MIDWEST LAND GROUP PRESENTS

155 ACRES
GREER COUNTY, OK

East County Road 1350, Willow, Oklahoma 73673





MIDWEST LAND GROUP IS HONORED TO PRESENT

HUNT READY 155 +/- ACRES IN GREER COUNTY

Discover this outstanding 155 +/- acre property located just west of Willow in scenic Greer County, Oklahoma. This diverse tract offers over 150 feet of elevation change with breathtaking southern views extending to the distant Wichita Mountains. The property features convenient blacktop road frontage along its northern boundary, with electricity and rural water readily available at the road, as well as a newly installed gate for easy access. A one-acre pond nestled in the southwest corner of the property adds to its appeal and provides an excellent water source for wildlife.

The land boasts exceptional habitat diversity, with over 30 acres of prime Class II and III soils perfect for establishing food plots to enhance wildlife management. Native tree species include cottonwood, willow, hackberry, elm, mesquite, and redberry juniper, creating varied cover and food sources throughout the property. Two major drainages run north to south along the eastern and western boundaries, forming natural travel corridors that lead to expansive mesquite flats and adjacent agricultural fields. A seasonal spring flows through the western drainage down to the pond, providing an additional natural water source. The topography transitions beautifully from open grass pastures and small mesquite flats at the higher elevations down to dramatic gypsum hills that drop into the large drainage systems.

This turn-key hunting property comes complete with two 800-pound all-season spinner feeders and one MB Ranch King Little Buck blind mounted on a 5-foot stand. The grassland is in pristine condition, having remained ungrazed for several years, and features multiple native varieties, including side oats grama, bluestem, indiangrass, and buffalo grass. Wildlife is abundant, with healthy populations of whitetail deer, feral hogs, dove, and quail utilizing the property's excellent habitat. The adjacent tillable field to the west provides additional winter food sources, while the small mesquite flats offer ideal bedding areas, making this an exceptional opportunity for the serious hunter or outdoor enthusiast.



PROPERTY FEATURES

COUNTY: **GREER** | STATE: **OKLAHOMA** | ACRES: **155**

- Blacktop road frontage
- Electricity and rural water at the road
- 1 +/- acre pond
- 30+ acres of Class II and III soils
- 150+ feet of elevation change
- Seasonal spring
- Large drainages
- Diverse tree species
- Native vegetation
- Mountain views
- Nearby food sources
- Abundant wildlife
- Two 800-pound all-season spinner feeders are included
- MB Ranch King Little Buck blind on a 5-foot stand included
- 45 minutes to Elk City
- 2 hours 7 minutes to Amarillo
- 2 hours 14 minutes to Oklahoma City



30 +/- ACRES OF CLASS II AND III SOILS

The land boasts exceptional habitat diversity, with over 30 acres of prime Class II and III soils perfect for establishing food plots to enhance wildlife management.









1 +/- ACRE POND



NATIVE VEGETATION AND DIVERSE TREES







150+ FEET OF ELEVATION CHANGE







SEASONAL SPRING





HUNTING OPPORTUNITIES

This turn-key hunting property comes complete with two 800-pound all-season spinner feeders and one MB Ranch King Little Buck blind mounted on a 5-foot stand. Wildlife is abundant, with healthy populations of whitetail deer, feral hogs, dove, and quail utilizing the property's excellent habitat.



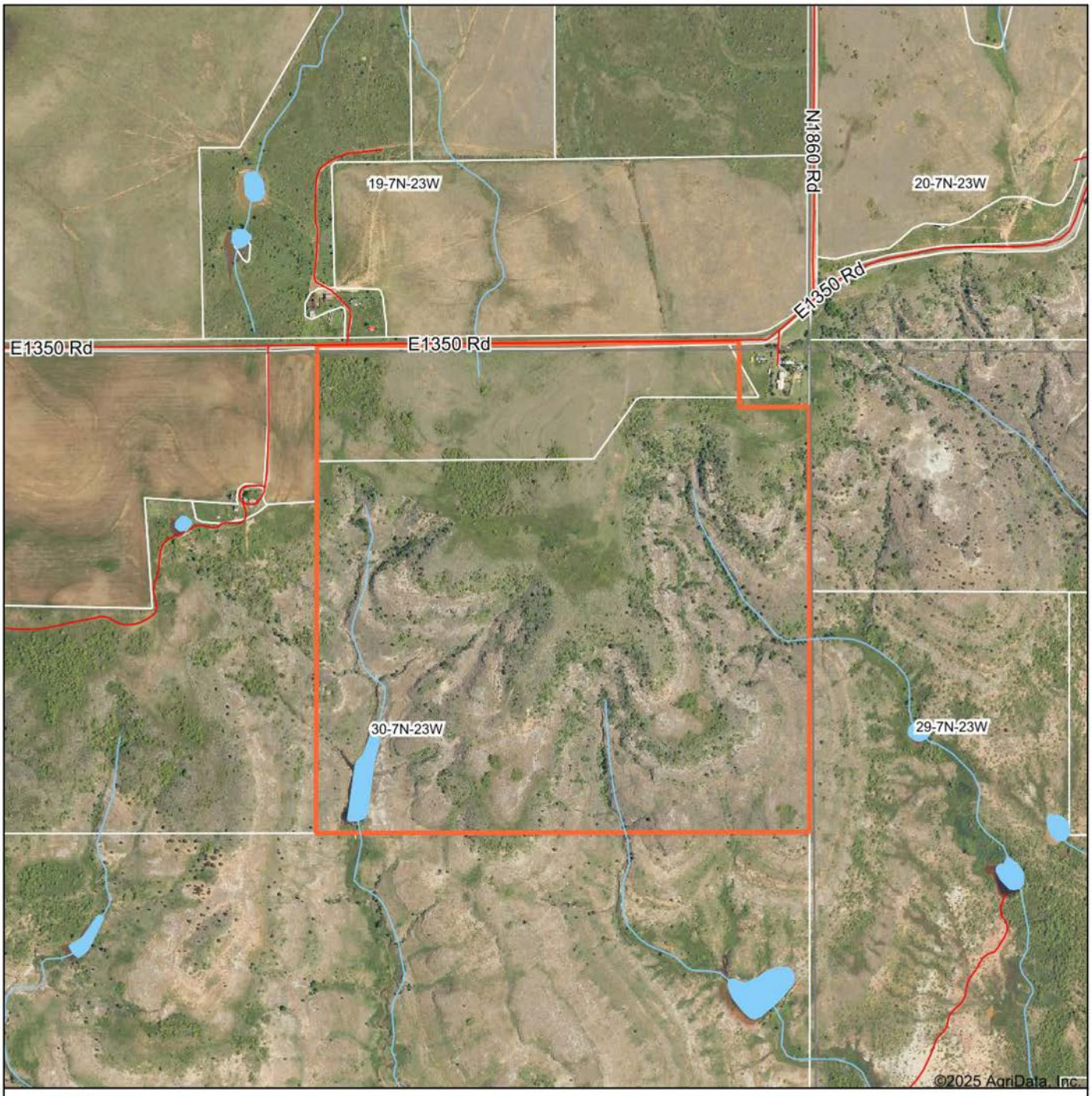








AERIAL MAP



Boundary Center: 35° 3' 19.33, -99° 39' 51.15

0ft 828ft 1657ft

30-7N-23W
Greer County
Oklahoma

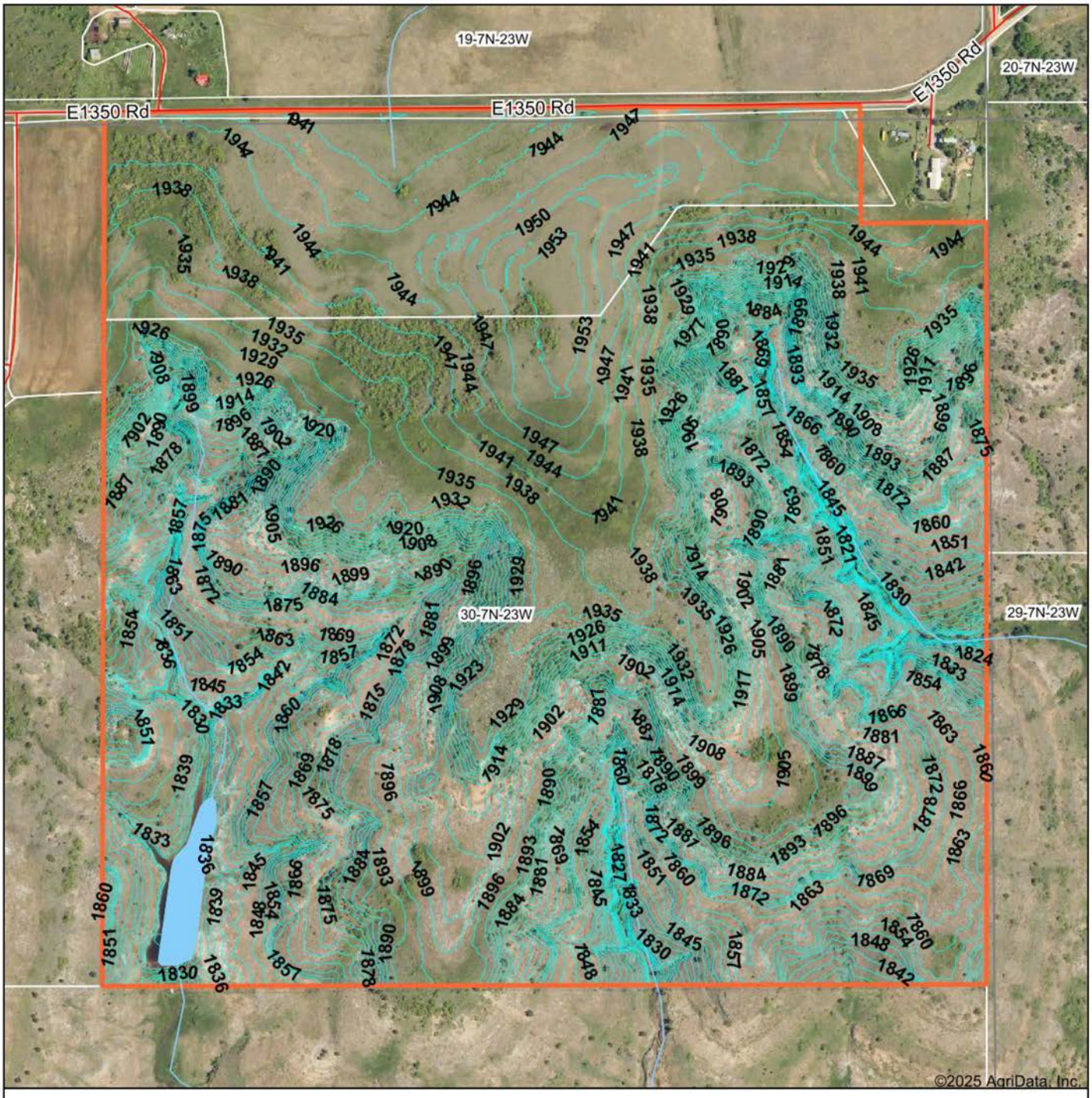
N W E S

9/18/2025

Maps Provided By:
surety CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

TOPOGRAPHY MAP



Maps Provided By:
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Field borders provided by Farm Service Agency as of 5/21/2008.

Source:	USGS 1 meter dem
Interval(ft):	3.0
Min:	1,802.6
Max:	1,955.7
Range:	153.1
Average:	1,900.1
Standard Deviation:	38.19 ft

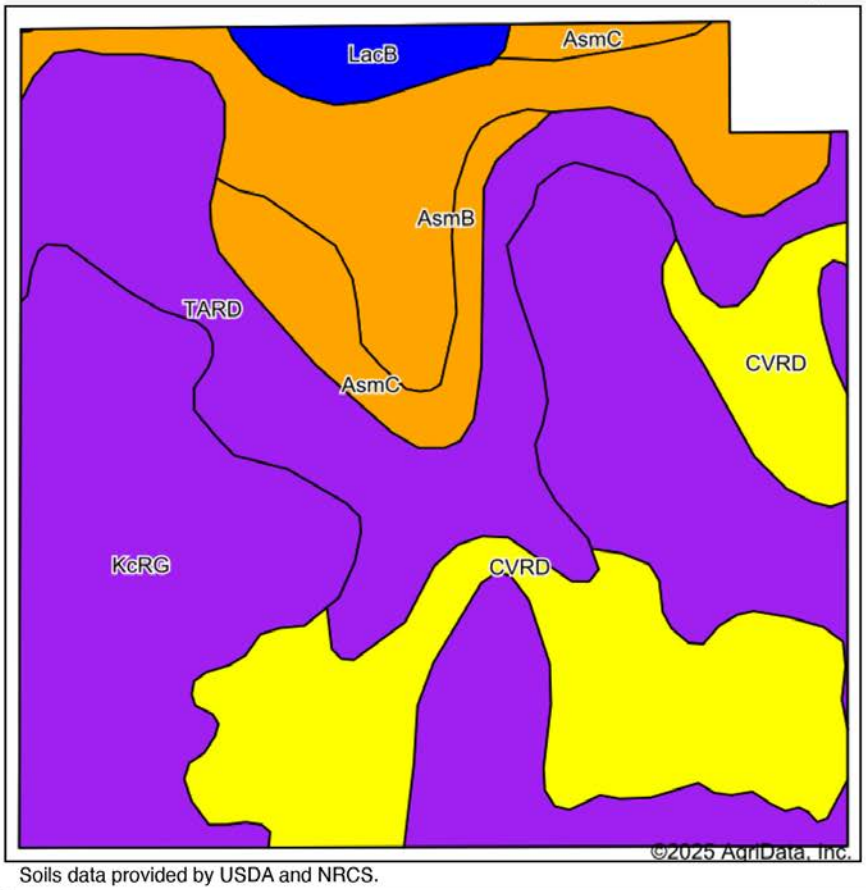
0ft 462ft 925ft

9/18/2025

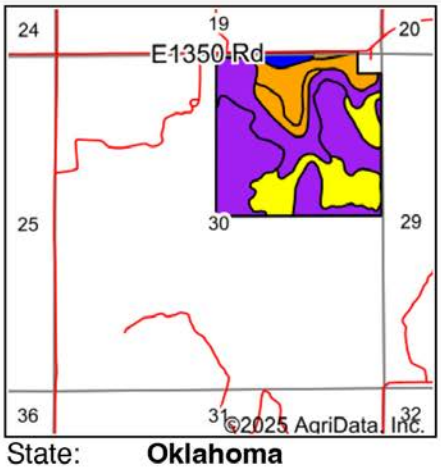
30-7N-23W
Greer County
Oklahoma

Boundary Center: 35° 3' 19.33, -99° 39' 51.15

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
County: **Greer**
Location: **30-7N-23W**
Township: **Northwest Greer**
Acres: **155.37**
Date: **9/18/2025**

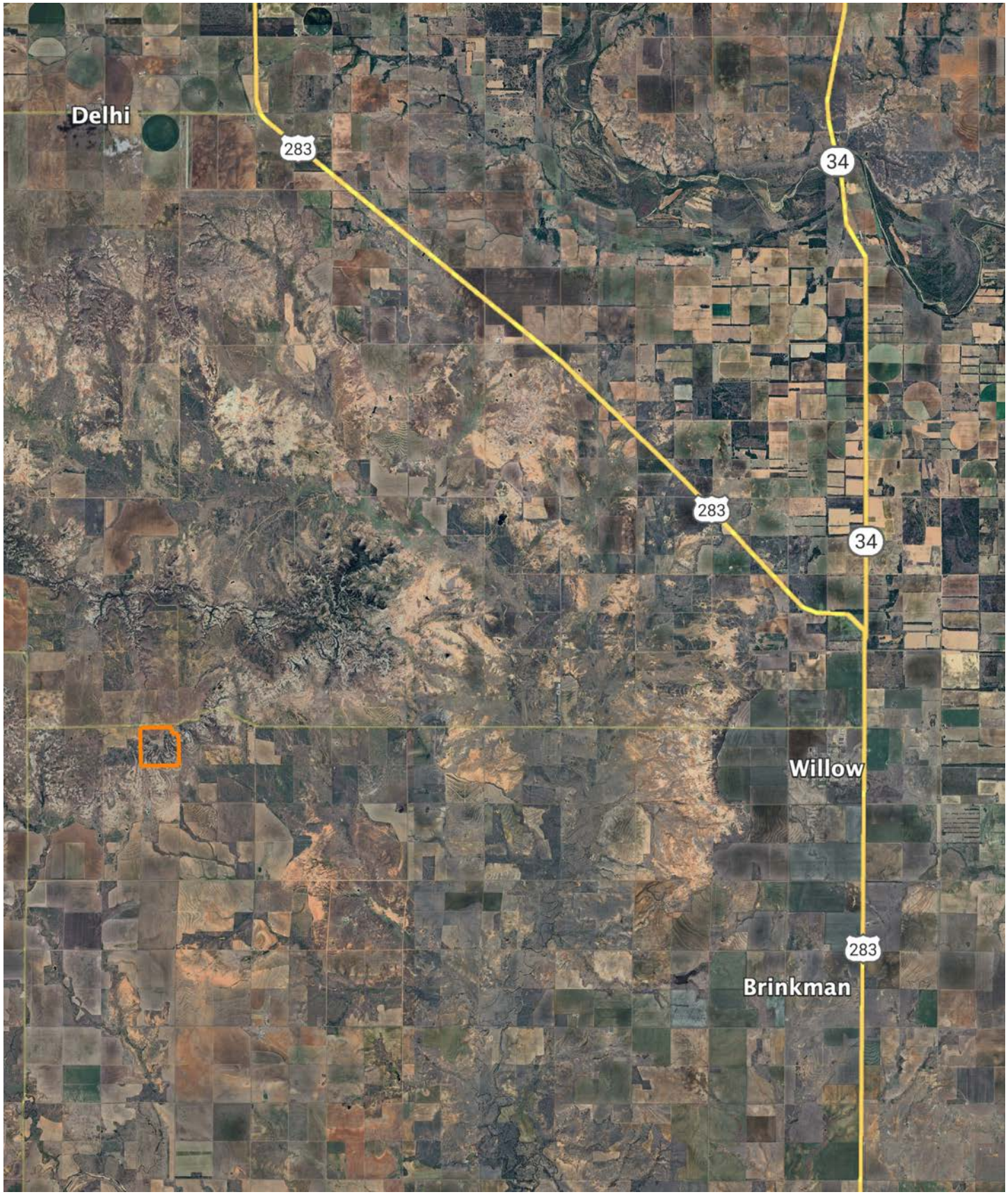
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N W S

Area Symbol: OK055, Soil Area Version: 22

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
KcRG	Knoco soils and Rock outcrop, 12 to 40 percent slopes	60.75	39.1%		VIIe		1364		10	7	9	7	4
CVRD	Cottonwood-Vinson-Rock outcrop complex, 1 to 8 percent slopes	32.19	20.7%		IVs	IVs	1593		21	16	15	21	14
TARD	Talpa-Aspermont-Rock outcrop complex, 1 to 8 percent slopes	30.95	19.9%		VIIs		1316		24	18	17	24	17
AsmB	Aspermont silt loam, 1 to 3 percent slopes	19.16	12.3%		IIIe	IIIe	1700	17	51	31	39	51	39
AsmC	Aspermont silt loam, 3 to 5 percent slopes	8.64	5.6%		IIIe	IIIe	1700	13	51	31	39	51	38
LacB	La Casa silty clay loam, 1 to 3 percent slopes	3.68	2.4%		IIe	IIe	1535	27	46	32	40	46	42
			Weighted Average		**5.54**	***-**	**1466.1**	**3.5**	***n 23.3**	***n 15.9**	***n 17.9**	***n 22.1**	***n 15.8**

OVERVIEW MAP



AGENT CONTACT

Jake Ayers stands as a dedicated land agent with Midwest Land Group, serving the expanse of Western Oklahoma with a profound connection to the land and its values. Born and bred in Lawton, Oklahoma, Jake's roots run deep in the heartland. A graduate of Oklahoma State University with a major in Agribusiness, his academic background is a testament to his commitment to understanding the intricacies of land and agriculture. Residing in Snyder, OK with his wife Morgan, Jake's life is steeped in the rural and outdoor lifestyle, having been raised on the family farm/ranch. His hobbies are not just pastimes but are the foundations of his expertise. Whether bow hunting whitetails or turkey hunting across the country, Jake's pursuits in hunting and fishing have given him an intimate understanding of land and wildlife management. Jake's career in land sales is driven by a deep-seated passion for the outdoors and a divine calling to be a steward of the land. He understands the emotional connections families have to their properties and is committed to assisting clients in buying or selling with the utmost respect and dedication. Beyond his personal experiences, Jake's involvement in the community through the First Baptist Church in Snyder and organizations like NWTF and local QDMA chapter demonstrates his commitment to service and continuous learning. What sets Jake apart is his blend of strong work ethic, firsthand experience in managing a versatile property, and a deep understanding of the sentimental value attached to land. His commitment to excellence and understanding of both the emotional and practical aspects of land ownership make him the ideal agent for anyone looking to buy or sell property in the heartland. Trust Jake Ayers to guide you through your land journey with expertise, dedication, and a personal touch.



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MIDWEST LAND GROUP

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