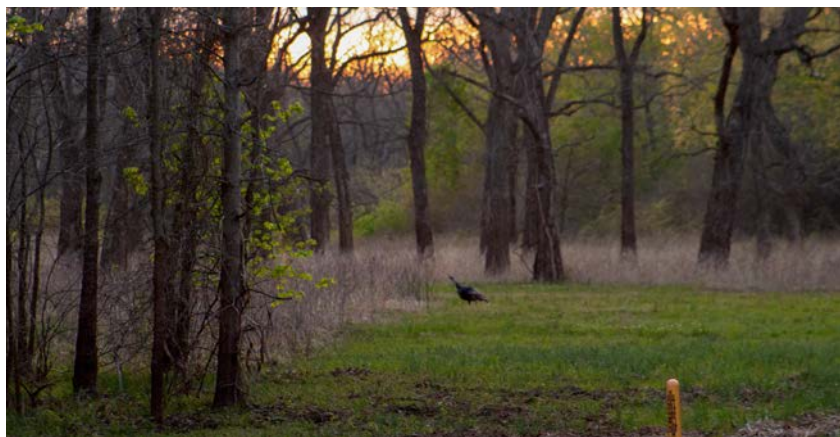
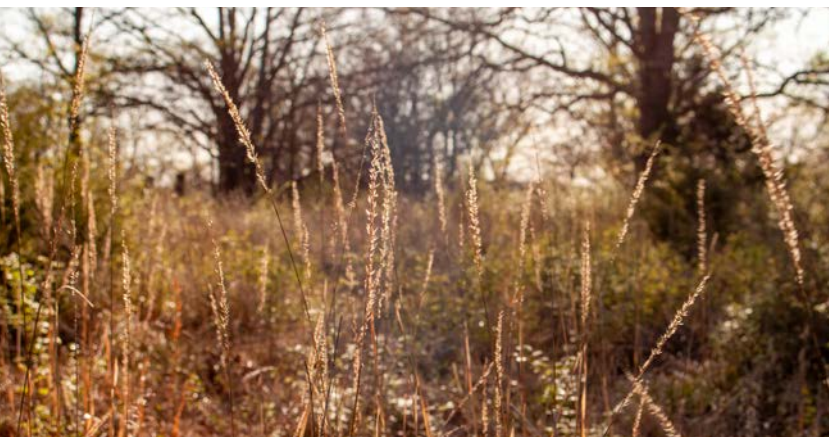


MIDWEST LAND GROUP PRESENTS



OKMULGEE COUNTY, OK

170 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DEEP FORK RIVER SPORTSMAN'S RETREAT WITH BREATHTAKING BUILD SITE

If you're looking for a property that hunts big, holds game, and offers year-round adventure, this 170 +/- acre Deep Fork River tract in Okmulgee County is the kind of place that doesn't come around often. Just 15 minutes from Beggs and within easy reach of Tulsa and OKC, it delivers that rare blend of seclusion, adventure, and outdoor opportunity. Whether you're chasing whitetails, calling turkeys, or fishing for catfish off your own private sandbar, this land is set up to perform.

Perched 70' above the river and surrounded by mature oaks, a premier build site offers panoramic views of the Deep Fork bottomland — the perfect spot for your dream cabin or home. With rural water, electric, and internet nearby, you won't have to sacrifice comfort for seclusion.

The habitat diversity here is outstanding — 40 +/- acres of cross-timbers/oak savannah blend into over 130 +/- acres of productive bottomland with mature and young pecan trees, mixed cover, and natural water sources everywhere you look. This mix of hard mast — from acorns in the uplands to pecans in the bottomland — provides critical attraction for deer, turkey, and hogs. Nearly 200 feet of elevation change, river, and creeks form natural travel corridors for wildlife promising great stand locations with plenty of action. Giant boulders, towering trees, and a scenic stair-stepped waterfall provide an incredible backdrop for some epic adventures. A cleared pipeline acts as a long, open corridor ideal for spring strutters, while the ponds, river frontage, and seasonally flooded bottomland round

out a multi-species setup that keeps the action going all year. Existing ATV trails provide access to a majority of the property while a minimal amount of additional clearing could unlock even easier access throughout.

While these features alone make this a stellar recreational property, what sets this one apart is the bordering public land — with a major twist. The Deep Fork River bends in a way that effectively landlocks over 30 +/- acres of Okmulgee Public Hunt Area, offering practically exclusive access to a whitetail sanctuary through this property. These bonus huntable acres, combined with the natural funnels, dense cover, and ample food and water make this a serious whitetail producer that only gets better as hunting pressure increases.

Whether you're looking to build a weekend getaway or finally claim a recreational property that checks every box, this place delivers. The rare combination of private river frontage, secluded access, elevation, diverse habitat, and natural features like rock outcroppings and waterfalls make it truly one-of-a-kind. It's the kind of ground that begs to be explored, hunted, fished, and enjoyed year-round — the perfect basecamp for a life outdoors.

Don't miss your opportunity to own a piece of ground with a combination of features you simply won't find anywhere else. Call Ryan Huggins at (405) 481-4647 to schedule your private tour!

PROPERTY FEATURES

PRICE: **\$561,000** | COUNTY: **OKMULGEE** | STATE: **OKLAHOMA** | ACRES: **170**

- Elevated cabin/home build site with breathtaking views overlooking Deep Fork River
- Rural water, electric, and internet close by
- Nearly 200' of elevation change with 70' drop west and south of build site
- 40 +/- acres of cross-timbers / oak savannah habitat
- 130 +/- acres of bottomland habitat with mature and young pecan trees
- Diverse mix of cover and openings
- Whitetail deer, wild hogs, turkeys, ducks
- Steep terrain features and water funnel deer traffic for great stand locations
- ATV trails throughout
- Cleared pipeline perfect for tom strut zone
- Ample roost tree locations
- River access including a private sandbar for fishing and camping
- Deep Fork Frontage known for catfish (blue, channel, and flathead), bass (including largemouth and sand bass), and even crappie
- Two ponds, one stocked with beautiful water quality.
- Multiple low-lying areas prone to flooding for ducks
- Gorgeous rock outcroppings
- Stair step waterfall and rock bottom creeks
- Potential for pecan crop with clearing
- 15 minutes to Beggs, 45 minutes to downtown Tulsa, 1.5 hours to Downtown OKC, 3.75 hours to downtown Dallas



ELEVATED BUILD SITE

Perched 70' above the river and surrounded by mature oaks, a premier build site offers panoramic views of the Deep Fork bottomland — the perfect spot for your dream cabin or home. With rural water, electric, and internet nearby, you won't have to sacrifice comfort for seclusion.



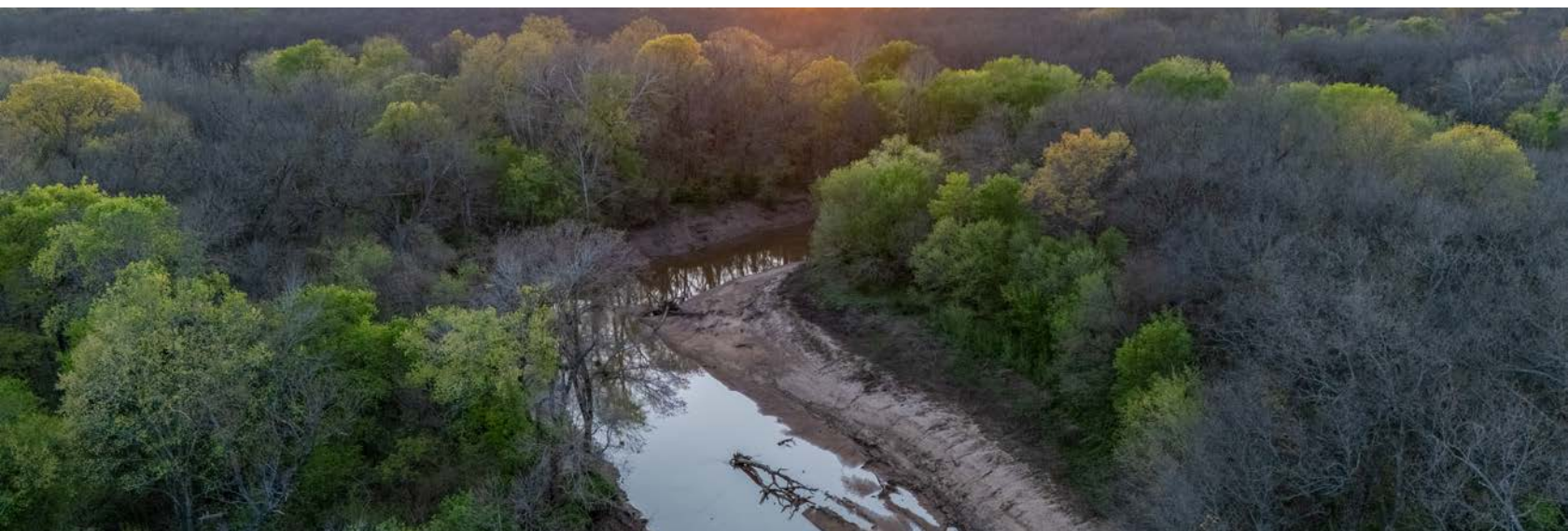
TWO PONDS



STEEP TERRAIN FEATURES



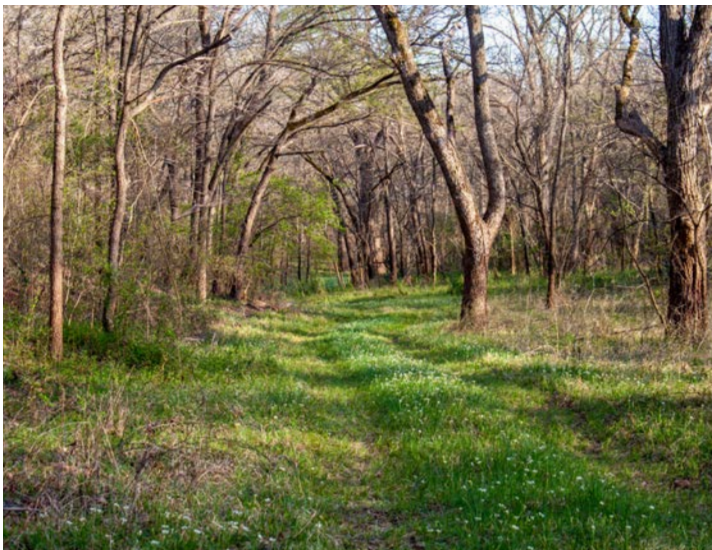
DEEP FORK RIVER



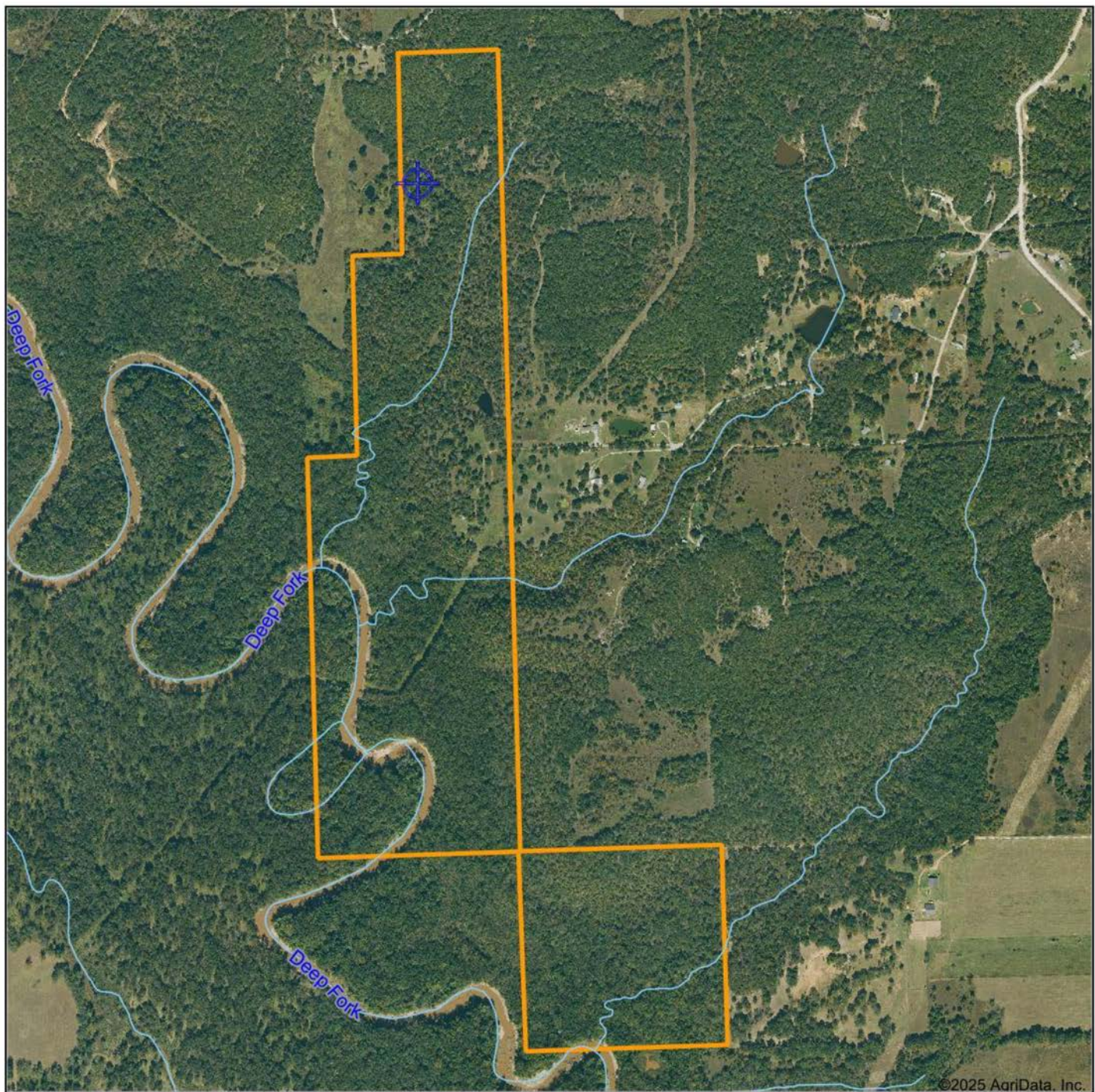
130 +/- ACRES BOTTOMLAND HABITAT



ATV TRAILS THROUGHOUT



AERIAL MAP



Boundary Center: 35° 41' 43.97, -96° 5' 58.54

0ft 1017ft 2034ft



Maps Provided By:



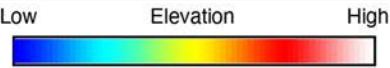
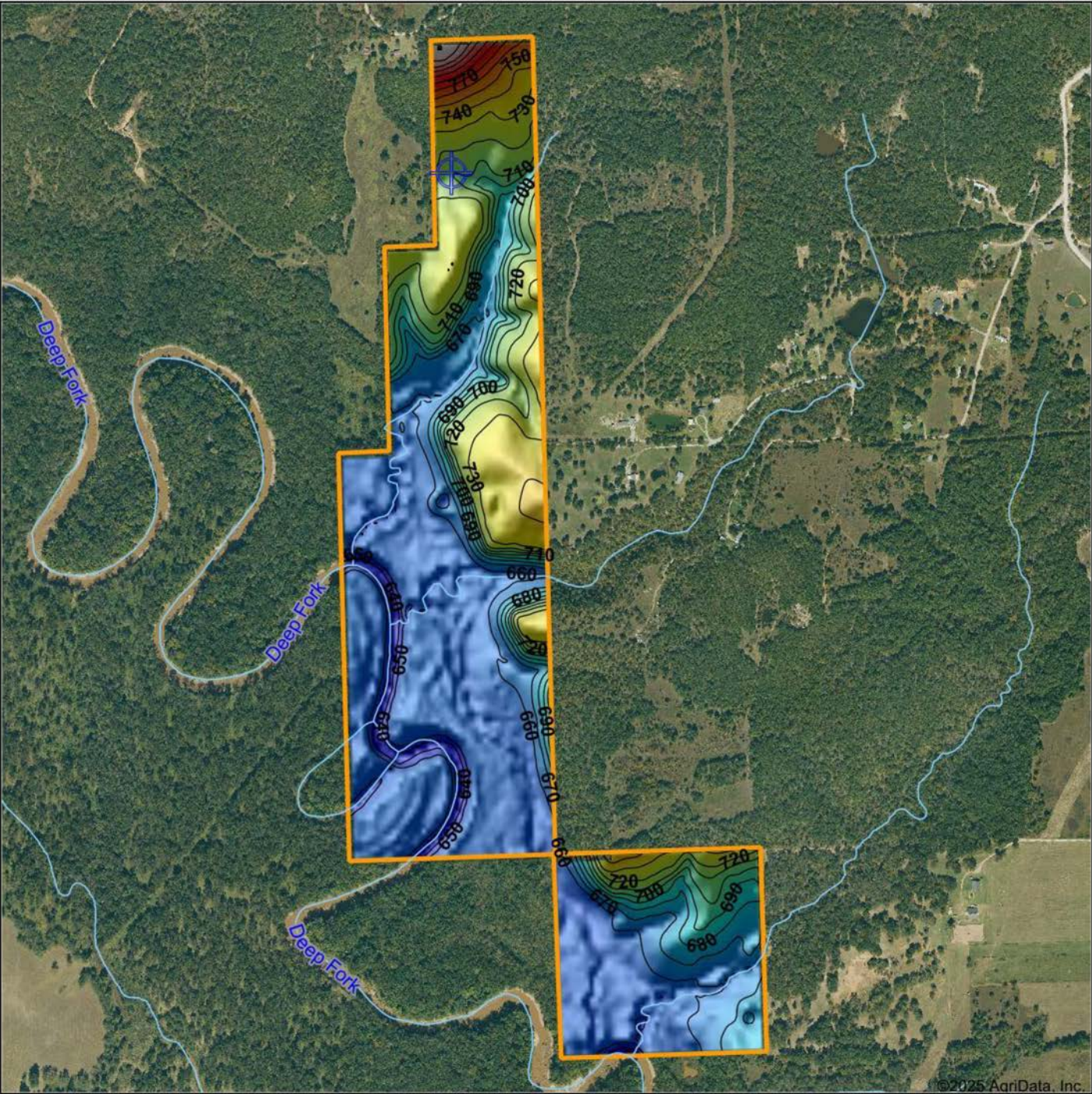
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13-14N-11E
Okmulgee County
Oklahoma



4/4/2025

HILLSHADE MAP



Maps Provided By:



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Source: USGS 10 meter dem
Interval(ft): 10
Min: 637.6
Max: 827.0
Range: 189.4
Average: 680.8
Standard Deviation: 33.27 ft

0ft 1003ft 2005ft

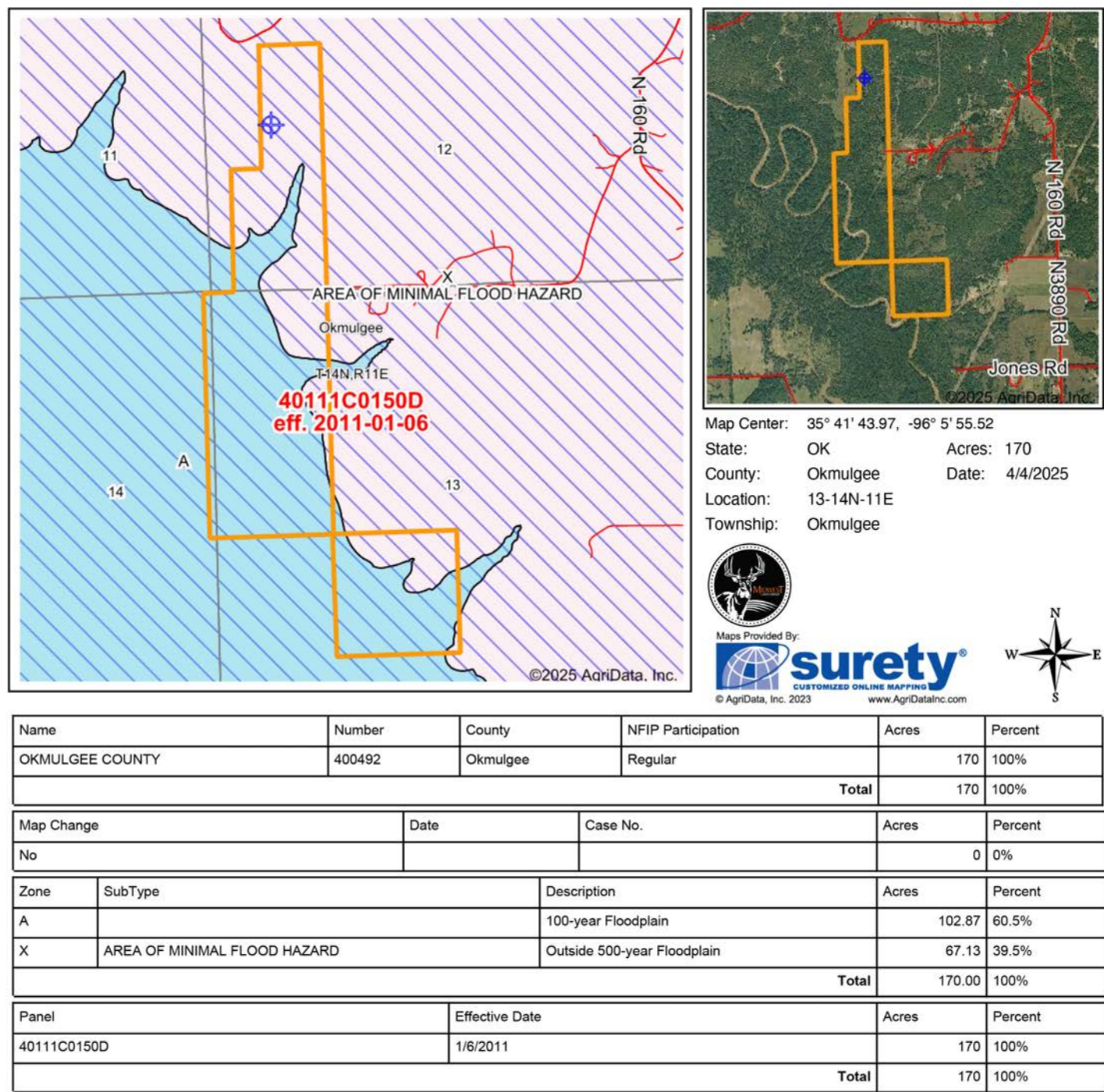


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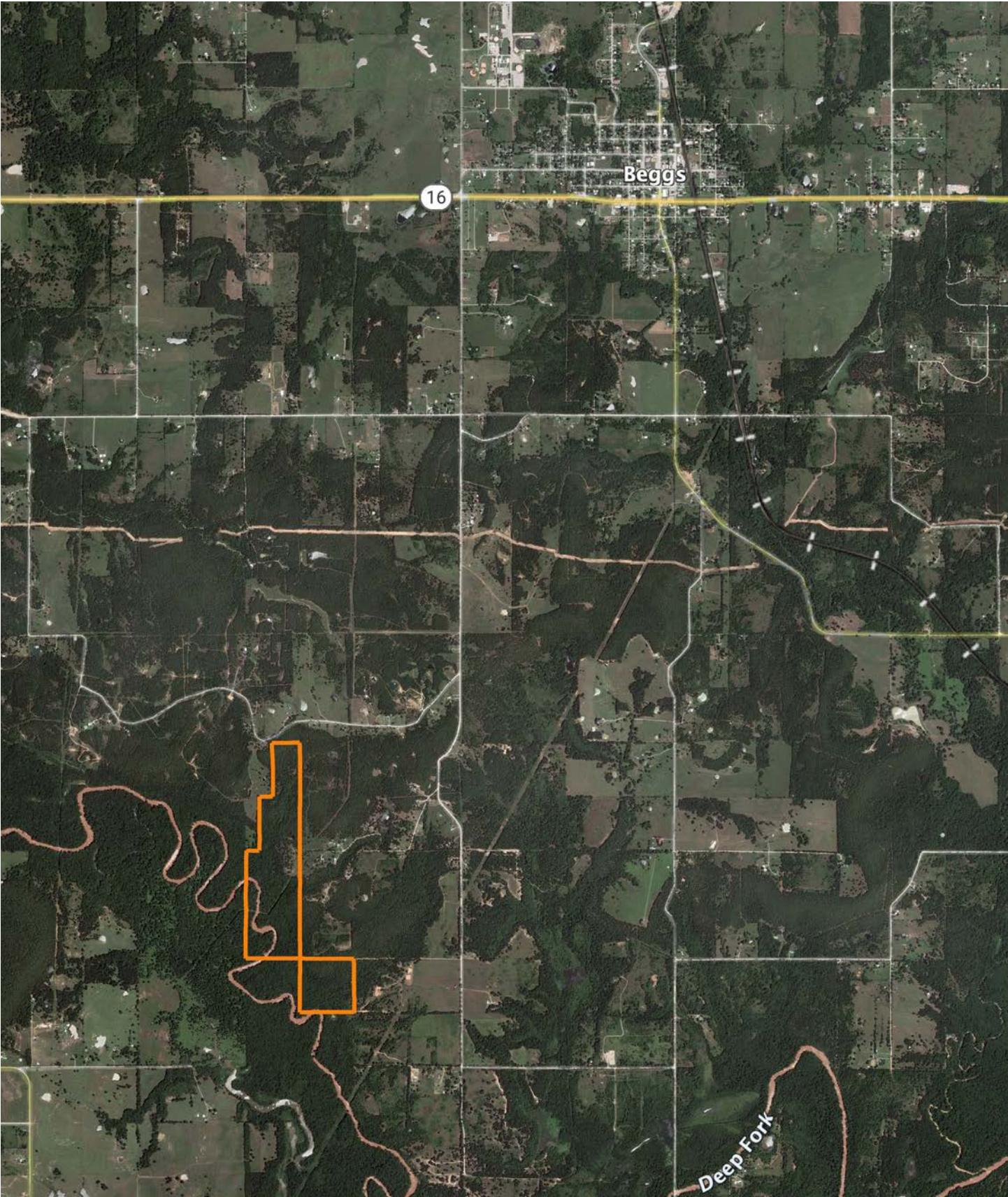
13-14N-11E
Okmulgee County
Oklahoma

Boundary Center: 35° 41' 43.97, -96° 5' 58.54

FEMA MAP



OVERVIEW MAP



AGENT CONTACT

Ryan Huggins grew up in Ardmore, Oklahoma, where his passion for land was instilled at an early age. He and his father, a wildlife biologist, spent countless hours in the deer woods, learning firsthand about habitat, conservation, and the deep connection people have with the land. Those early experiences didn't just shape his love for the outdoors—they laid the foundation for his career in land sales, where he now helps others find and sell their own piece of ground.

Faith and family are the why behind everything Ryan does. For years, he has been deeply involved with his church community, leading worship and serving in various volunteer, staff, and pastoral roles. He approaches his work with the same heart for service, believing that every land transaction is more than a sale—it's an opportunity to make a meaningful impact. Ryan currently lives in McCloud with his wife, Ashley, and their four children, finding his greatest joy in the time spent with them.

Before joining Midwest Land Group, Ryan built and ran a thriving home repair and remodeling business in the OKC metro for nearly a decade. His reputation for professionalism, integrity, and delivering top-tier service made him a trusted name in his industry—qualities he now brings to every land deal. With a sharp eye for both a property's current value and future potential, Ryan helps buyers see beyond what a piece of land is to what it can become. As he puts it, "I'm creative and can help people catch a vision for what's possible. I'm a constant learner—every piece of ground I walk, every interaction I have, and every book I read brings something new to the next client I serve."

With a dedication to providing outstanding service, a tireless work ethic, and a true passion for land, Ryan stands out in the industry. Whether he's selling a cherished farm or helping clients secure their dream hunting retreat, he ensures every step is smooth, successful, and deeply rewarding.



RYAN HUGGINS

LAND AGENT

405.481.4647

RHuggins@MidwestLandGroup.com



MidwestLandGroup.com

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