

MIDWEST LAND GROUP PRESENTS



17 ACRES
SEMINOLE COUNTY, OK

0000 E 1390 Road, Konowa, Oklahoma 74849



MIDWEST LAND GROUP IS HONORED TO PRESENT

AFFORDABLE HUNTING GROUND WITH TROPHY BUCKS AND TOWERING OAKS

If you've been dreaming about finally getting your own hunting property without breaking the bank, this 17-acre tract in Seminole County might be exactly what you're looking for. Just 7 minutes from Konawa and 20 minutes from Ada, it's a manageable, hunt-ready piece of ground with all the right ingredients — and none of the fluff.

With over 1,100 feet of county road frontage and utilities nearby, there are plenty of spots to pull off or carve out a driveway, making it easy to enjoy the property your way. Sandy Creek winds through the property, creating a natural border for wildlife to travel and adding that hard-to-find year-round water feature that keeps turkeys and whitetail close. A small pond in the northwest corner adds even more versatility, and the changing topography creates a natural edge habitat that whitetails

love to travel. Giant oaks provide both hard masts and stand sites, and the mushroom hunters will appreciate the prime morel habitat — perfect for those early spring outings before heading over to nearby Lake Konawa for a shot at trophy bass just minutes away.

It may be small, but it packs a punch. The neighboring property produced a 150-class 8-point, and the sheds found confirm there's plenty more where that came from. Whether you're chasing turkeys in the spring, sitting on a feed tree in the fall, or starting your first 1031 exchange into land — this is the kind of property that makes sense. Affordable and packed with potential, the Seminole 17 is a great starter tract for the working man who wants a place to call his own. Bring a buddy, build a campfire, hang a stand — and start making memories.



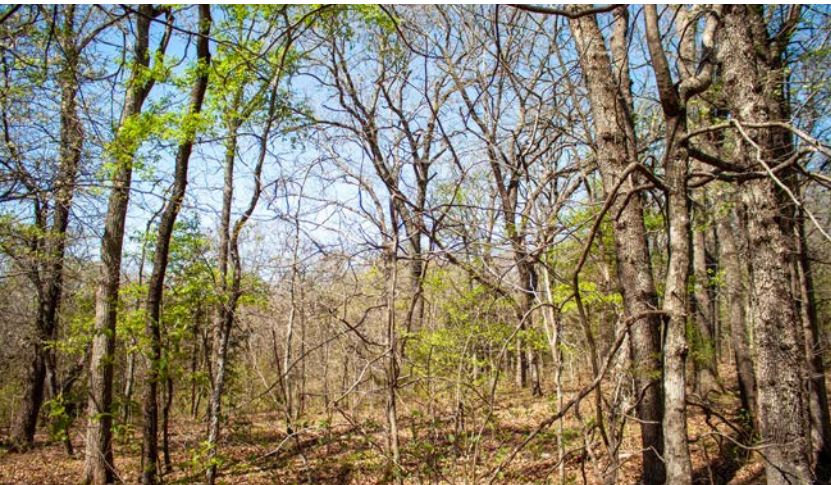
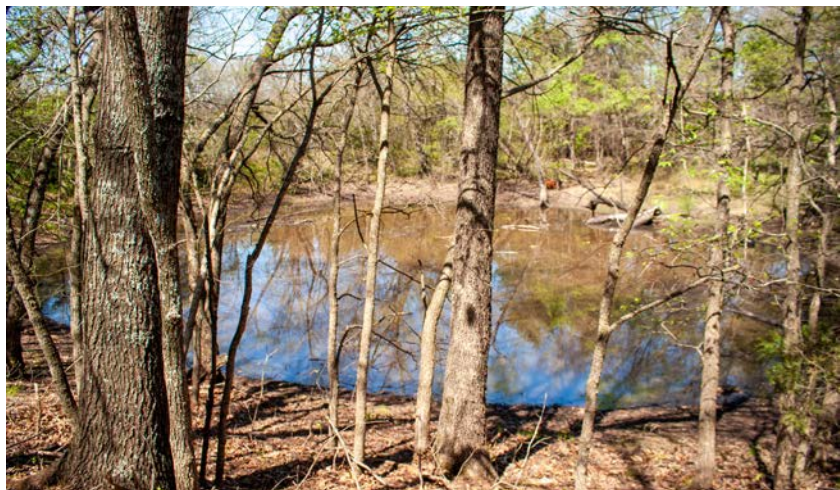
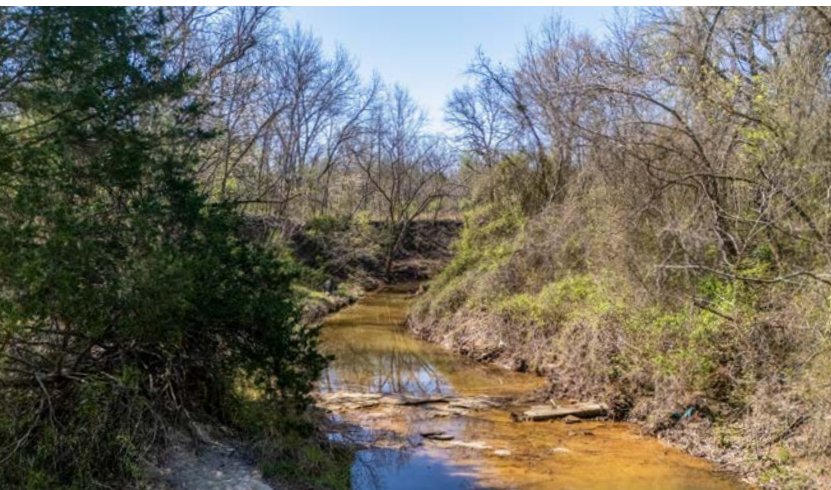
PROPERTY FEATURES

PRICE: **\$50,750** | COUNTY: **SEMINOLE** | STATE: **OKLAHOMA** | ACRES: **17**

- 17 +/- acres
- 1,175 +/- feet of county road frontage
- Sandy Creek runs through property
- Less than 2 miles from trophy bass fishing at Lake Konowa
- Giant oaks provide killer stand locations and ample hard mast
- Quality edge habitat along topography changes
- Pond in NW corner
- Great hunting tract to start a 1031
- Whitetail deer, turkey, wild hogs
- 150 class 8 point killed next door
- Heavy sheds found
- Ideal morel mushroom hunting
- NW and SE corner out of FEMA floodplain
- 7 minutes to Konowa
- 20 minutes to Ada



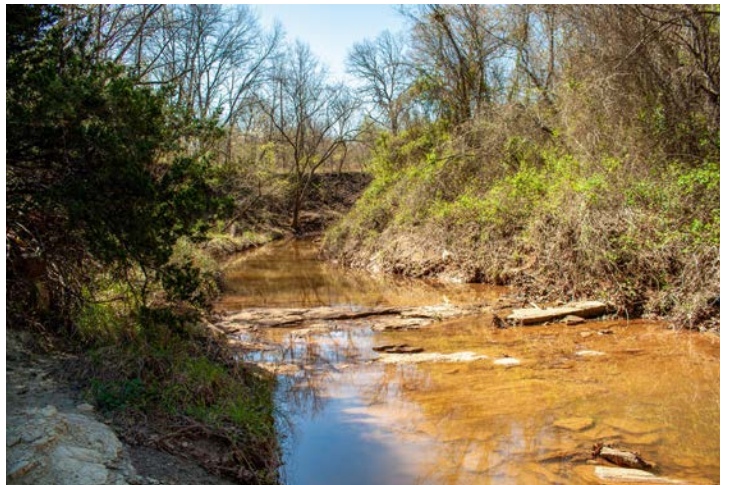
17 +/- ACRES



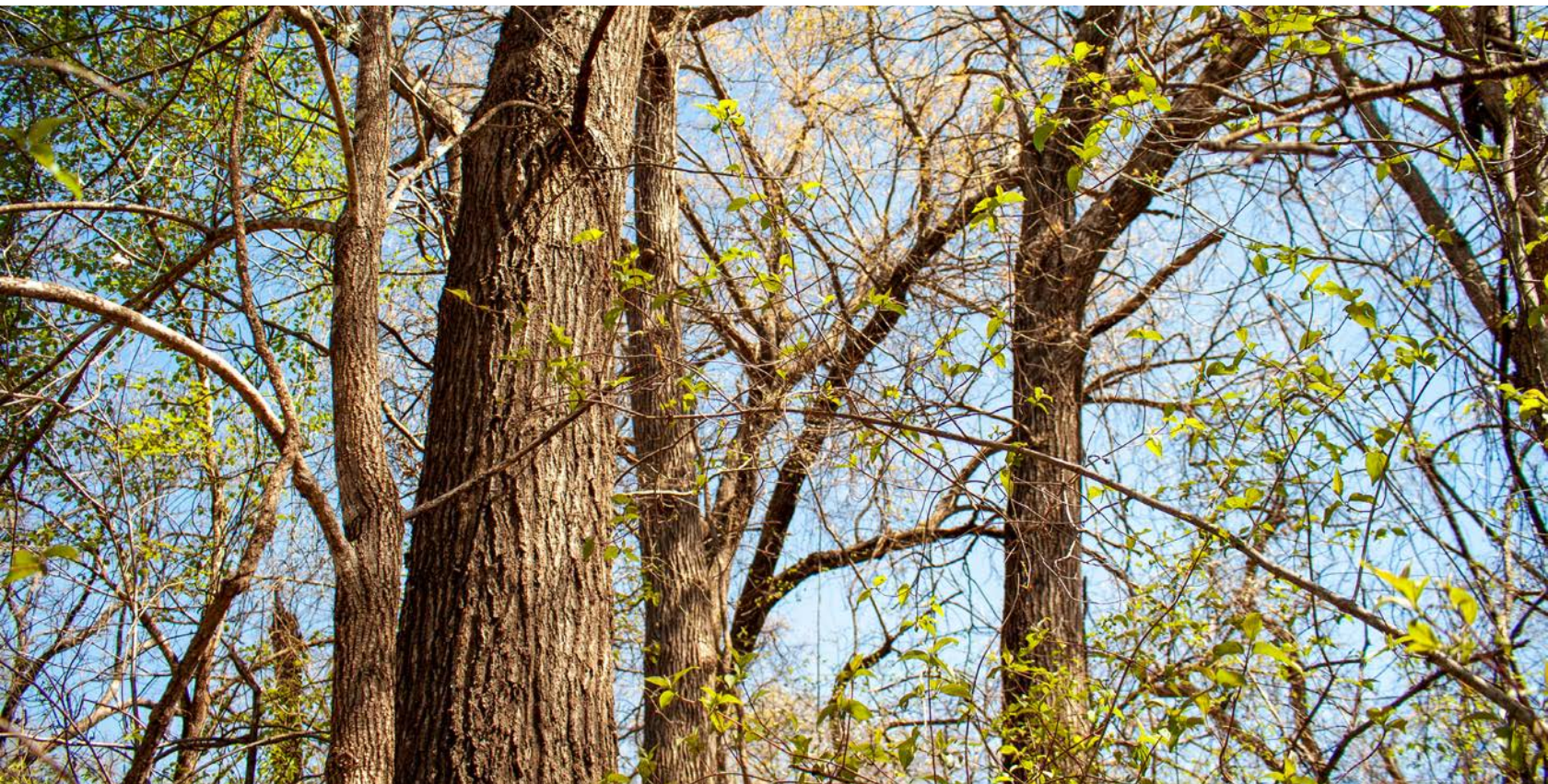
1,175 +/- FEET OF COUNTY ROAD FRONTAGE



SANDY CREEK RUNS THROUGH PROPERTY



GIANT OAKS



GREAT HUNTING TRACT TO START A 1031



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 35° 0' 1.78, -96° 42' 1.99

0ft 228ft 457ft



Maps Provided By:



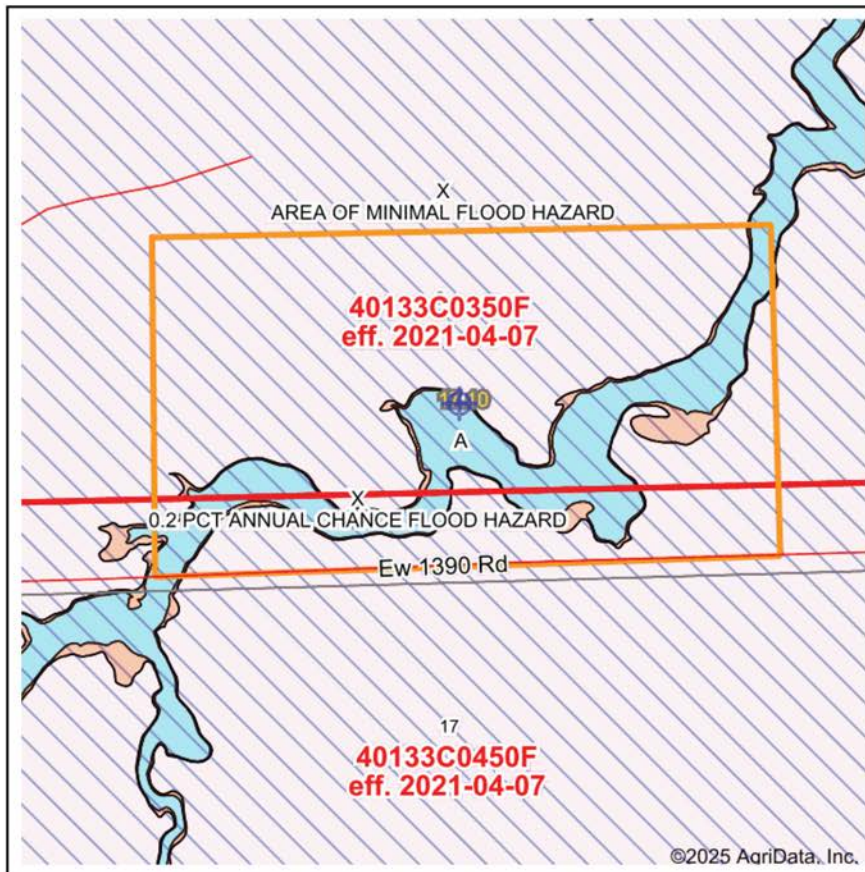
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8-6N-6E
Seminole County
Oklahoma



4/9/2025

FEMA REPORT MAP



Map Center: 35° 0' 1.02, -96° 42' 2.48
 State: OK Acres: 17.1
 County: Seminole Date: 4/9/2025
 Location: 8-6N-6E
 Township: Konawa



Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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Name	Number	County	NFIP Participation	Acres	Percent
SEMINOLE COUNTY	400497	Seminole	Regular	17.1	100%
Total				17.1	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	13.45	78.7%
A		100-year Floodplain	3.08	18.0%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	0.36	2.1%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	0.21	1.2%
Total			17.10	100%

Panel	Effective Date	Acres	Percent
40133C0350F	4/7/2021	13.45	78.7%
40133C0450F	4/7/2021	3.65	21.3%
Total		17.10	100%

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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