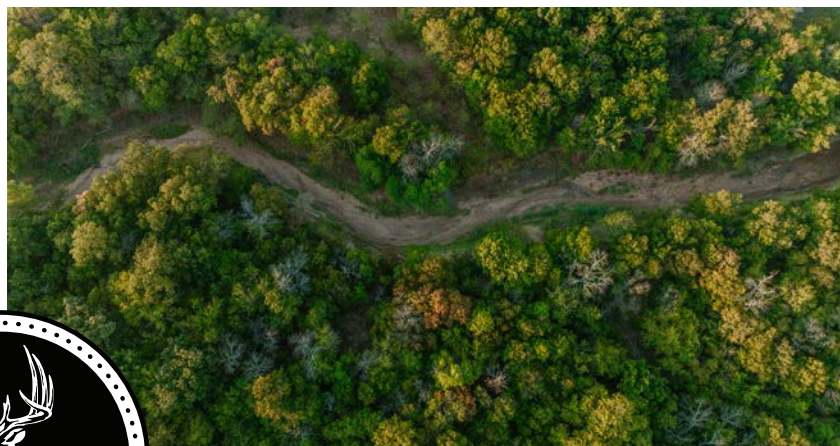


MIDWEST LAND GROUP PRESENTS

805 ACRES

CARTER COUNTY, OK

SAMEDAN ROAD, GRAHAM, OKLAHOMA, 73437



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

805 +/- ACRES WHERE WHITETAIL, TURKEYS & WATERFOWL SHARE ONE RANCH

Tucked into the heart of Oklahoma's Cross Timbers country in northwest Carter County, this 805 +/- acre ranch is a rare offering for the serious outdoorsman and recreational buyer alike. Three creeks — Caddo Creek (2,935'), Flag Branch Creek (1,863'), and Russell Branch Creek (1,890') — wind through the property, feeding a watershed lake and nine additional ponds, several of which are stocked with bass and bluegill. The ranch includes the 19.5 acre Caddo Creek Site 3 Reservoir (64% ownership), adding significantly to the property's water resources. In total, roughly 15.5 +/- acres of total surface water blanket the landscape, giving this property some of the most consistent and reliable water resources you'll find in southern Oklahoma. A 20 GPM water well backs up the surface water with a dependable domestic source for use around the barn and cabin.

The terrain itself tells the story of why this ground holds game so well. Elevation rolls from 878' to 991.5', offering 113.5' of topography across the property and creating varied terrain of thick oak pockets, native Cross Timbers habitat, and a stunning 25 acre mature pecan bottom along the creek corridors. Over 11 miles of established trails wind throughout the property, providing easy access to every corner for hunting, scouting, or simply exploring on foot or by UTV. The ranch is fully fenced and cross-fenced, and carries a well-documented history

of trophy whitetail deer, healthy Rio Grande turkey populations, and standout waterfowl hunting thanks to the abundance of water on the property. Few properties in the region combine this much huntable habitat with this much dependable water.

Improvements on the ranch are built for both work and play. The 1,800 square foot (40'x45') red iron open-bay metal shop with electric service offers ample equipment storage, while a second 48'x36' red iron shop includes more storage and a finished-out cabin — a 389 square foot, one-room, one-bath hunting cabin accessed by a gravel driveway, offering a private, turnkey basecamp for hunting season or weekend getaways. The property falls within the Fox Public Schools district for those considering a full-time residence.

Positioned just 90 miles from Oklahoma City and 140 miles from Dallas, this ranch offers big-property seclusion without sacrificing accessibility to two major metro areas. Whether the goal is a private hunting retreat, a small cattle operation, or a legacy recreational property to pass down for generations, this 805 +/- acre offering delivers water, timber, terrain, and improvements in a combination that is increasingly hard to find on the open market. Call Braden Pollard with Midwest Land Group to schedule a private showing.

PROPERTY FEATURES

COUNTY: **CARTER** | STATE: **OKLAHOMA** | ACRES: **805**

- 389 square foot hunting cabin
- 20 GPM water well
- 3 creeks - Caddo, Flag Branch, and Russell Branch
- Fenced and cross-fenced
- Elevation: 878' to 991.5' (113.5' of topography)
- 9 ponds - multiple stocked with bass and bluegill
- 15.5 +/- acres of total surface water
- Caddo Creek site 3 reservoir (64% within property boundaries)
- 1,800 square foot open bay metal shop
- 48'x36' red iron shop
- 25 +/- acre pecan bottom
- Pockets of mature oak timber throughout
- Over 11 miles of accessible trails
- Fox public schools
- 90 miles to Oklahoma City
- 140 miles to Dallas
- 2025 taxes: \$1,135



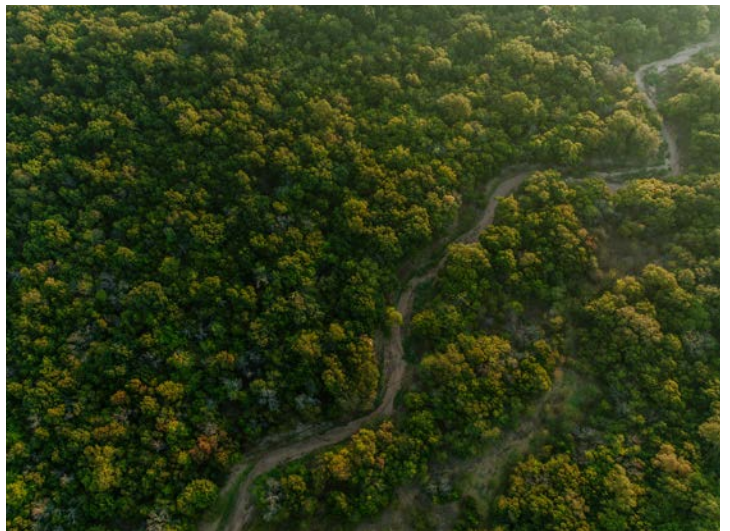
805 +/- ACRES

Few properties in the region combine this much huntable habitat with this much dependable water.



3 CREEKS AND 9 PONDS

Three creeks — Caddo Creek (2,935'), Flag Branch Creek (1,863'), and Russell Branch Creek (1,890') — wind through the property, feeding a watershed lake and nine additional ponds, several of which are stocked with bass and bluegill.



OPEN BAY METAL SHOP

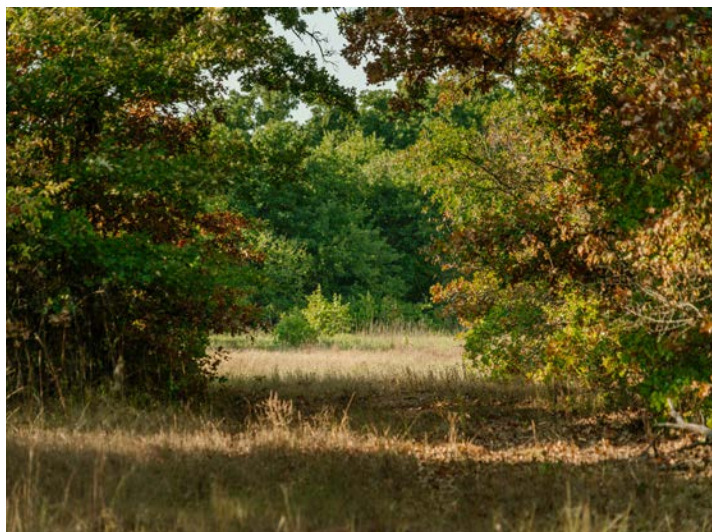
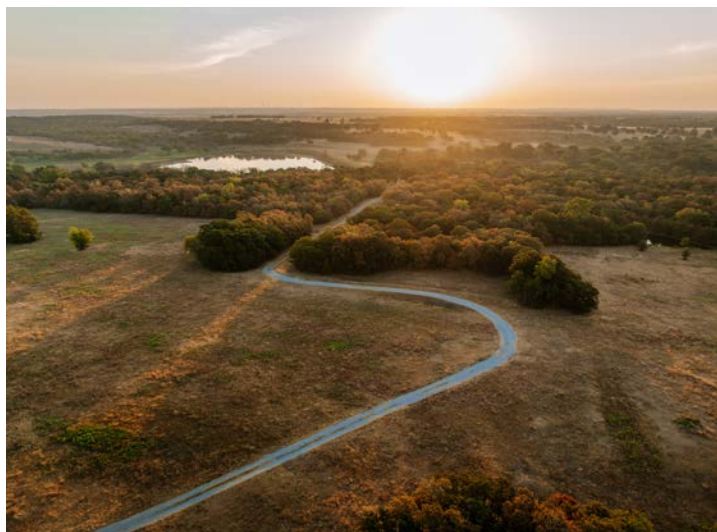


389 SQUARE FOOT HUNTING CABIN

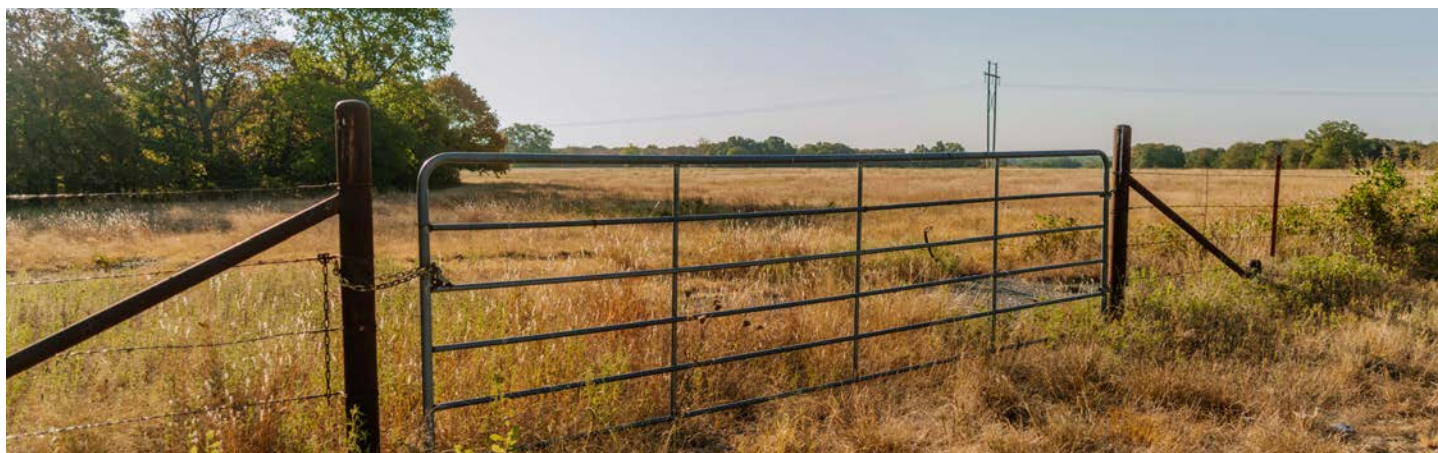


11 MILES OF ACCESSIBLE TRAILS

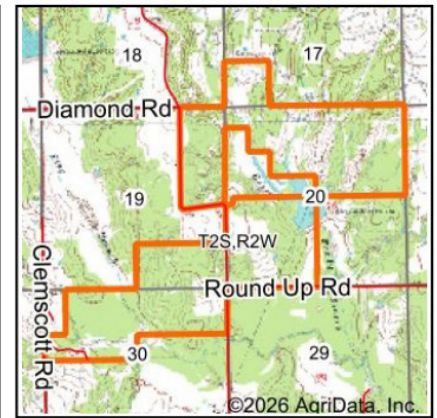
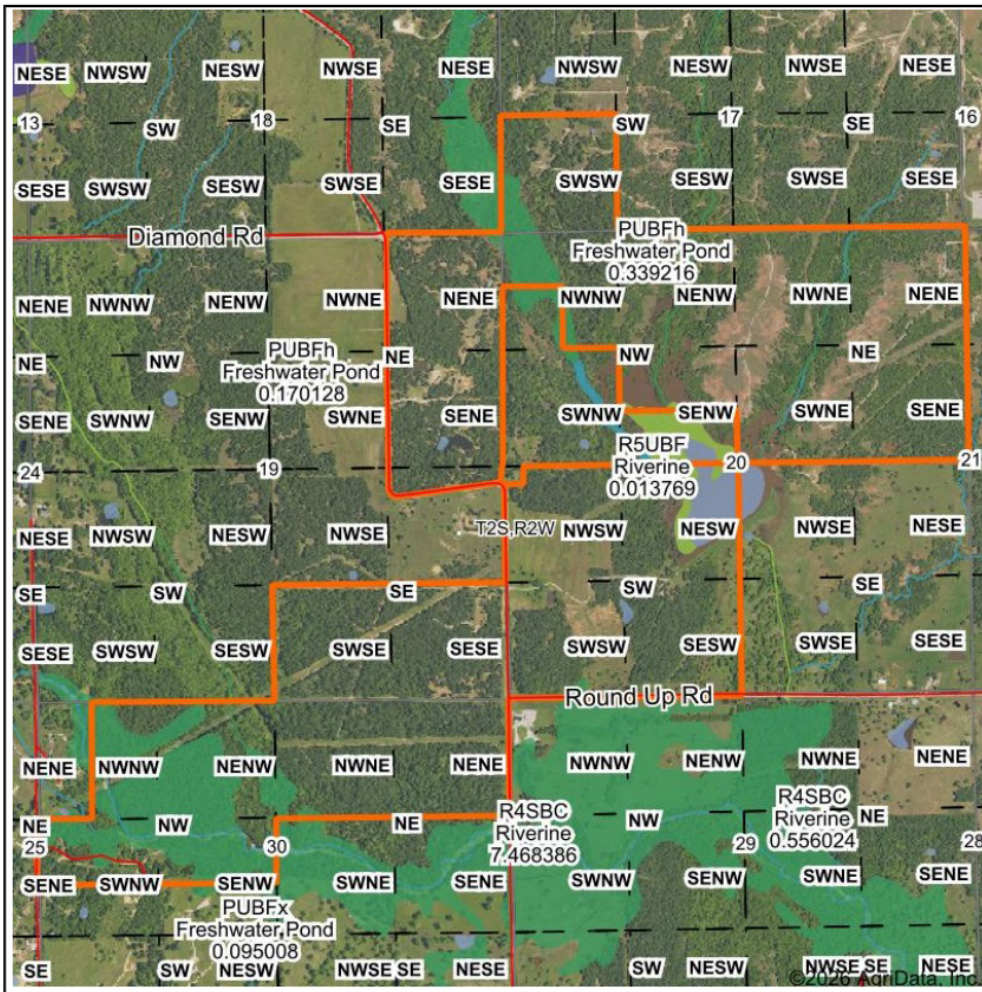
Over 11 miles of established trails wind throughout the property, providing easy access to every corner for hunting, scouting, or simply exploring on foot or by UTV.



FENCED AND CROSS-FENCED



WETLANDS MAP



State: **Oklahoma**
 Location: **19-2S-2W**
 County: **Carter**
 Township: **Healdton North**
 Date: **4/27/2026**



Maps Provided By

surety
 CUSTOMIZED ONLINE MAPPING

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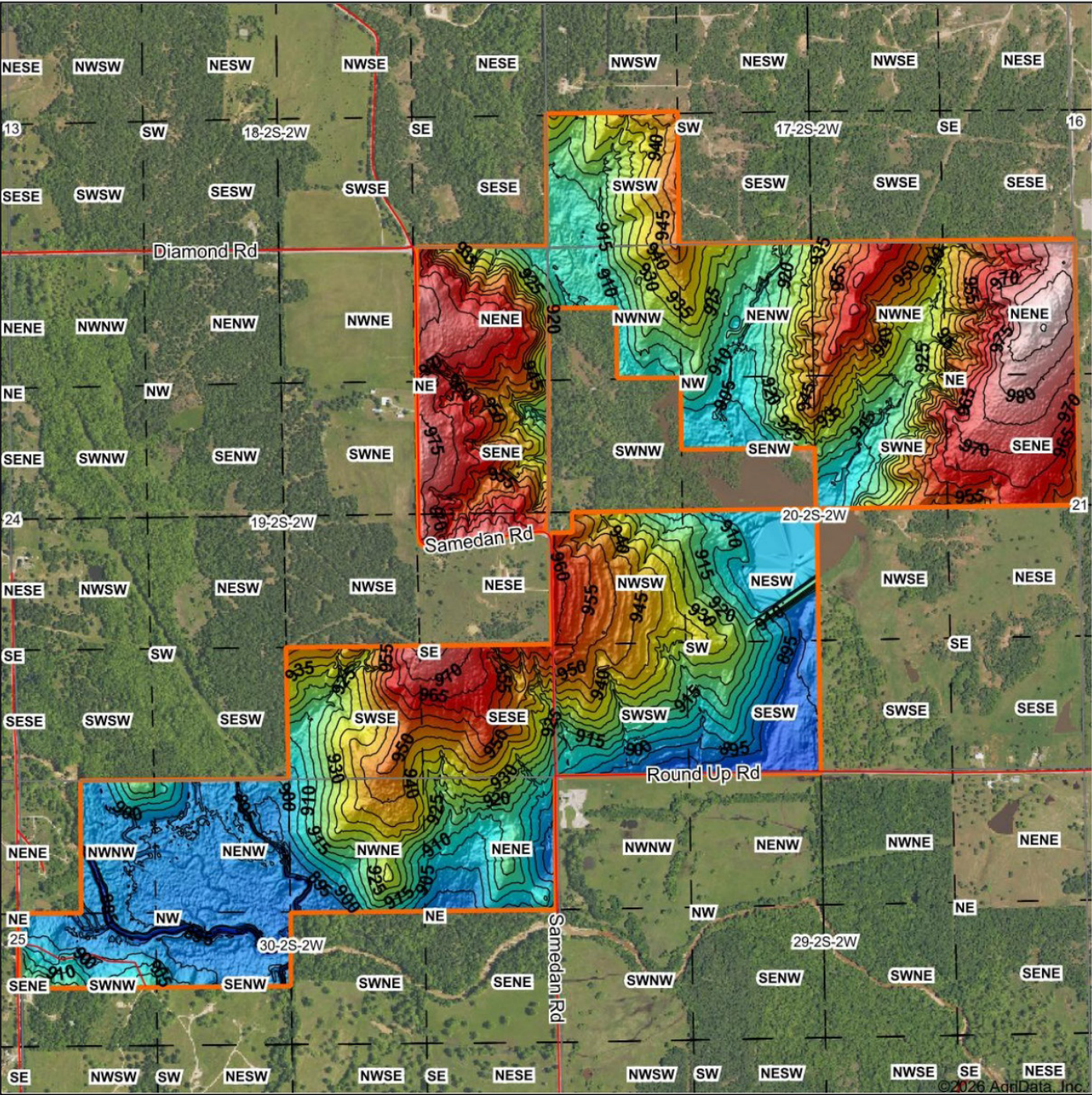


0ft 2308ft 4616ft

Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	82.42
PUBHh	Freshwater Pond	10.29
PEM1Fh	Freshwater Emergent Wetland	4.99
R4SBC	Riverine	2.14
PUSCh	Freshwater Pond	1.44
PUBFh	Freshwater Pond	0.42
R5UBF	Riverine	0.02
Total Acres		101.72

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

HILLSHADE MAP

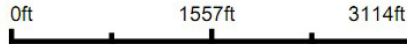


Maps Provided By



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Source: USGS 3 meter dem
Interval(ft): 5
Min: 878.1
Max: 991.5
Range: 113.4
Average: 929.3
Standard Deviation: 26.48 ft

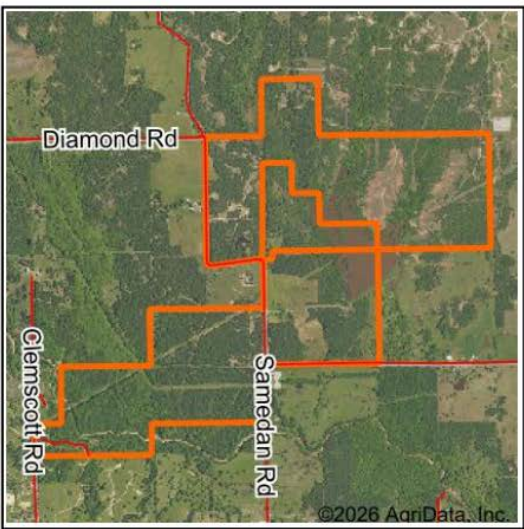
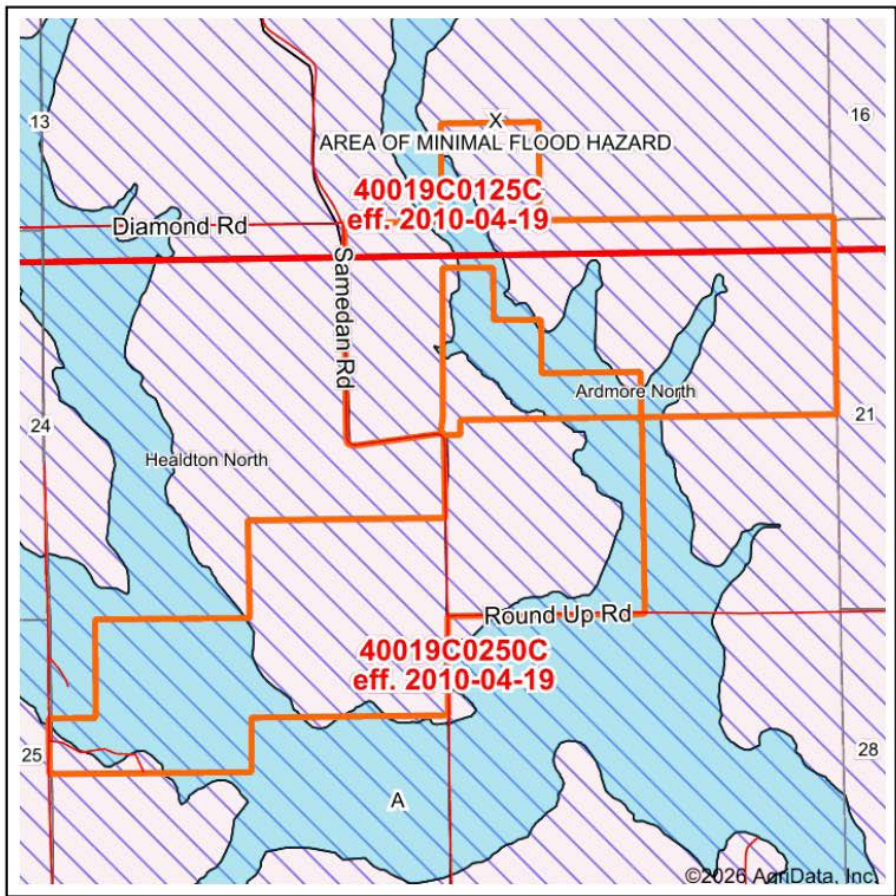


4/27/2026

19-2S-2W
Carter County
Oklahoma

Boundary Center: 34° 22' 4.75, -97° 26' 23.49

FEMA MAP



Map Center: 34° 22' 4.16, -97° 26' 21.69
State: OK Acres: 811.17
County: Carter Date: 4/27/2026
Location: 19-2S-2W
Township: Healdton North



Maps Provided By



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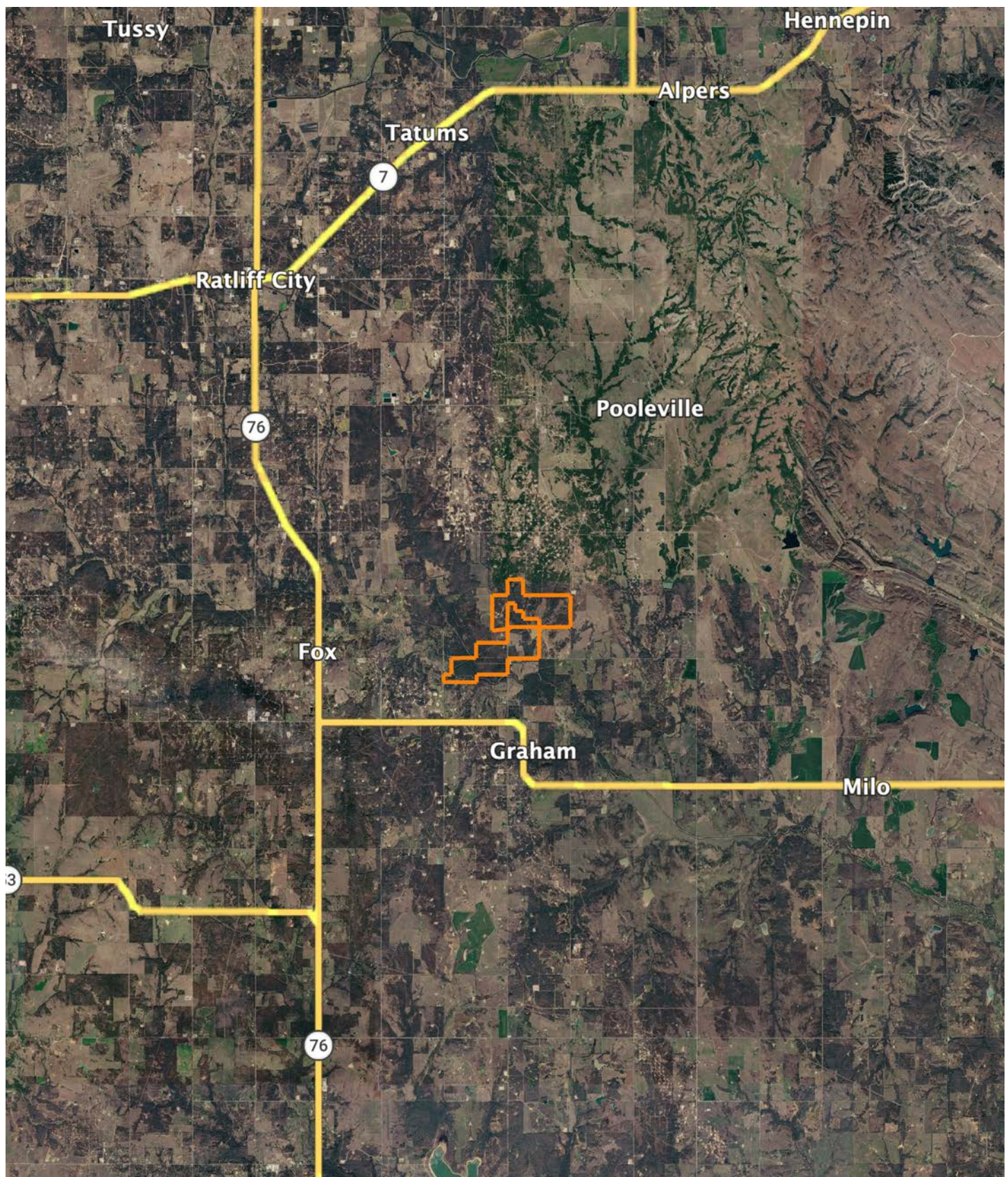
Name		Number	County	NFIP Participation	Acres	Percent
Carter County		400030	Carter	Regular	811.17	100%
Total					811.17	100%

Map Change		Date	Case No.	Acres	Percent
No				0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	595.84	73.5%
A		100-year Floodplain	205.39	25.3%
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	9.94	1.2%
Total			811.17	100%

Panel		Effective Date	Acres	Percent
40019C0250C		4/19/2010	701.75	86.5%
40019C0125C		4/19/2010	109.42	13.5%
Total			811.17	100%

OVERVIEW MAP



AGENT CONTACT

Braden Pollard has a great passion for land and the outdoors, something his clients easily relate to. He's seen land use from all sorts of different angles, from being the landowner to negotiating with them. He'll have you covered no matter buying or selling, regardless of what you're looking to achieve. Braden was born and raised in Ardmore, Oklahoma, a city that sits 90 miles from both Oklahoma City and the Dallas-Ft. Worth metroplex. After graduating from Ardmore High School, he went to the University of Oklahoma in Norman, OK, where he received his bachelor's degree. He spent over 12 years in the oil and gas industry, working up the ladder as a landman, project manager, land manager, and manager of corporate development.

At Midwest Land Group, he's able to utilize his passion for land and the great outdoors, while connecting buyers to sellers and vice versa. A lover of the land, Braden has been a hunting guide for many years, guiding deer, turkey and waterfowl hunts in southern Oklahoma. When he's not working, you might find him golfing, hunting, or spending time outdoors and with his family. Braden serves as a little league coach for his kids, sits on the Canadian County United Way Board of Directors, has guided for Stuart Ranch Outfitters, and is a Certified Oklahoma Abstractor. He lives in Piedmont with his wife Renee, son Easton, and daughter Scotty.



BRADEN POLLARD,
LAND AGENT

580.222.5265

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MidwestLandGroup.com

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