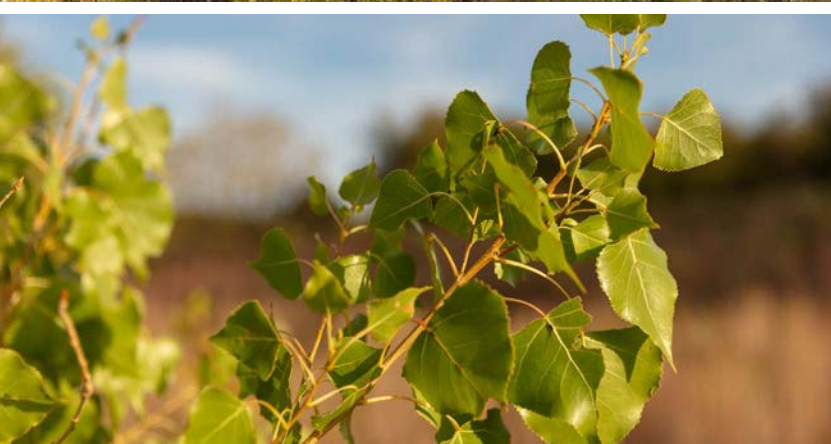


MIDWEST LAND GROUP PRESENTS



JACKSON COUNTY, OK

208 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

208 +/- ACRES IN NORTH FORK SANDHILLS

Located in far eastern Jackson County, approximately 18 miles from Altus, this 208 +/- acre property offers a rare combination of river frontage, diverse wildlife habitat, and scenic terrain. More than 0.8 miles of the North Fork of the Red River borders the property, a feature made even more notable by the variety of landscape found within the tract. Rolling sandhills rise above the river bottom with approximately 63 feet of elevation change, much of them covered by an impressive concentration of post oak. The abundance of oak is particularly unique for this part of Southwest Oklahoma and gives portions of the property a character all their own. A diverse mixture of other hardwoods follows the draws and lower elevations, while native grasses, sagebrush, and yucca occupy the more open areas. From higher points, distant views of the surrounding mountains provide a scenic backdrop to an already distinctive property.

The layout is exceptionally well suited for wildlife and recreation. Across the higher ground, oak-covered sandhills, pockets of thick timber, and subtle changes in terrain create excellent whitetail habitat, with heavily traveled game trails, rubs, and scrapes found throughout the property. Several secluded grassy openings are tucked into the timber and could be converted to food

plots with relatively little clearing. Moving toward the North Fork, the rolling sandhills eventually fall away into a broad river-bottom grass flat before reaching the river itself, creating another distinct habitat type within the property. Whitetail deer are the primary attraction, with Rio Grande turkey, quail, waterfowl, and feral hogs also present. Approximately 1.75 miles of existing trails provide access throughout much of the tract, with one rifle blind and several older metal ladder stands already in place.

Access is provided by a county road that dead-ends near the property, limiting through traffic and adding to the privacy of the setting. Despite its secluded feel, the property remains approximately 18 miles from Altus, 130 miles from Oklahoma City, 176 miles from Amarillo, and 213 miles from DFW International Airport. Properties along the North Fork of the Red River seldom trade hands, and opportunities combining this much river frontage with oak-covered sandhills, varied terrain, mature timber, and quality wildlife habitat are particularly difficult to replicate. For the hunter or recreational buyer looking for a property with genuine character, this tract offers a combination of features that is increasingly difficult to find in Southwest Oklahoma.



PROPERTY FEATURES

COUNTY: **JACKSON** | STATE: **OKLAHOMA** | ACRES: **208**

- 208 +/- acres in far eastern Jackson County, Oklahoma
- More than 0.8 miles of North Fork of the Red River frontage
- Impressive concentration of post oak throughout the sandhills
- Approximately 63 feet of elevation change
- Diverse sandhill, timber, and river-bottom habitat
- Multiple secluded grassy openings with food plot potential
- Abundant whitetail sign, including game trails, rubs, and scrapes
- Whitetail deer, Rio Grande turkey, quail, waterfowl, and feral hogs
- Approximately 1.75 miles of existing trails
- One rifle blind and several older metal ladder stands
- Distant views of the surrounding mountains
- Dead-end county road access
- Approximately 18 miles from Altus
- Approximately 130 miles from Oklahoma City
- Approximately 176 miles from Amarillo
- Approximately 213 miles from DFW International Airport



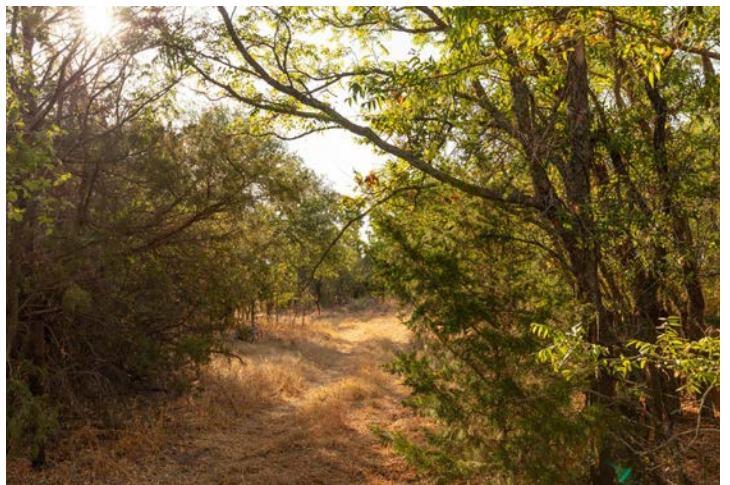
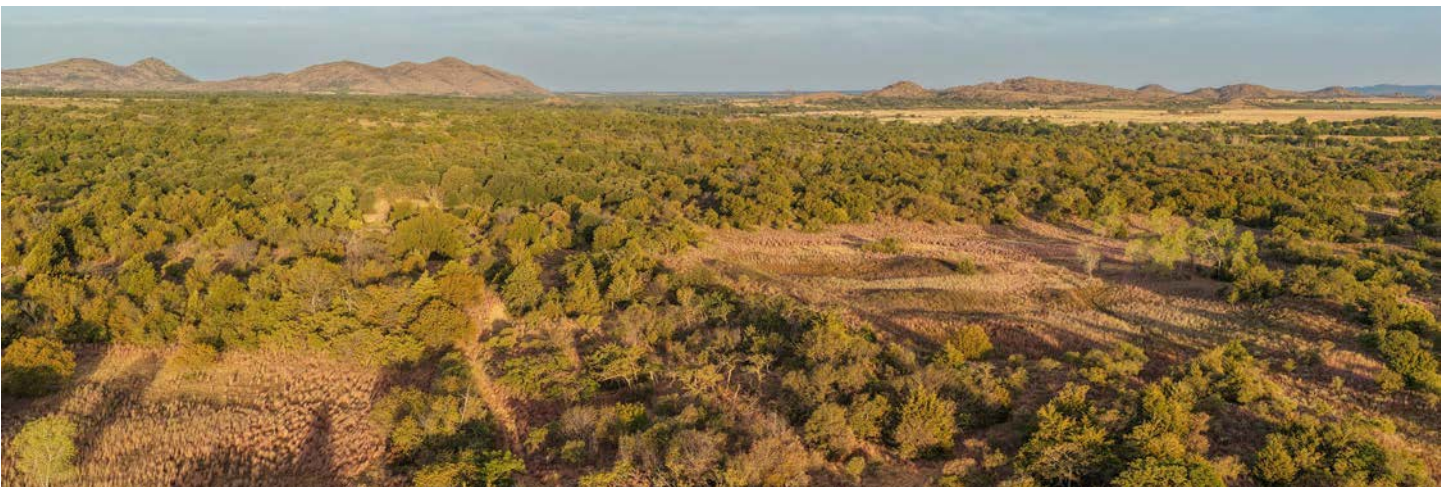
208 +/- ACRES



RED RIVER FRONTAGE



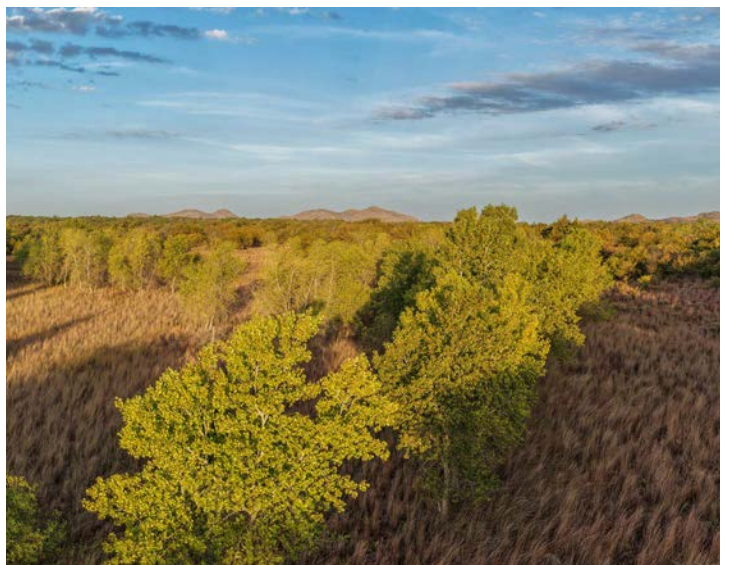
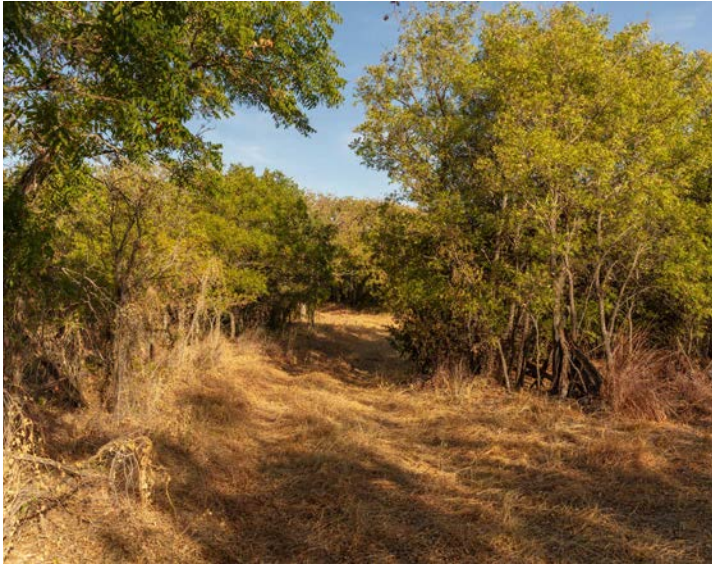
DIVERSE HABITAT



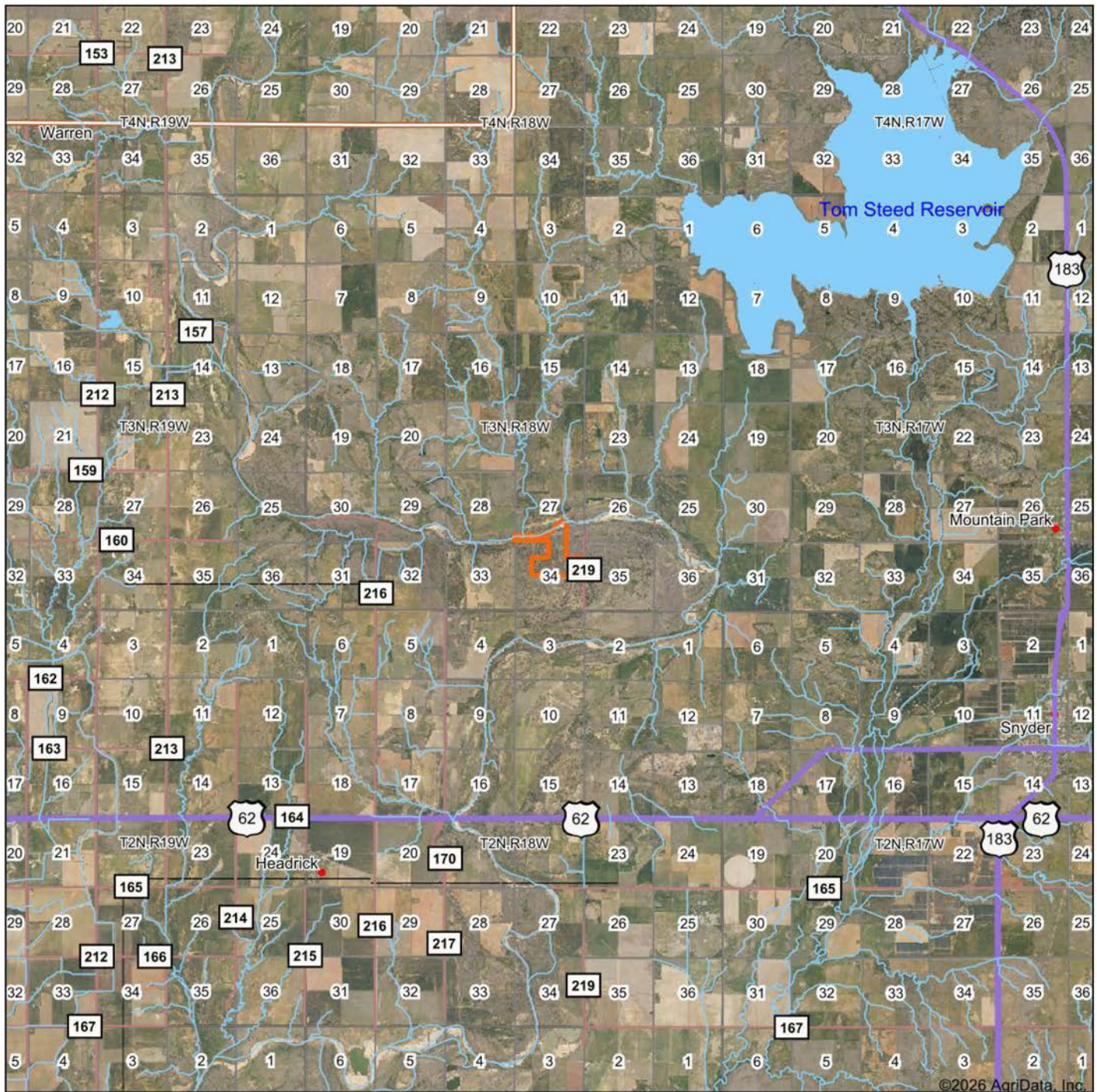
ABUNDANT WHITETAIL SIGN



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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

Boundary Center: 34° 41' 39.99, -99° 4' 47.43

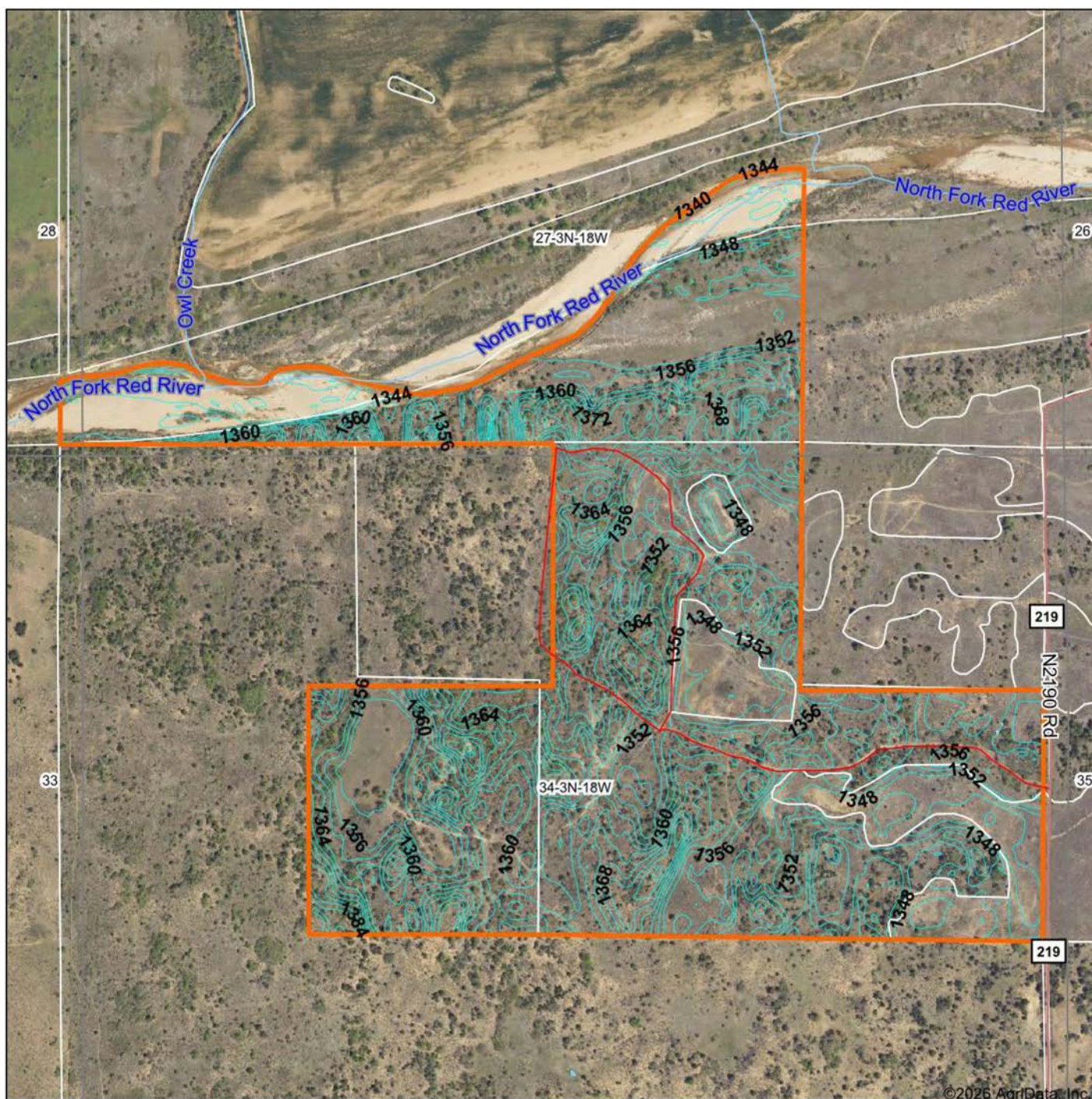
0mi 2.2mi 4.5mi



34-3N-18W
Jackson County
Oklahoma

9/17/2026

TOPOGRAPHY MAP



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Maps Provided By:



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

Source: USGS 10 meter dem

Interval(ft): 4.0

Min: 1,337.2

Max: 1,399.8

Range: 62.6

Average: 1,355.6

Standard Deviation: 9.15 ft

0ft 835ft 1670ft

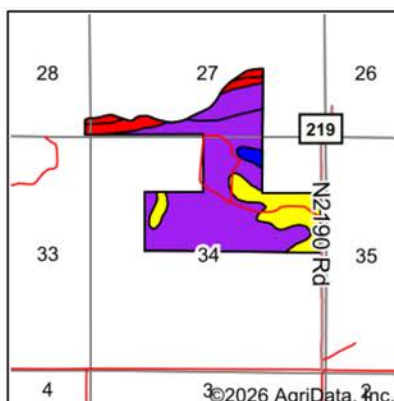
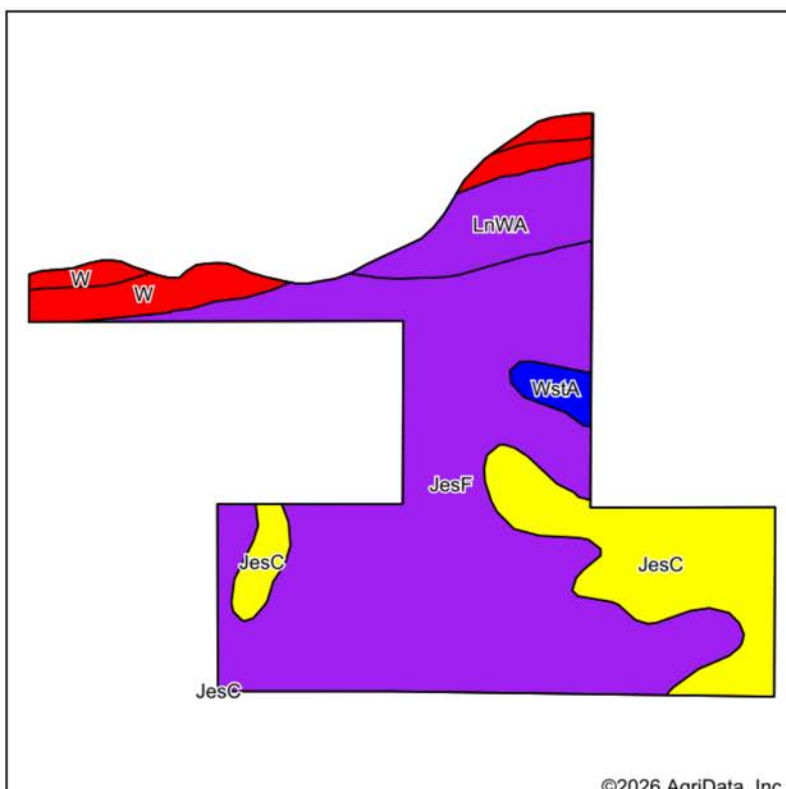


9/17/2026

34-3N-18W
Jackson County
Oklahoma

Boundary Center: 34° 41' 39.99, -99° 4' 47.43

SOILS MAP



State: **Oklahoma**
 County: **Jackson**
 Location: **34-3N-18W**
 Township: **East Jackson**
 Acres: **216.47**
 Date: **9/17/2026**



Maps Provided By:



Area Symbol: OK065, Soil Area Version: 22
 Area Symbol: OK075, 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 Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
JesF	Jester fine sand, 5 to 20 percent slopes	137.89	63.6%		Vle		1868		20	15	20	18	6
JesC	Jester fine sand, 1 to 5 percent slopes	39.85	18.4%		IVe	IIIe	1865	12	20	15	20	19	7
LnWA	Lincoln and Westola soils, 0 to 1 percent slopes, frequently flooded	17.22	8.0%		Vw		3229		21	15	20	21	3
W	Water	13.17	6.1%		VIII		0						
W	Water	4.54	2.1%		VIII		0						
WstA	Westola fine sandy loam, 0 to 1 percent slopes, rarely flooded	3.80	1.8%		Ile	Ile	4919	35	43	31	36	43	43
Weighted Average					5.65	*-	1876.4	2.8	*n 18.8	*n 14.1	*n 18.6	*n 17.4	*n 6.1

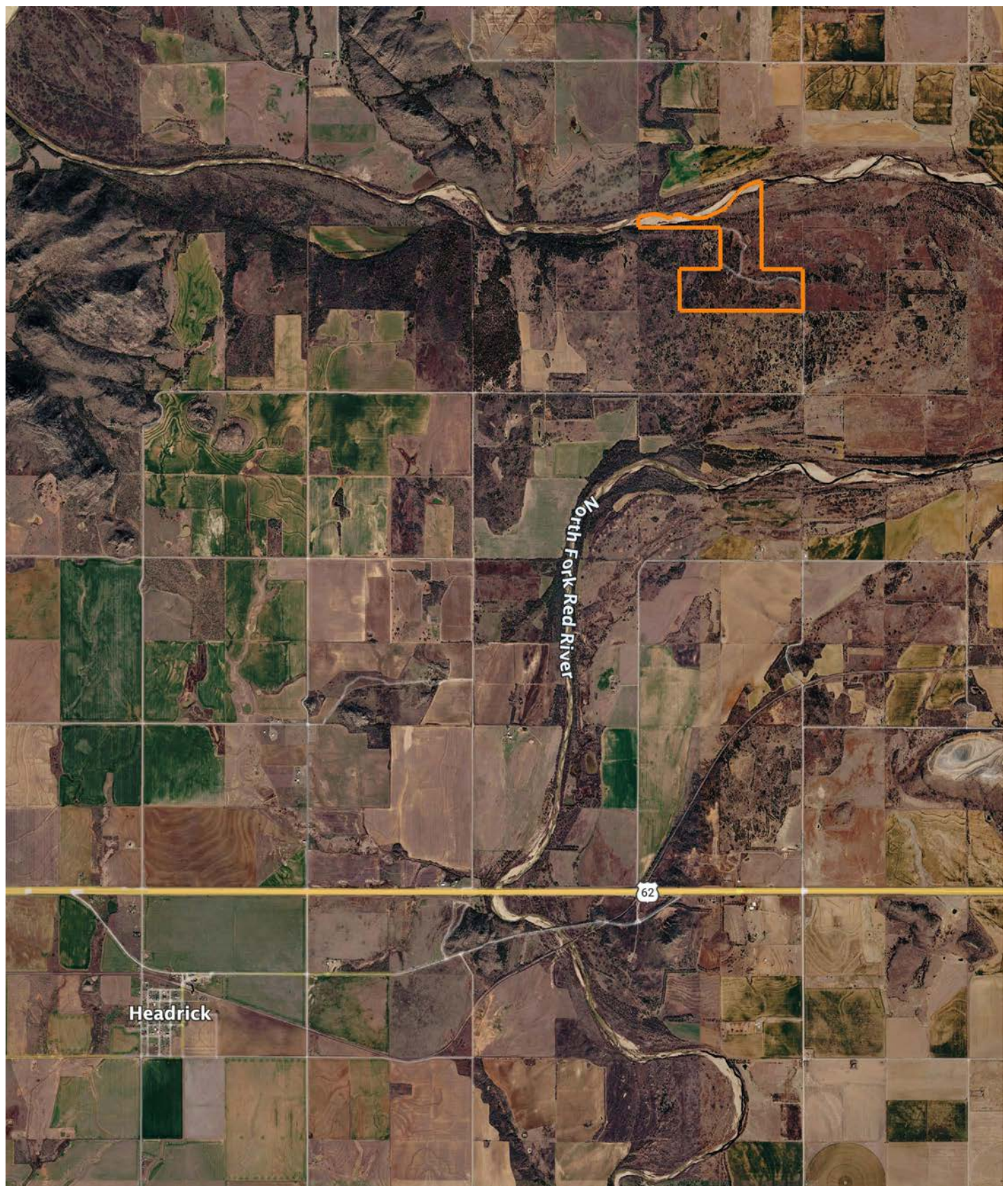
*n: The aggregation method is "Weighted Average using all components"

*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

Jake Ayers is a Land Agent with Midwest Land Group, serving Oklahoma, Kansas, and Texas. 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, South Central Kansas, and Texas.



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