

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

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# POTTAWATOMIE COUNTY OKLAHOMA



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# NATIVE GRASS, PECANS, AND BUILD SITE WITH VIEWS

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If you're after a property that checks the boxes for country living, forage production, and outdoor recreation, this 80 +/- acre tract outside Asher is worth a hard look. Tucked at the end of a quiet dead-end road, just 8 minutes from town and under an hour from OKC, it's a rare blend of seclusion, utility, and raw potential - the kind of place that's getting harder to find.

This isn't a worn-out piece of ground. It boasts native grasses that stand healthy and strong, offering solid grazing potential for a grazing operation or hobby farm. Fenced on three sides and scattered with mature pecans and a diversity of oaks, the landscape is a perfect mix of upland rolling into shaded draws and creek bottoms that define the property's natural character. With utilities nearby and multiple build sites offering long views and beautiful western sunsets, it sets up perfectly for a home, cabin, or base for a working homestead.

For the sportsman, it hunts right. The terrain naturally funnels wildlife - with deep, timbered draws, creek crossings, and bedding cover holding deer, hogs, and spring gobblers. When walked recently, the property lit up with sign: deer bounding from beds along the creek, turkey gobbles echoing across the ridges, and hog tracks thick in the bottoms. The main creek frequently runs water and, with the right vision, could be dammed to create a 2-4 acre pond thanks to a solid watershed backing it up.

Whether you're looking to build a home, run livestock, or step out your back door and climb into a stand - this one delivers. It's not just another pasture or patch of woods. It's the kind of ground where you can raise a family, chase game, work the land, and watch the sun drop behind the oaks at the end of a long day. Call Ryan Huggins at (405) 481-4647 to schedule your private tour.





# PROPERTY FEATURES

PRICE: **\$275,000** | COUNTY: **POTTAWATOMIE** | STATE: **OKLAHOMA** | ACRES: **80**

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- County road frontage on a peaceful dead-end road
- Multiple potential homesites with views
- Utilities close by
- Mature pecan trees throughout provide income potential
- Diversity of oak species
- Deep draws and drains perfect big buck corridors
- Main creek carries water most of the year
- Great native grasses
- Whitetail deer, turkeys, & wild hogs
- 8 Minutes to Asher
- 23 minutes to Shawnee
- 58 minutes to downtown OKC





# MULTIPLE POTENTIAL HOMESITES

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# MATURE PECAN TREES

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# GREAT NATIVE GRASSES

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# DEEP DRAWS AND DRAINS

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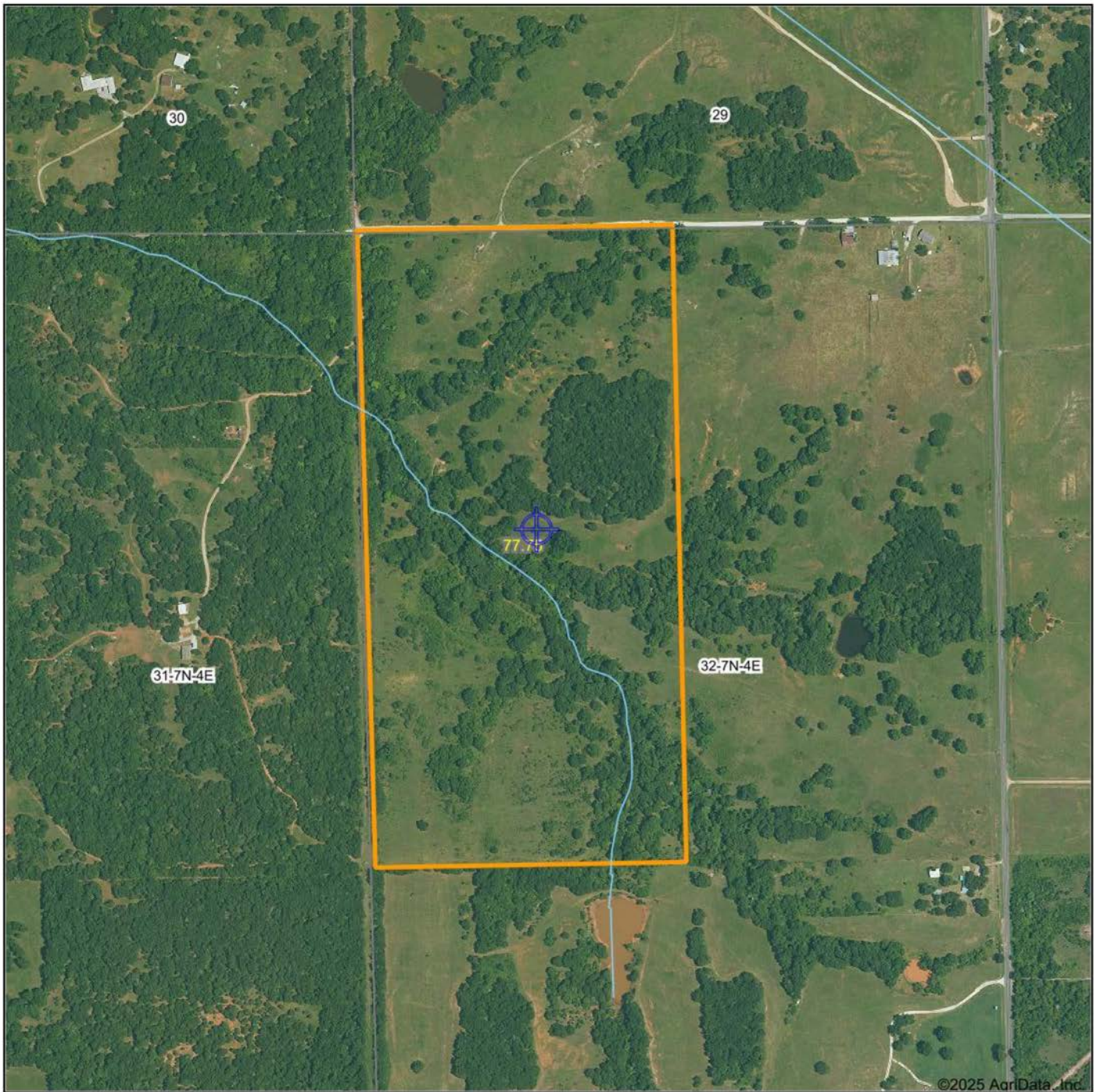
# ADDITIONAL PHOTOS

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# AERIAL MAP



Boundary Center: 35° 2' 24.7, -96° 54' 44.32

0ft 640ft 1280ft



Maps Provided By:



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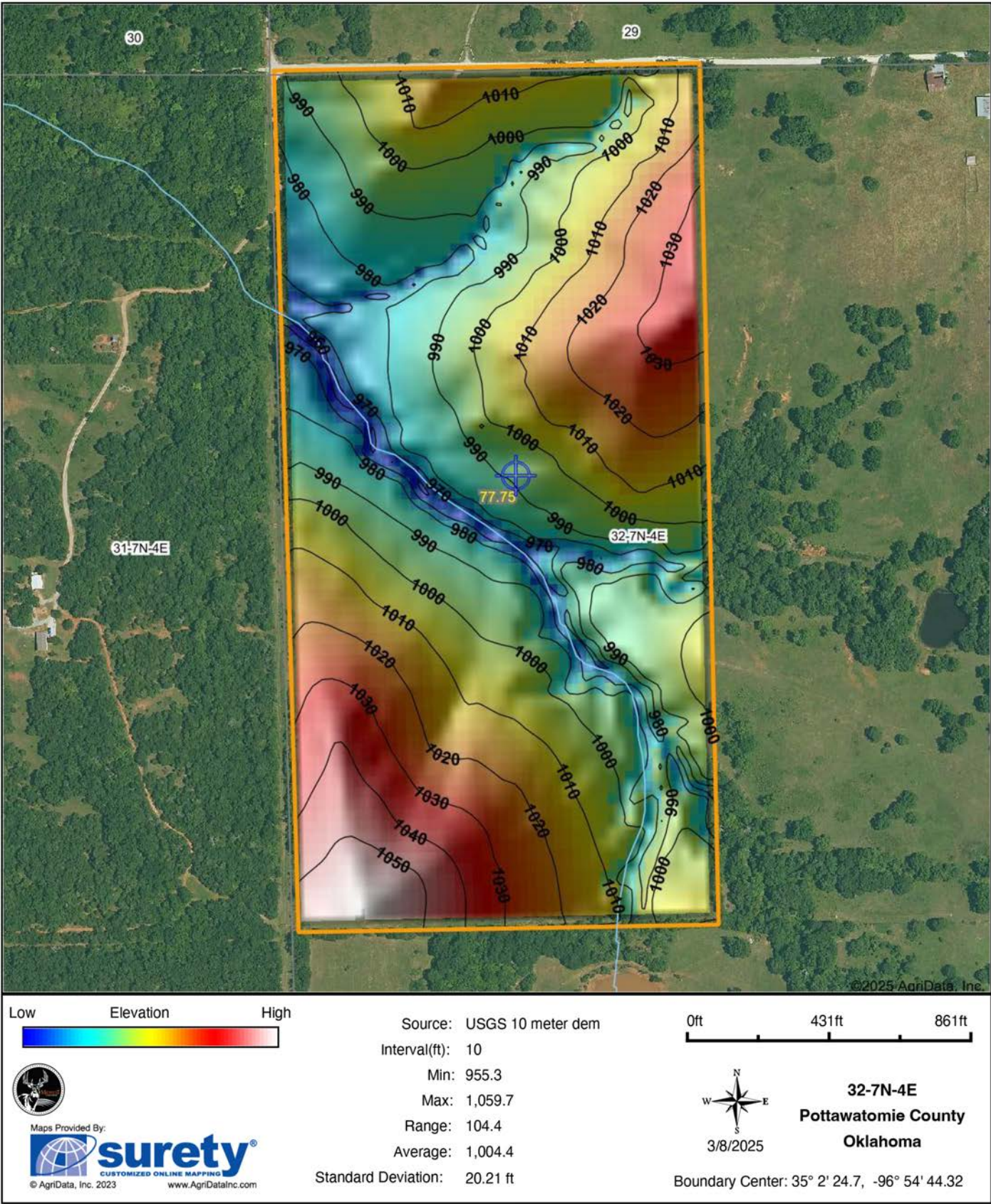
**32-7N-4E**  
**Pottawatomie County**  
**Oklahoma**



3/8/2025

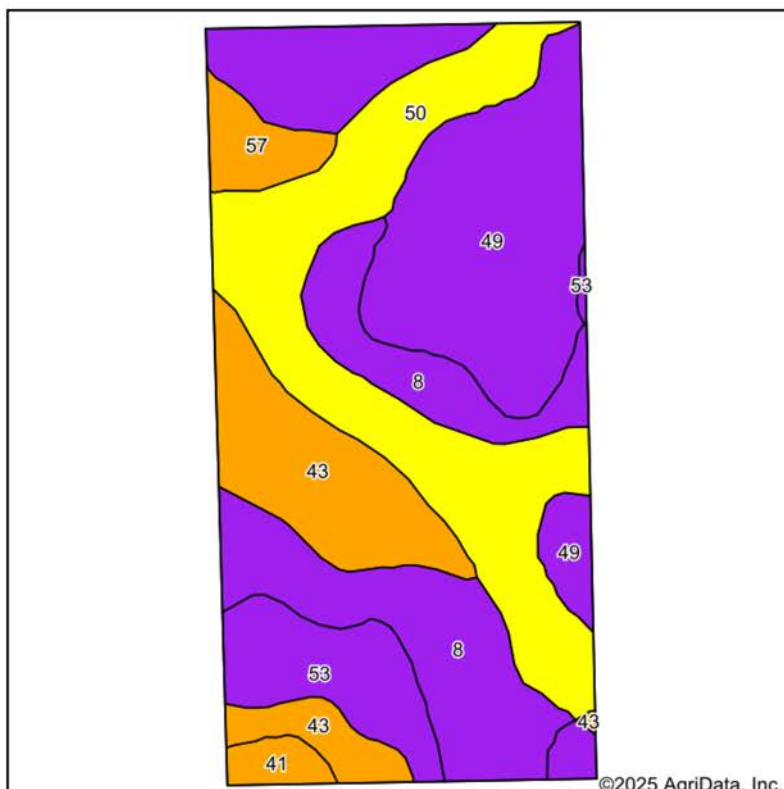


# HILLSHADE MAP

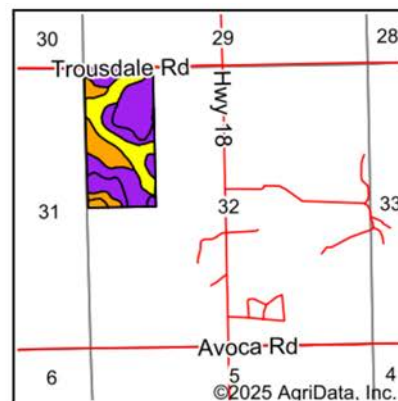




# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**  
 County: **Pottawatomie**  
 Location: **32-7N-4E**  
 Township: **Maud**  
 Acres: **77.75**  
 Date: **3/8/2025**



Maps Provided By:



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Area Symbol: OK125, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
49	Grainola silty clay loam, 5 to 12 percent slopes	22.01	28.3%		2.5ft. (Paralithic bedrock)	Vle	3901	36	25	36	33	25
50	Grainola-Ashport, frequently flooded, complex, 0 to 12 percent slopes	19.64	25.3%		2.8ft. (Paralithic bedrock)	IVe	4306	41	35	40	41	24
8	Chickasha and Zaneis soils and Gullied land, 1 to 8 percent slopes, severely eroded	15.23	19.6%		4.8ft. (Paralithic bedrock)	Vle	2255	8	6	8	7	
43	Stephenville-Darnell complex, 5 to 12 percent slopes	10.65	13.7%		3ft. (Paralithic bedrock)	IIle	3360	36	35	35	32	22
53	Littleaxe and Stephenville soils, 3 to 8 percent slopes, severely eroded	6.61	8.5%		4.3ft. (Paralithic bedrock)	Vle	0	32	31	29	27	18
57	Zaneis loam, 3 to 5 percent slopes	2.41	3.1%		4.8ft. (Paralithic bedrock)	IIle	4130	67	57	57	67	41
41	Stephenville fine sandy loam, 1 to 3 percent slopes	1.20	1.5%		3ft. (Paralithic bedrock)	IIle	3120	43	40	43	40	29
Weighted Average						4.94	3270.2	*n 32.5	*n 26.9	*n 31.6	*n 30.4	*n 19.4

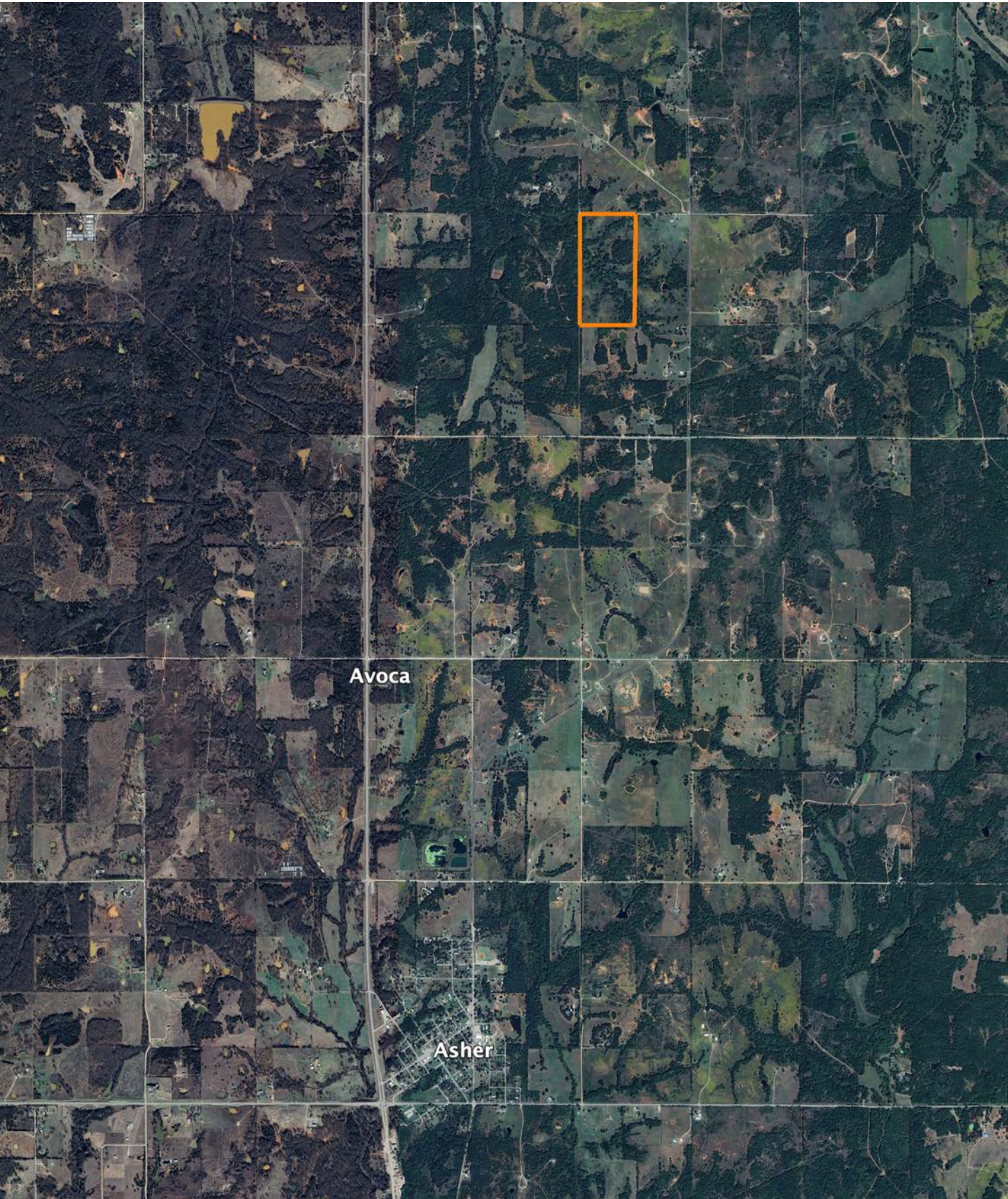
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# 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**

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## MidwestLandGroup.com

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