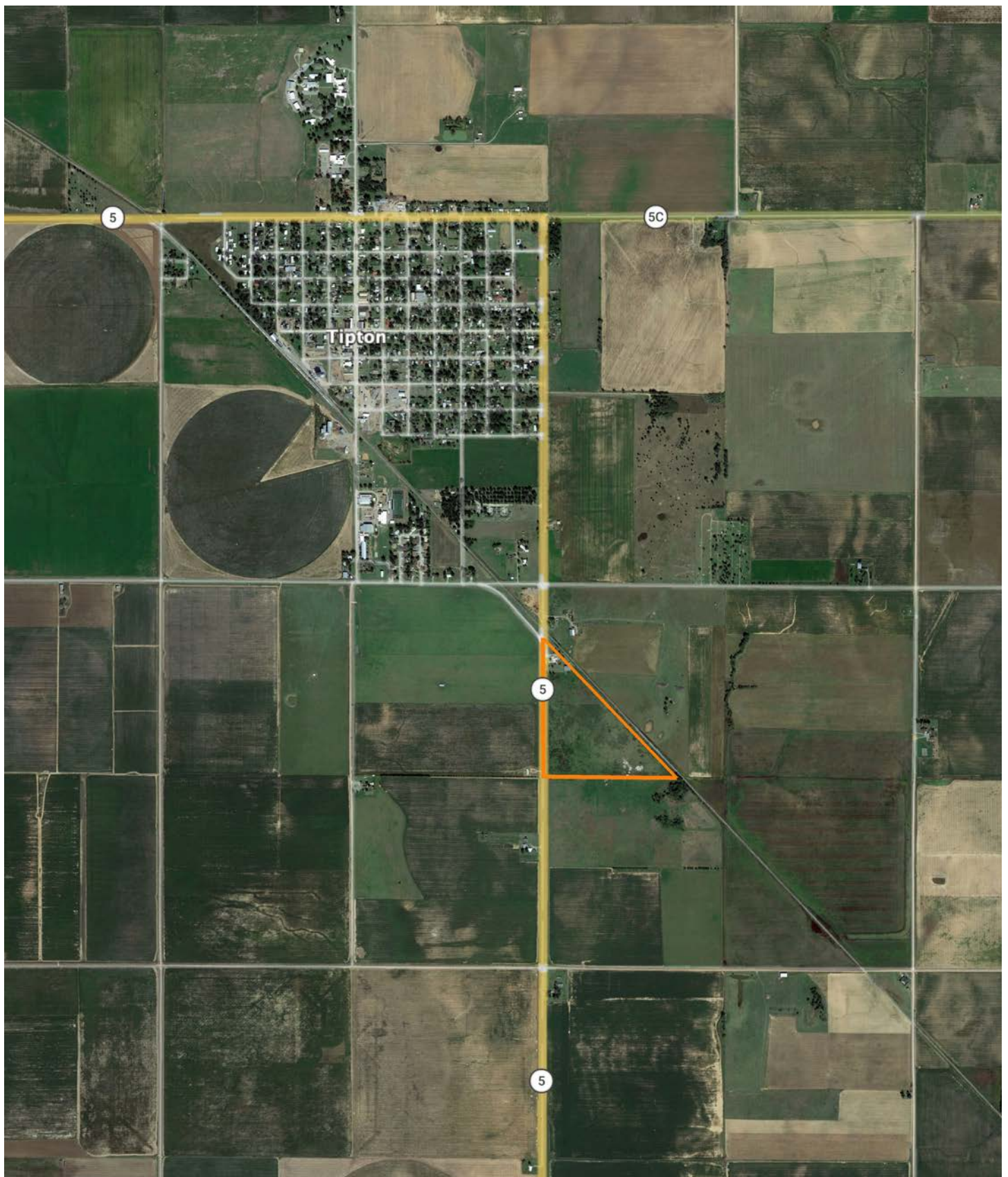
OLD SHOOTING RANGE



AERIAL MAP



OVERVIEW MAP



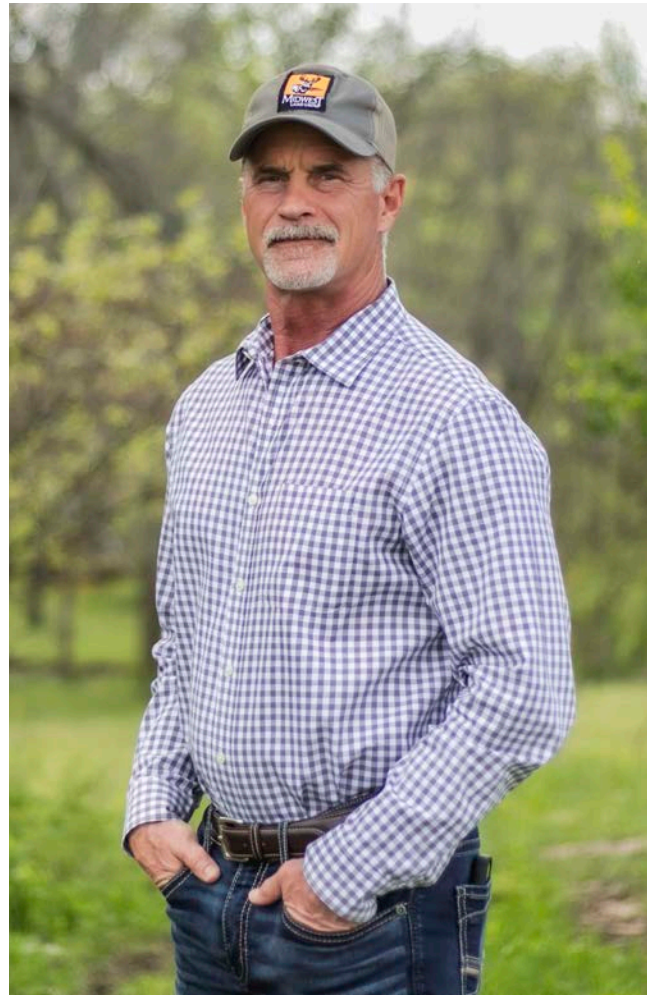
AGENT CONTACT

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.



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