

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

ELLIS COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

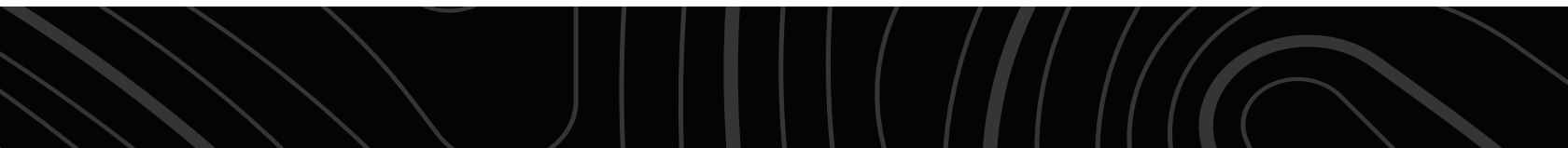
SPRING BRANCH CRP 80

Located in the rolling plains of Ellis County, Oklahoma, this 80 +/- acre property offers an excellent opportunity to own an affordable hunting and recreational tract with the added benefit of annual CRP income. Approximately 51.11 +/- acres are enrolled in the Conservation Reserve Program (CRP) through September 30, 2030, generating approximately \$869 in annual payments while providing valuable bedding and nesting cover for wildlife. The balance of the property consists of native grass, scattered brush, and a timbered drainage, creating a diverse landscape that supports wildlife and recreational use. County gravel road frontage and electricity available along the road provide convenient access and future possibilities.

The southern portion of the property provides the primary wildlife habitat, where a spring-fed drainage runs approximately one-quarter mile before joining Rock Creek. Mature cottonwood trees line portions of the drainage, while scattered stands of sumac, sagebrush, and plum thickets create natural pockets of

cover for whitetail deer, turkey, and other native wildlife. A 420-foot water well, reported by the Oklahoma Water Resources Board to produce approximately 100 gallons per minute with first water encountered at 96 feet, has been used by the current owner to sell water for oilfield operations on occasion. A 6'x6' Redneck fiberglass tower blind is included and will require repair after sustaining wind damage.

With approximately 74 feet of elevation change, a blend of CRP acreage, native rangeland, and a spring-fed drainage, this property offers the habitat, topography, and income-producing features that make western Oklahoma recreational properties so appealing. An existing oil pad occupies the north end of the tract, while the remainder provides an attractive setting for hunting, exploring, and enjoying the outdoors. Conveniently located just 39 miles from Woodward and 37 miles from Canadian, this Ellis County property is well suited for buyers seeking an affordable recreational tract with annual income and room to make it their own.



PROPERTY FEATURES

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

- 80 +/- acres in Ellis County, Oklahoma
- 51.11 +/- acres enrolled in CRP through September 30, 2030
- Approximately \$869 annual CRP income
- Spring-fed drainage feeding into Rock Creek
- Mature cottonwood trees along the drainage
- Native grass with scattered sumac, sagebrush, and plum thickets
- Excellent habitat for whitetail deer, turkey, and other native wildlife
- Approximately 73.9 feet of elevation change
- 420-foot water well (OWRB reported first water at 96 feet and approximately 100 GPM)
- Water well has been used for occasional oilfield water sales
- County gravel road frontage
- Electricity available along the road
- Existing 6'x6' Redneck fiberglass tower blind (needs repair)
- Existing oil pad on the north end of the property
- 39 +/- miles to Woodward
- 37 +/- miles to Canadian
- Legal Description: West Half (W/2) of the Northwest Quarter (NW/4), Section 25, Township 20 North, Range 26 West of the Indian Meridian, Ellis County, Oklahoma



CRP INCOME

Approximately 51.11 +/- acres are enrolled in the Conservation Reserve Program (CRP) through September 30, 2030, generating approximately \$869 in annual payments while providing valuable bedding and nesting cover for wildlife.



37 +/- MILES TO CANADIAN



73.9 FEET OF ELEVATION CHANGE



EXISTING OIL PAD

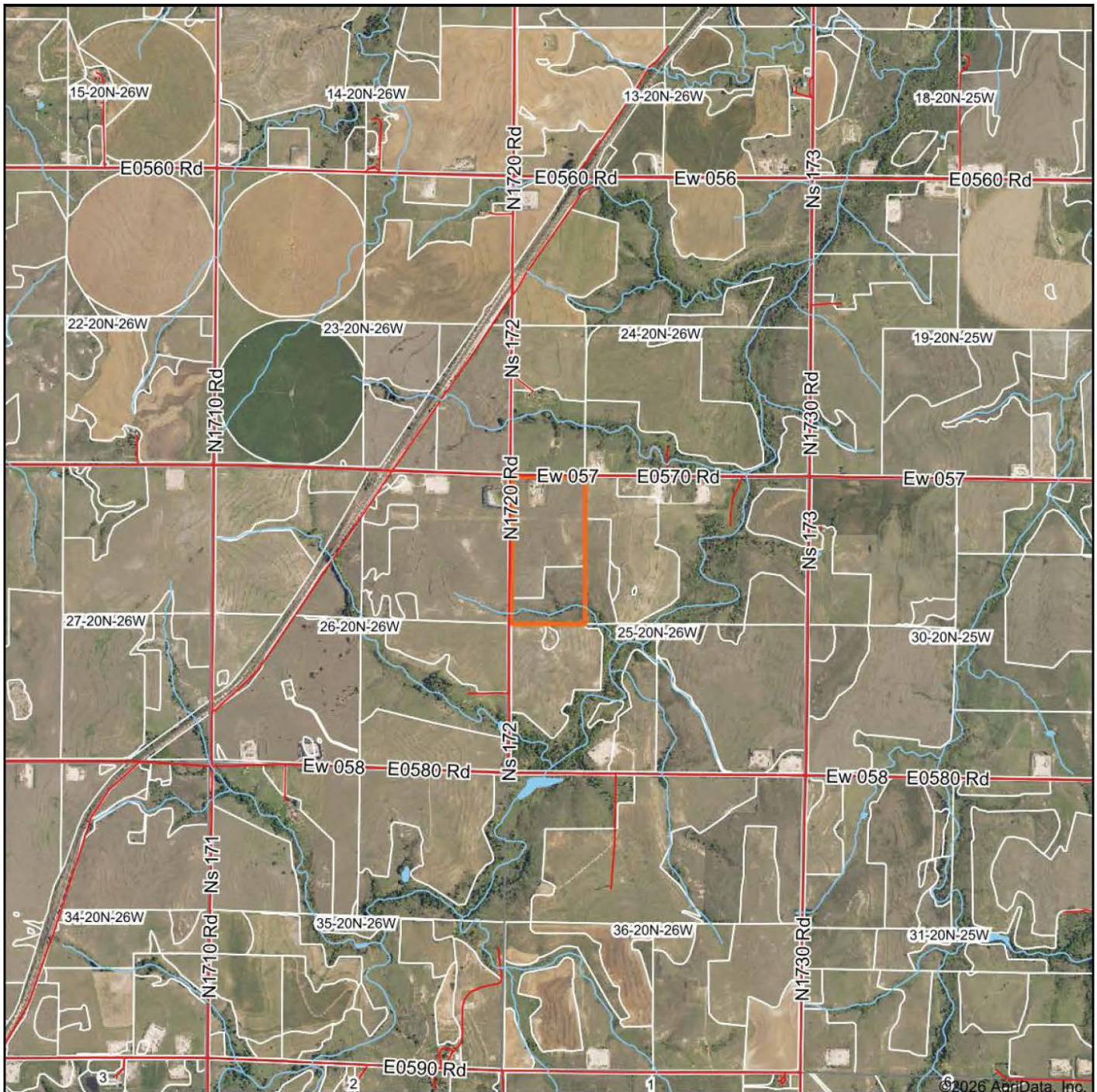


EXCELLENT HABITAT FOR WILDLIFE

The southern portion of the property provides the primary wildlife habitat, where a spring-fed drainage runs approximately one-quarter mile before joining Rock Creek. Mature cottonwood trees line portions of the drainage, while scattered stands of sumac, sagebrush, and plum thickets create natural pockets of cover for whitetail deer, turkey, and other native wildlife.



AERIAL MAP



©2026 AgriData, Inc.

Boundary Center: 36° 11' 1.66, -99° 55' 58.73

0ft 2756ft 5512ft



Maps Provided By



CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

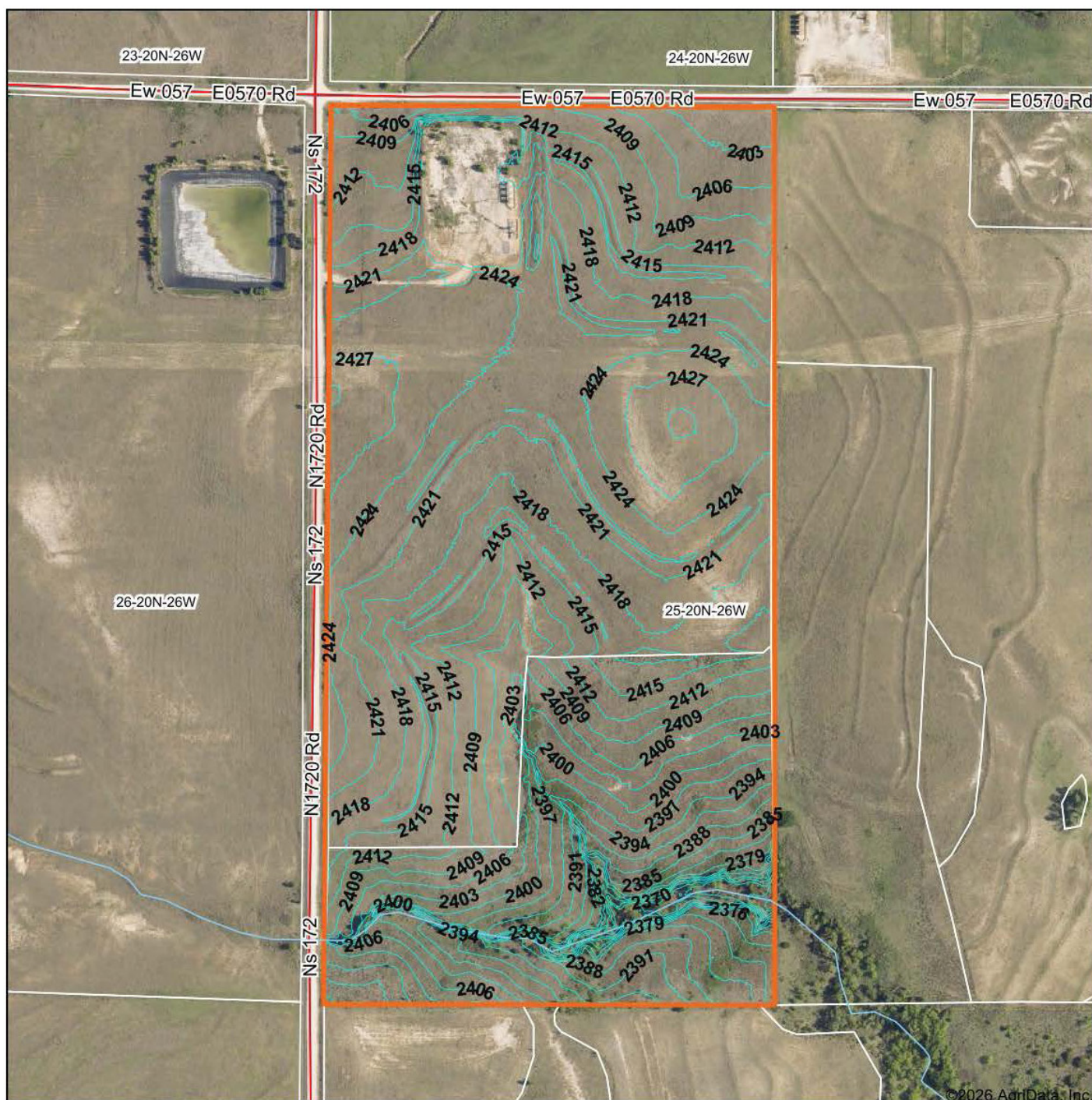
25-20N-26W
Ellis County
Oklahoma



6/30/2026

Field borders provided by Farm Service Agency as of 5/21/2008.

TOPOGRAPHY MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2025 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 2,356.8

Max: 2,430.7

Range: 73.9

Average: 2,412.0

Standard Deviation: 12.89 ft

0ft 453ft 906ft

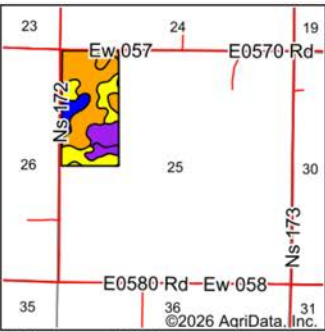
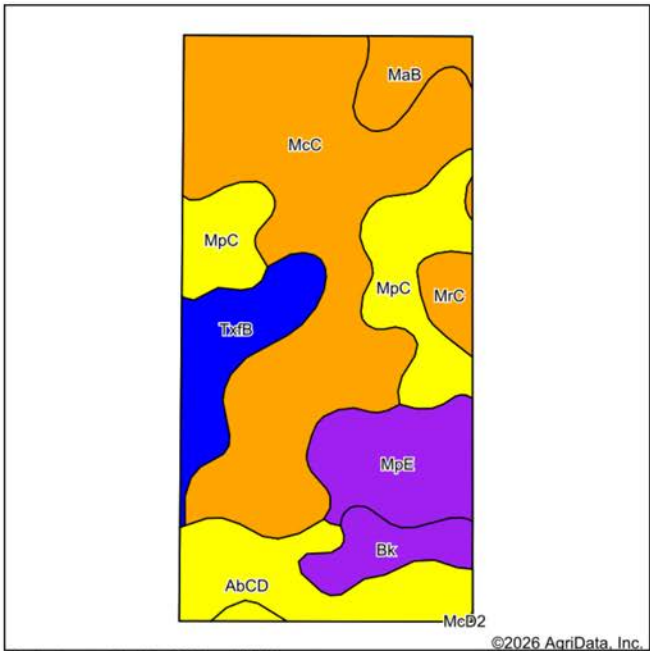


6/30/2026

25-20N-26W
Ellis County
Oklahoma

Boundary Center: 36° 11' 1.66, -99° 55' 58.73

SOILS MAP



State: **Oklahoma**
County: **Ellis**
Location: **25-20N-26W**
Township: **South Ellis**
Acres: **77.55**
Date: **6/30/2026**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

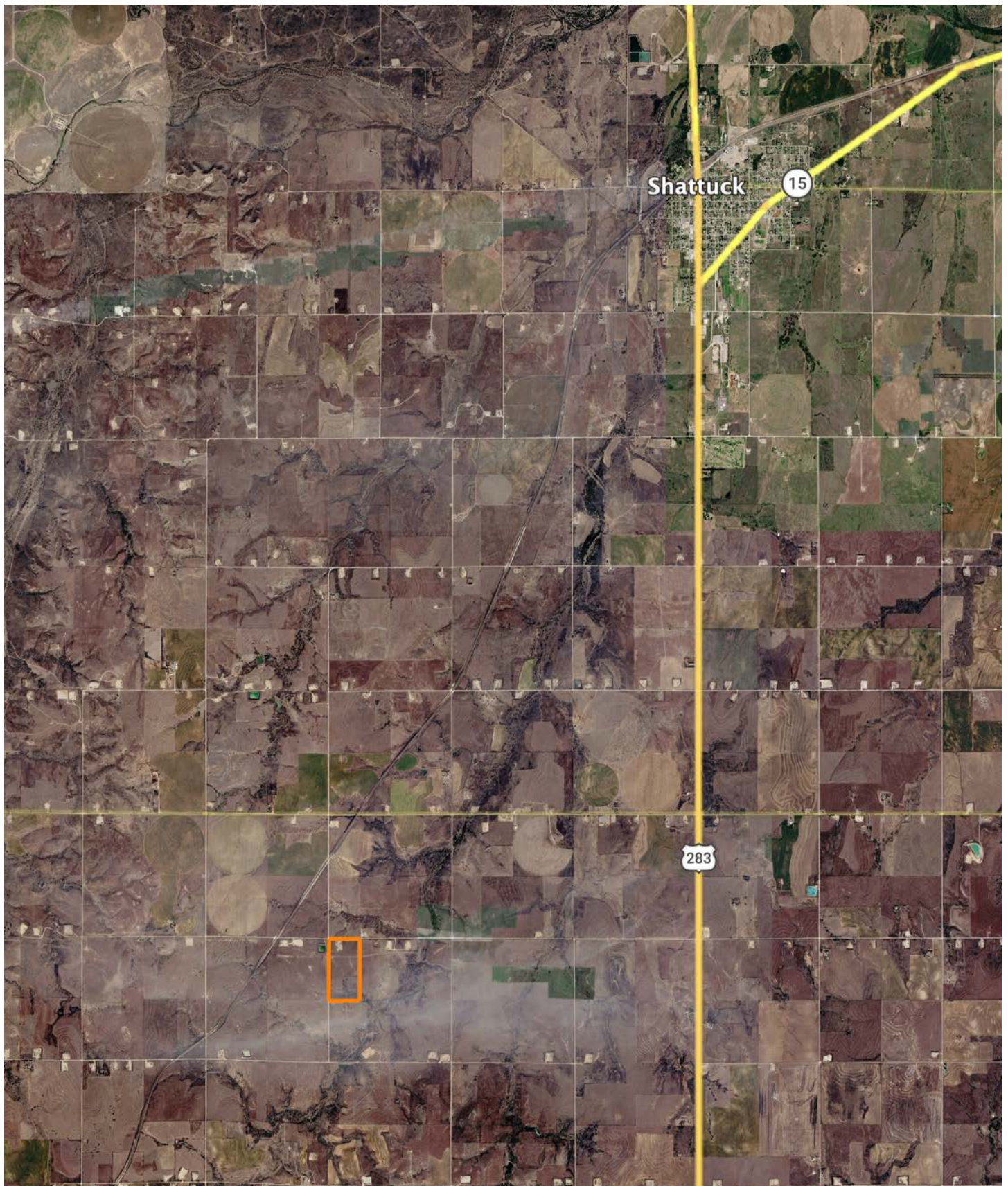
©2026 AgriData, Inc.

Area Symbol: OK045, Soil Area Version: 22

6/3

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	Corn Bu	Corn Irrigated Bu	Wheat Bu	Wheat Irrigated Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
McC	Texroy-Abbie complex, 2 to 5 percent slopes	33.42	43.1%		IIle	IIle	2150			24	46	64	37	49	64	47
MpC	Catesby-Laverne-Abbie complex, 2 to 6 percent slopes	11.59	14.9%		IVe	IVe	1452			5	10	37	26	34	36	24
AbCD	Abbie-Catesby complex, 5 to 8 percent slopes	8.88	11.5%		IVe	IVe	2109			17	33	55	34	45	55	40
MpE	Catesby-Laverne loams, 3 to 12 percent slopes	7.90	10.2%		Vle	Vle	1139					28	21	28	26	16
TxFB	Texroy fine sandy loam, 0 to 3 percent slopes	6.85	8.8%		Ile	Ile	1875			23	41	59	35	45	59	45
Bk	Berda-Spur complex, 0 to 12 percent slopes	3.78	4.9%		Vle		3075					46	30	37	46	28
MaB	Berda loam, 1 to 3 percent slopes, cool	3.20	4.1%		IIIc	IIIe	1566			17	35	51	28	41	51	42
MrC	Oklark-Otero complex, 3 to 5 percent slopes	1.93	2.5%		IIle	IIle	2400	86	144	16		45	31	39	45	32
Weighted Average					3.63	*-	1940.9	2.1	3.6	16.2	30.2	*n 52.9	*n 32.3	*n 42.6	*n 52.6	*n 37.9

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

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, North Dakota, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.