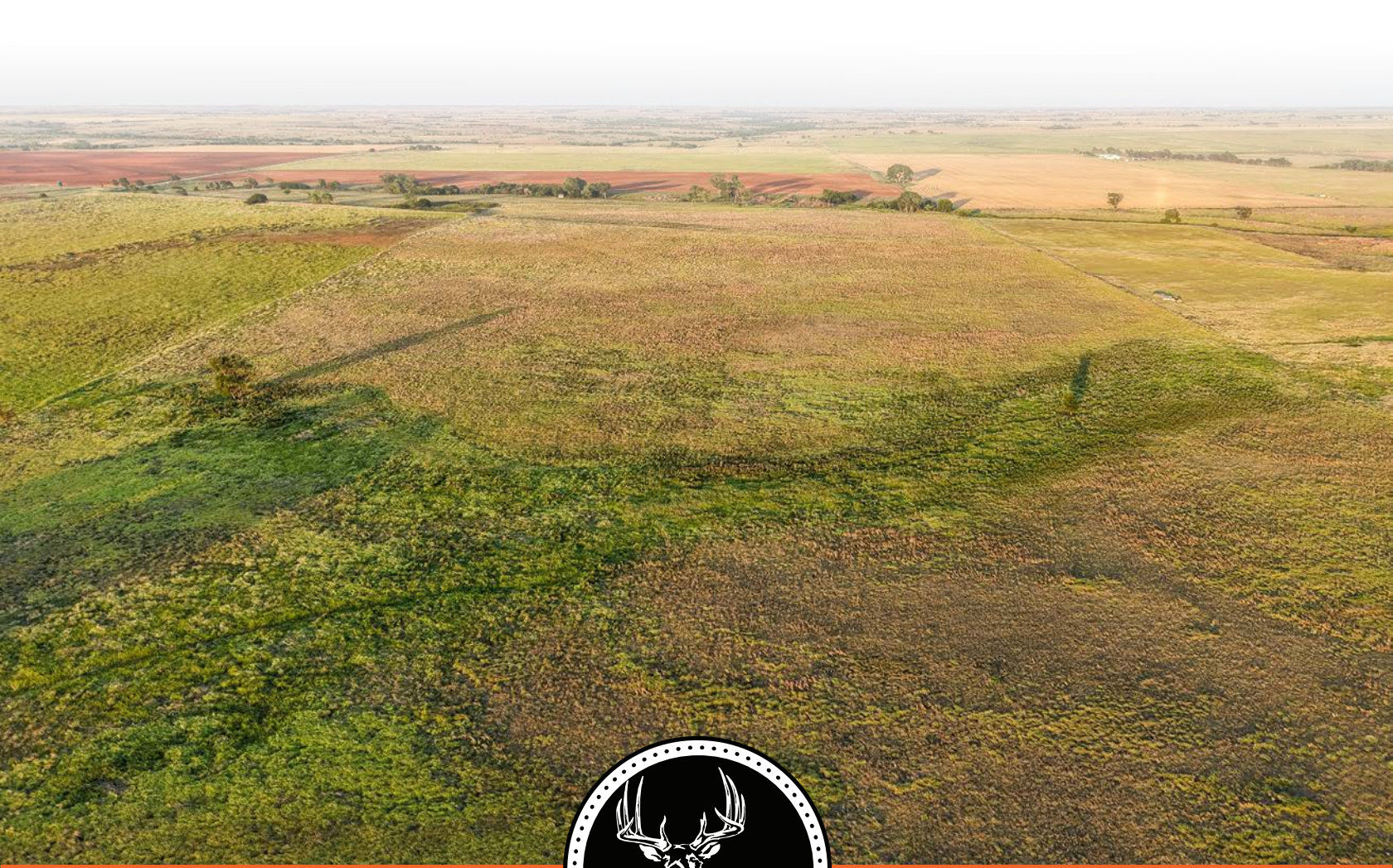


MIDWEST LAND GROUP PRESENTS

80 ACRES IN

BECKHAM COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

80 +/- ACRES OF PRIME BLUESTEM GRASS WITH HIGHWAY 34 FRONTAGE

This 80 +/- acre tract north of Carter, Oklahoma, features an established stand of bluestem grass offering the buyer a ready-made pasture base without having to establish it from scratch. Add in a stand of large, mature cottonwood trees providing natural shade and windbreak, and you've got a tract that's as pretty to look at as it is functional to run cattle on.

Frontage on Highway 34 means easy year-round access, a rarity for a tract this size, and it opens the door to a number of uses - run cattle on the existing grass, break

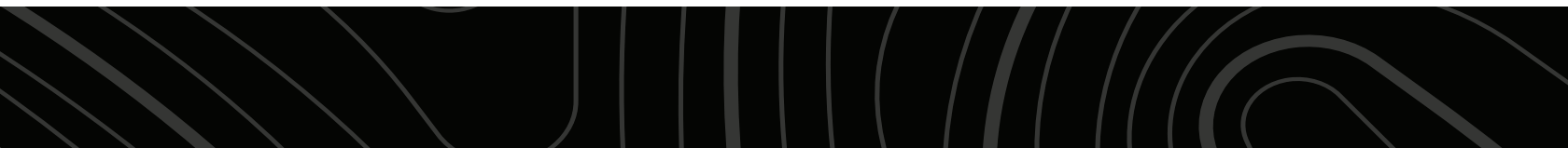
it out for cultivation, or build a homesite with room to spread out. The property is partially fenced, with the west (highway) and north boundaries open - a blank slate for a buyer to finish out the perimeter to their own specs.

Tracts this versatile with grazing, cultivation, or homesite potential, all with highway frontage and mature shade trees, don't come along often in this part of the state. With some fencing and water development, these 80 acres are ready to be shaped into whatever you need them to be.

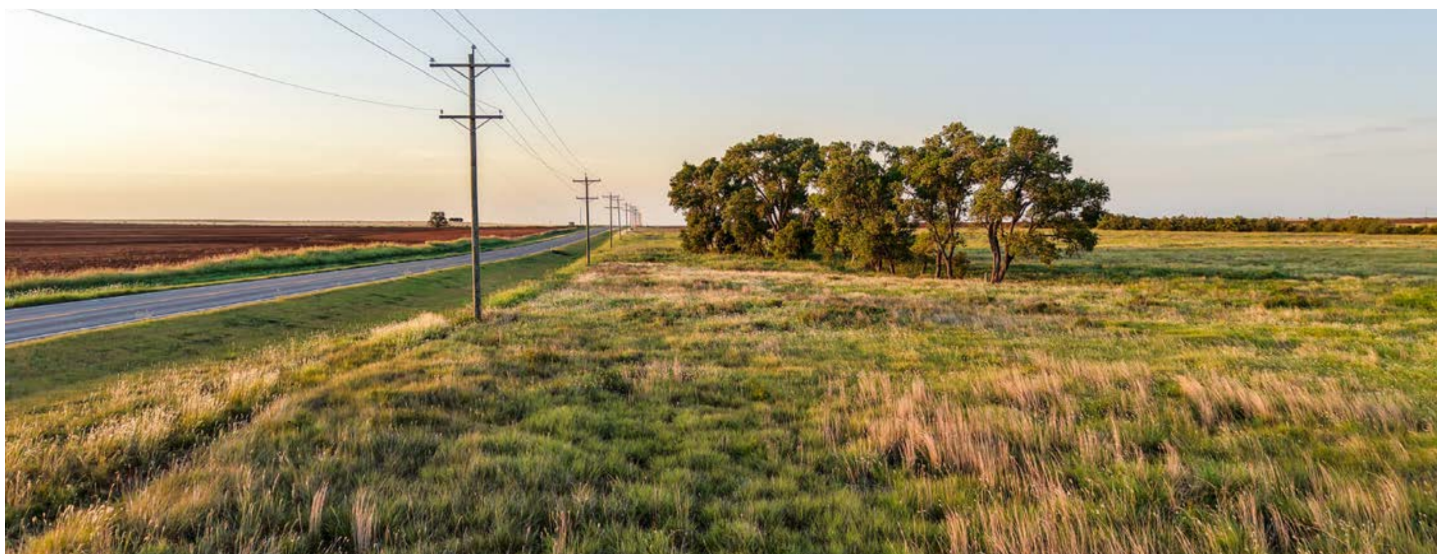
PROPERTY FEATURES

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

- Highway 34 frontage - easy year-round access
- Multiple use potential: cattle, cultivation, or homesite
- Established grass stand
- Large, mature cottonwood trees for shade and windbreak
- Ready-made grazing base - no establishment costs
- Suitable for cultivation if broken out
- Located north of Carter, Oklahoma
- Good southwest Oklahoma cattle country
- Convenient access for equipment and cattle trailers of Highway 34



HIGHWAY 34 FRONTAGE



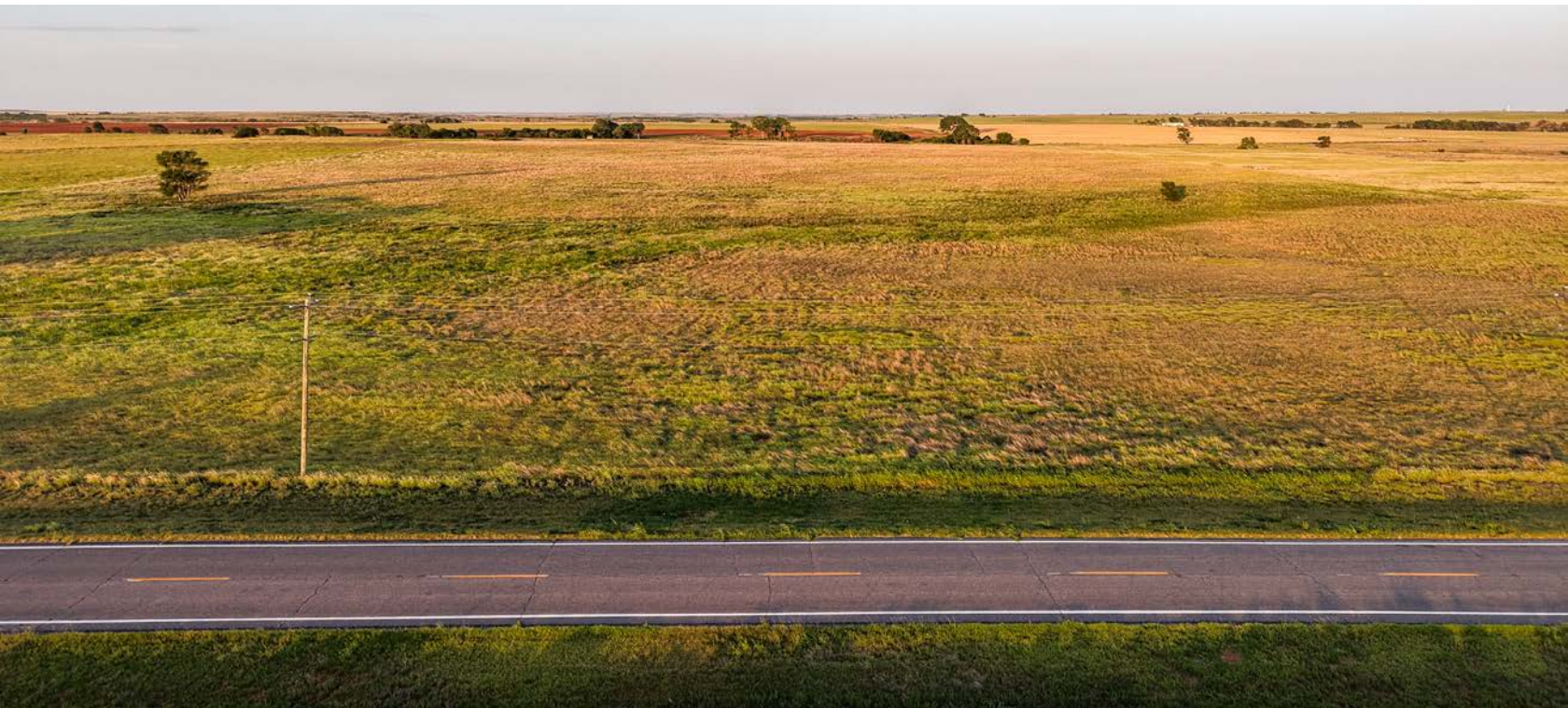
ESTABLISHED GRASS STAND



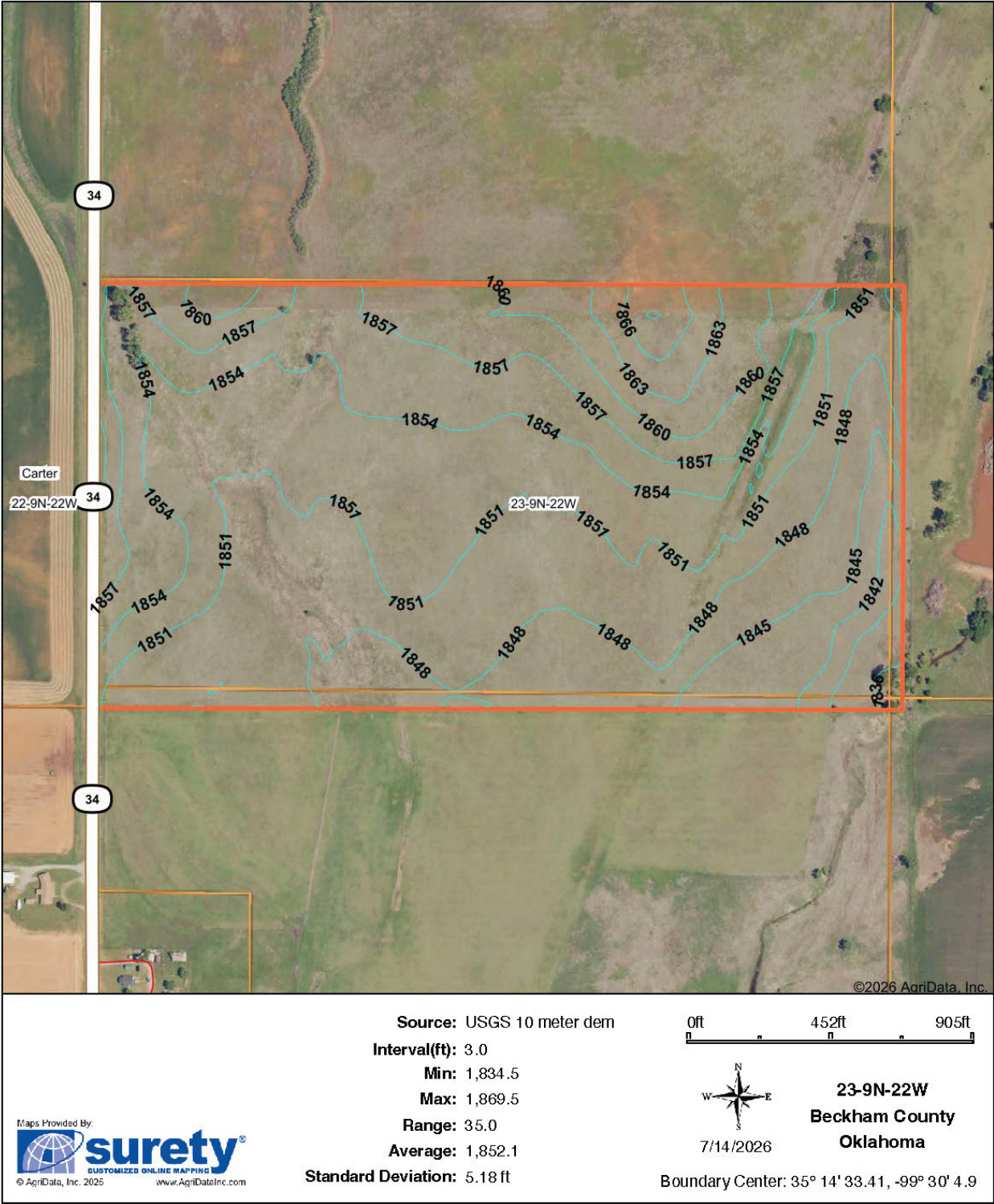
LARGE, MATURE COTTONWOOD TREES



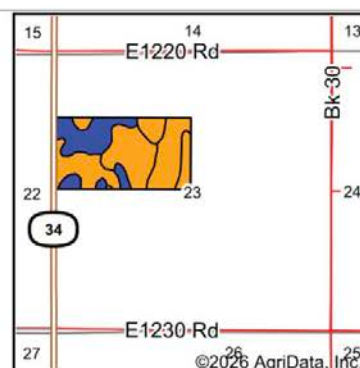
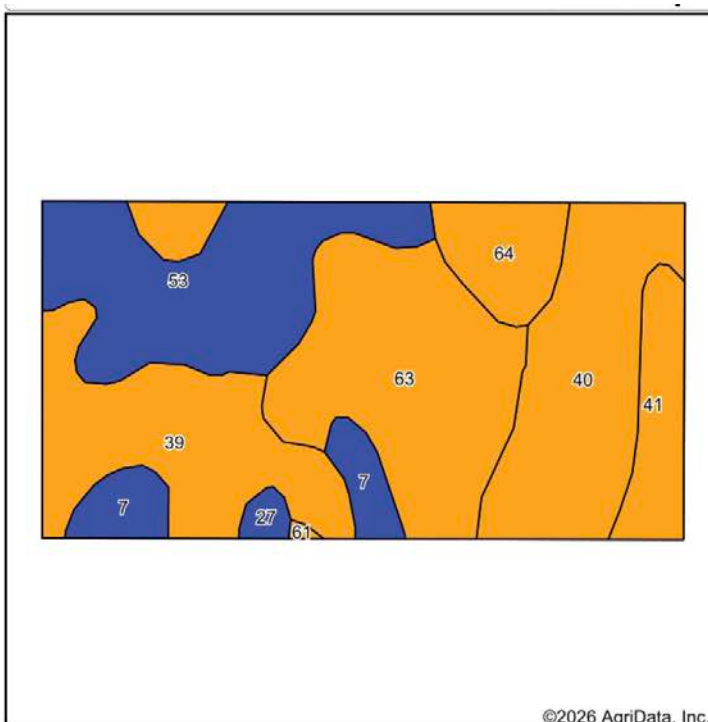
GRAZING, CULTIVATION, OR HOMESITE



TOPOGRAPHY MAP



SOILS MAP



State: **Oklahoma**
 County: **Beckham**
 Location: **23-9N-22W**
 Township: **Carter**
 Acres: **80.53**
 Date: **7/14/2026**

Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: OK009, Soil Area Version: 21										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall
63	Woodward-Quinlan complex, 1 to 3 percent slopes	18.58	23.2%		2.3ft. (Densic bedrock)	Well drained	III s		3070	30
40	Obaro-Quinlan complex, 1 to 3 percent slopes	16.64	20.7%		3ft. (Paralithic bedrock)	Well drained	III s		3840	33
53	St. Paul silt loam, 1 to 3 percent slopes	16.05	19.9%		> 6.5ft.	Well drained	Ile		4111	60
39	Obaro silt loam, 1 to 3 percent slopes	14.58	18.1%		3.1ft. (Paralithic bedrock)	Well drained	III s		3960	38
41	Obaro-Quinlan complex, 3 to 5 percent slopes	4.95	6.1%		2.1ft. (Paralithic bedrock)	Well drained	III e		3520	27
64	Woodward-Quinlan complex, 3 to 5 percent slopes	4.71	5.8%		2.7ft. (Densic bedrock)	Well drained	III s		3145	33
7	Carey loam, 1 to 3 percent slopes	4.12	5.1%		5.8ft. (Densic bedrock)	Well drained	Ile	Ile	2400	58
27	Grandfield fine sandy loam, 1 to 3 percent slopes	0.76	0.9%		> 6.5ft.	Well drained	Ile	Ile	2762	49
61	Woodward loam, 1 to 3 percent slopes	0.14	0.2%		2.2ft. (Densic bedrock)	Well drained	III s		4080	37
Weighted Average							2.74	*-	3594.3	*n 39.7

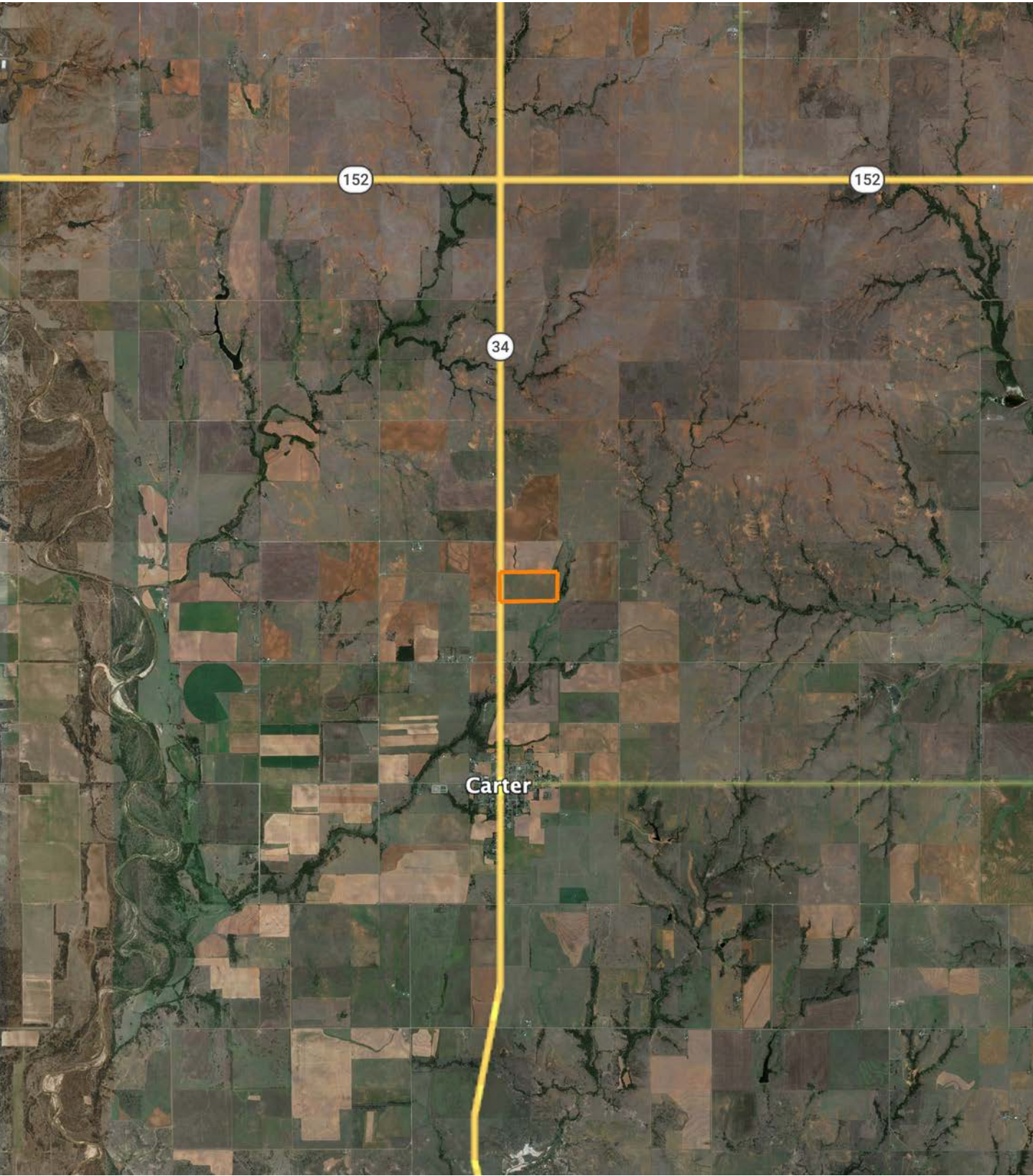
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

OVERVIEW MAP



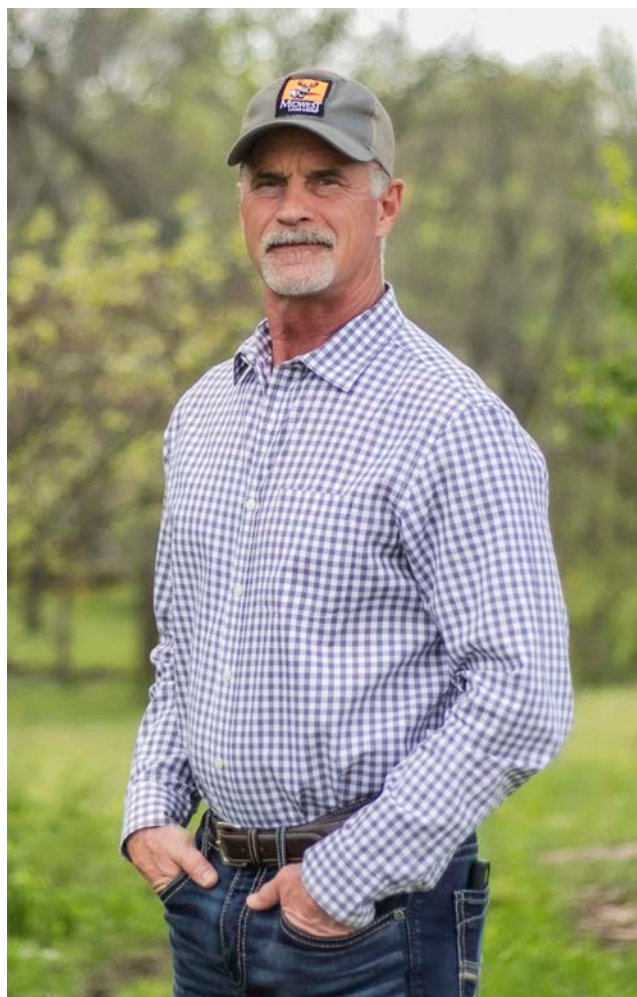
AGENT CONTACT

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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