MIDWEST LAND GROUP PRESENTS

A PRIVATE 39 +/- OKLAHOMA RETREAT WITH UNRESTRICTED POTENTIAL



39.112 ACRES
McCLAIN COUNTY
OKLAHOMA







A PRIVATE 39 +/- OKLAHOMA RETREAT WITH UNRESTRICTED POTENTIAL

COUNTY: McCLAIN | **STATE:** OKLAHOMA | **ACRES:** 39.112

Positioned just northeast of Washington in McClain County, this 39.112 +/- acre property offers an exceptional combination of privacy, mature timber, existing improvements, and convenient access to Norman and Oklahoma City. Featuring approximately 660 feet of blacktop frontage along the western boundary, the property offers excellent accessibility while maintaining the seclusion and flexibility that make rural acreage so desirable. Located outside the limits of any incorporated municipality, the property provides added freedom and flexibility for future development without city municipal restrictions. The heavily wooded landscape, mature trees, and abundant wildlife create an ideal setting for a private estate, recreational retreat, horse property, or family compound.

The property offers several existing improvements and utilities that add considerable value and provide a head start for future development. A separate homesite features a one-bedroom residence ready for renovation, with a new roof, siding, windows, exterior paint, and completed electrical service. A historic barn adds character and potential utility to the property. The larger acreage includes its own electric service, an existing water well, a gravel pad, and a lease road providing access to the back acreage. With established utility infrastructure, multiple potential building areas, mature hardwoods, and abundant wildlife, this property offers a unique opportunity to create something truly special while retaining the privacy of a heavily wooded country setting.

Location is another standout feature, with Washington Public Schools just 3 miles away, the University of Oklahoma approximately 12 miles away, and downtown Oklahoma City roughly 30 miles away. Its proximity to Norman and the University of Oklahoma makes this an especially attractive opportunity for an Oklahoma Sooners game-day getaway, offering a private place to escape, entertain, and enjoy football weekends without sacrificing convenience. Whether you envision a weekend retreat, private estate, family compound, or recreational property with room to grow, this 39.112 +/- acre offering delivers the combination of location, accessibility, existing improvements, and unrestricted potential that is increasingly difficult to find in central Oklahoma. Schedule your private tour today. Call Braden Pollard at (580) 222-5265.

PROPERTY FEATURES

- 39.112 +/- acres of heavily wooded land
- 660 feet of blacktop frontage
- Multiple build-site locations
- Outside incorporated municipal boundaries
- Mature trees and abundant wildlife
- Existing one-bedroom home with substantial exterior improvements
- Historic barn
- Small pond north of the existing structure
- Existing electric service and water well
- Additional electric service on the larger acreage
- Large gravel pad
- Lease road providing access to back acreage
- Extensive trail system throughout
- Washington School District
- 3 miles to Washington Schools
- 12 miles to the University of Oklahoma
- 30 miles to downtown Oklahoma City
- Excellent potential for a private estate, horse property, family compound, or OU gameday retreat



ONE BEDROOM HOME



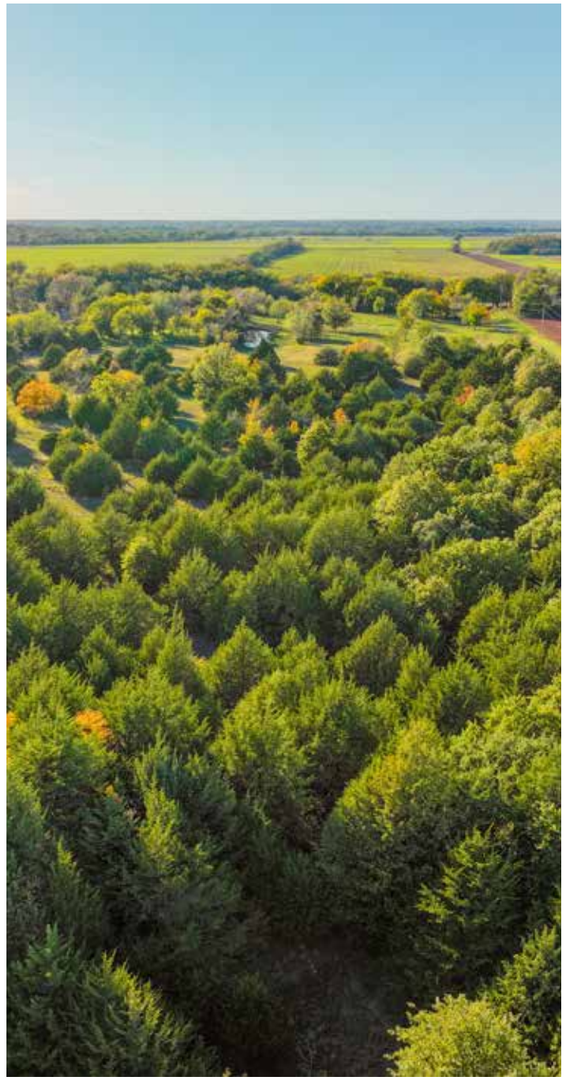


WOODED LAND

The heavily wooded landscape, mature trees, and abundant wildlife create an ideal setting for a private estate, recreational retreat, horse property, or family compound.















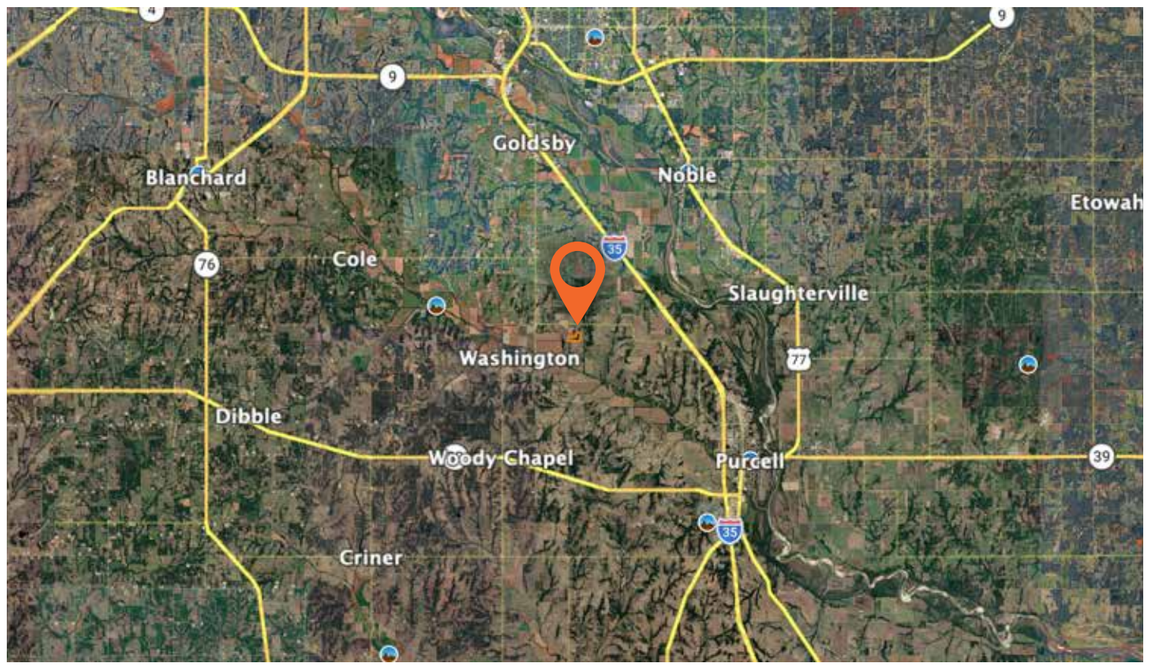




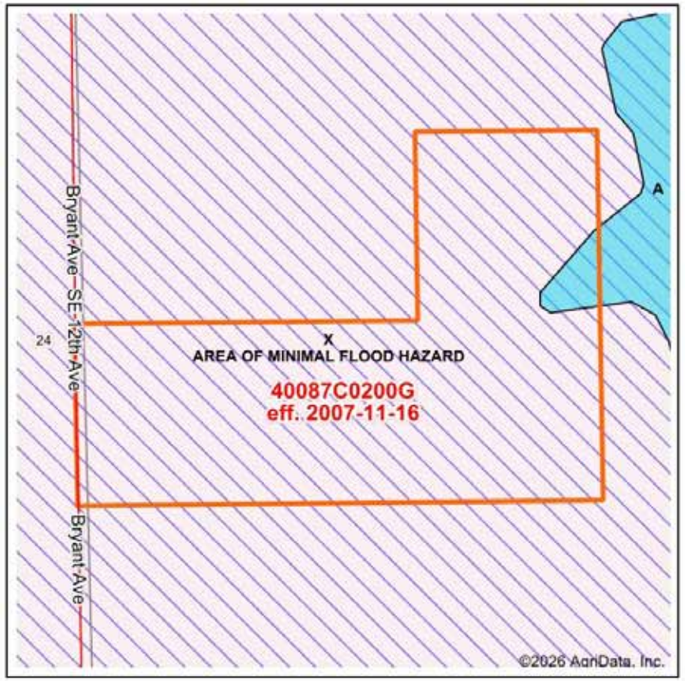


AERIAL MAPS





FEMA MAP





Map Center: 35° 4' 3.8, -97° 27' 21.18

State:	OK	Acres:	39.88
County:	McClain	Date:	11/12/2026
Location:	19-7N-2W		
Township:	Purcell		

Maps Provided By:

surety CUSTOMIZED ONLINE MAPPING

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N W E S

Name	Number	County	NFIP Participation	Acres	Percent
McClain County	400538	McClain	Regular	39.88	100%
			Total	39.88	100%

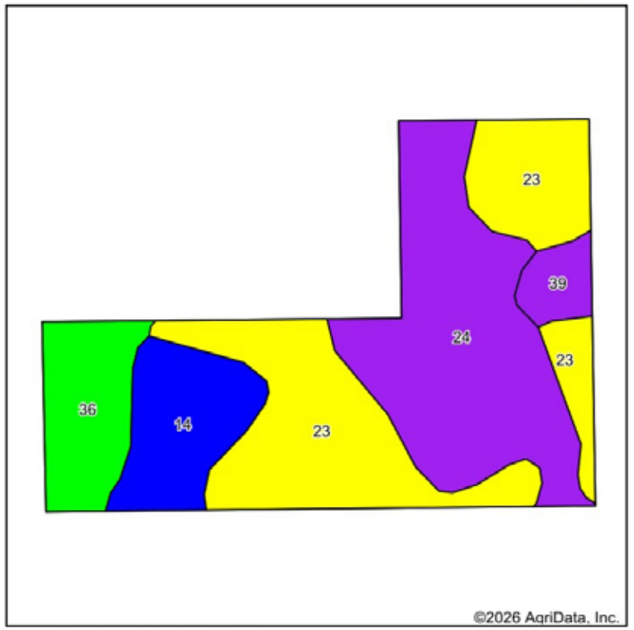
Map Change	Date	Case No.	Acres	Percent
No			0	0%

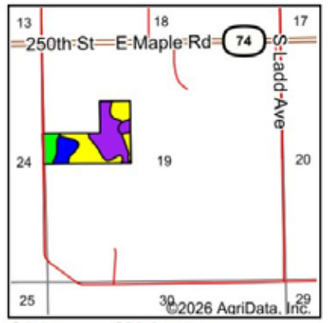
Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	38.96	97.7%
A		100-year Floodplain	0.92	2.3%
		Total	39.88	100%

Panel	Effective Date	Acres	Percent
40087C0200G	11/16/2007	39.88	100%
	Total	39.88	100%

Flood related information provided by FEMA

SOILS MAP





State: **Oklahoma**
County: **McClain**
Location: **19-7N-2W**
Township: **Purcell**
Acres: **39.88**
Date: **11/12/2026**

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

Soils data provided by USDA and NRCS.

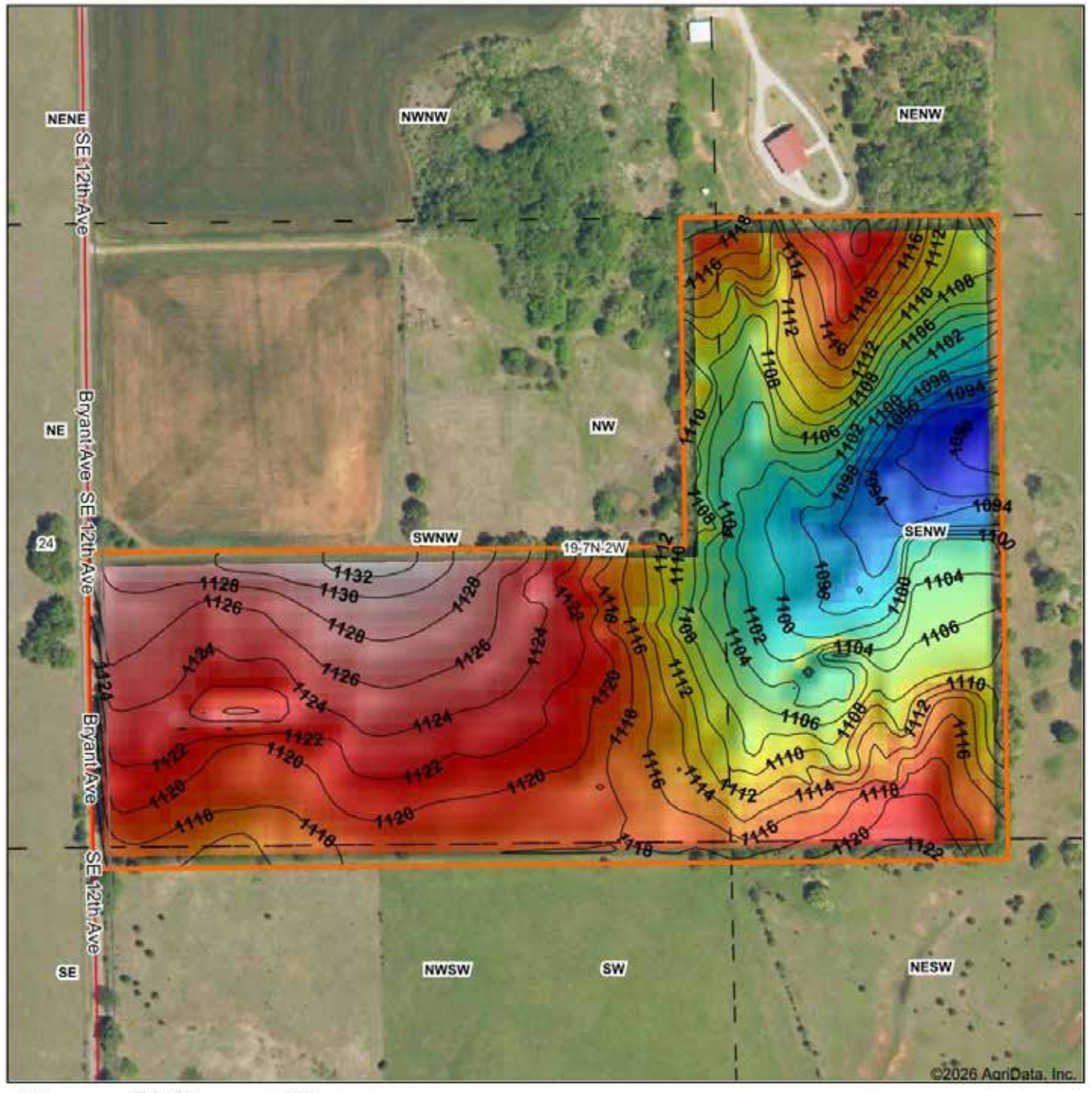
Area Symbol: OK087, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
23	Konawa loamy fine sand, 3 to 8 percent slopes	14.70	36.9%		Well drained	IVe	IVe	3510	48	42	44	48	32
24	Konawa-Gullied land complex, 3 to 8 percent slopes	14.07	35.3%		Well drained	VIe		0	7	6	7	6	
14	Grant silt loam, 3 to 5 percent slopes, eroded	5.03	12.6%		Well drained	IIe	IIe	0	57	43	49	57	39
36	Pond Creek silt loam, 1 to 3 percent slopes	4.59	11.5%		Well drained	I	I	4747	67	59	58	67	42
39	Ashport, Port and Pulaski soils, 0 to 1 percent slopes, frequently flooded	1.49	3.7%		Well drained	Vw		6247	52	46	50	51	11
					Weighted Average	**4.15**	***-**	**2073.6**	***n 37**	***n 31.5**	***n 33.4**	***n 36.6**	***n 22**

*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.

HILLSHADE MAP



Low Elevation High

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Source: USGS 10 meter dem
Interval(ft): 2
Min: 1,089.2
Max: 1,131.6
Range: 42.4
Average: 1,114.0
Standard Deviation: 9.74 ft

0ft 323ft 645ft

11/12/2026

19-7N-2W
McClain County
Oklahoma

Boundary Center: 35° 4' 4.58, -97° 27' 21.43

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

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