

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

OKLAHOMA COUNTY OKLAHOMA



12691 NORTHEAST 63RD STREET, SPENCER, OK 73084

MIDWEST LAND GROUP IS HONORED TO PRESENT

DEVELOP OR BUILD - PRIME 40 +/- ACRES BORDERING JONES STATION WITH LARGE POND AND UTILITIES

If you're looking for a uniquely positioned piece of land, this 40 +/- acre tract near Jones, Oklahoma, is surrounded by city limits — giving you the feel and convenience of being in town while still enjoying the flexibility and freedom of being technically outside city jurisdiction for building and land use. With deeded access off a paved county road and a quiet, private location just a quarter mile from the main road, this property checks all the boxes for someone wanting to develop, build, or simply enjoy their own space.

A large 1-acre pond and wet weather creek provide water features that attract wildlife and add scenic value, while native grasses throughout offer strong potential for grazing livestock or hay production. The property is mostly fenced and dotted with pecan trees, giving it a classic Oklahoma farmstead feel.

Utilities are already in place or nearby, including electric, AT&T pedestals, multiple water wells, and a concrete slab ready for a shop or barn. Multiple build sites offer flexibility whether you're thinking residence, recreational retreat, or development.

Currently unincorporated but bordering Jones Station, the property also has potential for annexation into the city limits if desired. Whitetail deer, turkey, and small game frequent the area, offering recreational opportunities alongside investment and lifestyle value. Whether you're dreaming of a rural homesite, launching a hobby farm, or eyeing the long game with a piece of ground that borders town, this tract is a smart, flexible option.



PROPERTY FEATURES

PRICE: **\$600,000** | COUNTY: **OKLAHOMA** | STATE: **OKLAHOMA** | ACRES: **40**

- Deeded access to paved county road
- 1-acre pond
- Wet-weather creek
- Mostly fenced
- Electric, AT&T pedestals, multiple water wells, slab for shop/barn
- Native grasses for grazing livestock or hay production
- Pecan trees
- Very private, 1/4 mile off main road
- Whitetail deer, turkey, small game
- Currently unincorporated, but potential to be annexed into Jones if desired
- Multiple build locations
- 7 minutes to Spencer, Jones, Choctaw
- 20 minutes to Downtown OKC



MULTIPLE BUILD LOCATIONS

Utilities are already in place or nearby, including electric, AT&T pedestals, multiple water wells, and a concrete slab ready for a shop or barn. Multiple build sites offer flexibility whether you're thinking residence, recreational retreat, or development.



WET-WEATHER CREEK



1-ACRE POND



VERY PRIVATE, 1/4 MILE OFF MAIN ROAD



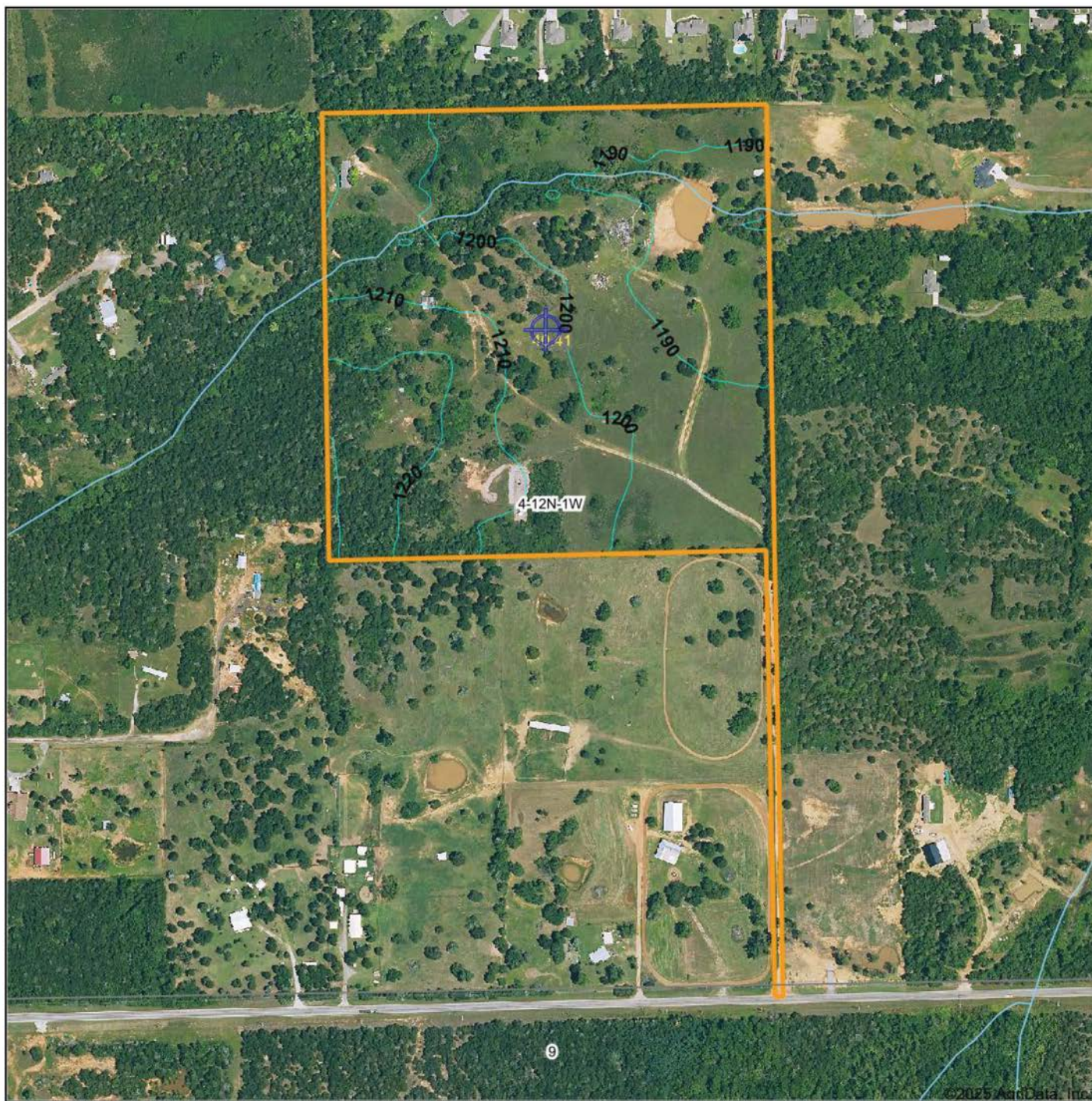
HUNTING OPPORTUNITIES



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 1,175.6

Max: 1,232.4

Range: 56.8

Average: 1,201.2

Standard Deviation: 11.68 ft

0ft 460ft 921ft

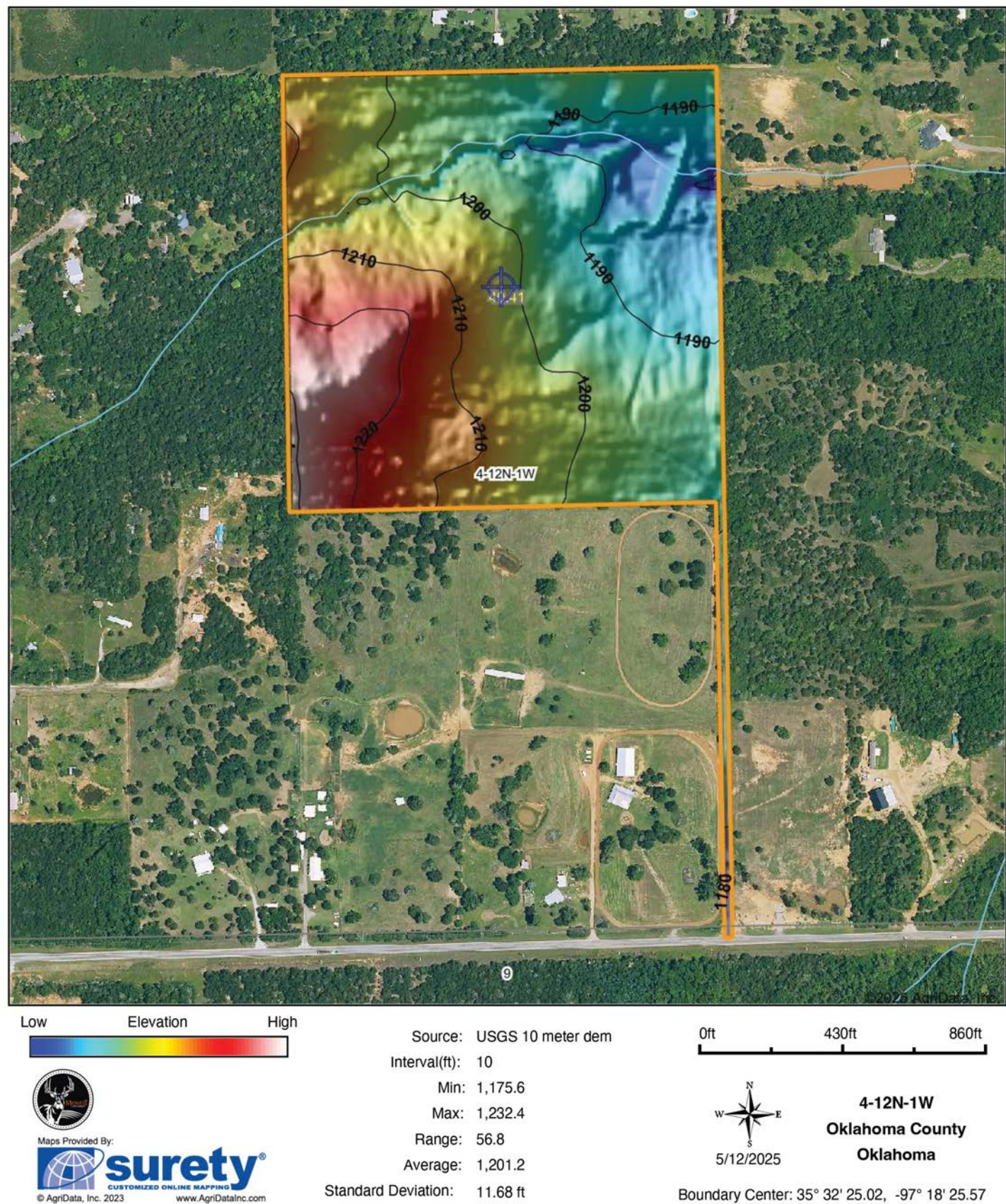


5/12/2025

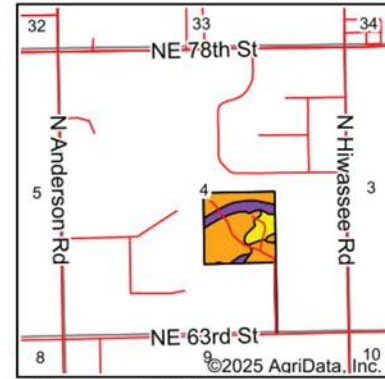
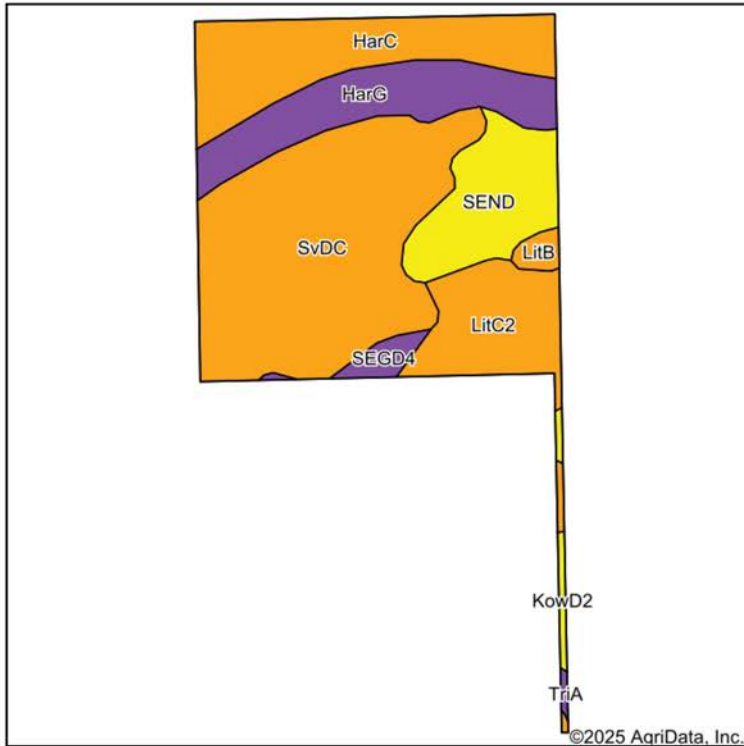
4-12N-1W
Oklahoma County
Oklahoma

Boundary Center: 35° 32' 25.02, -97° 18' 25.57

HILLSHADE MAP



SOILS MAP



State: **Oklahoma**
 County: **Oklahoma**
 Location: **4-12N-1W**
 Township: **Oklahoma City**
 Acres: **40.41**
 Date: **5/12/2025**



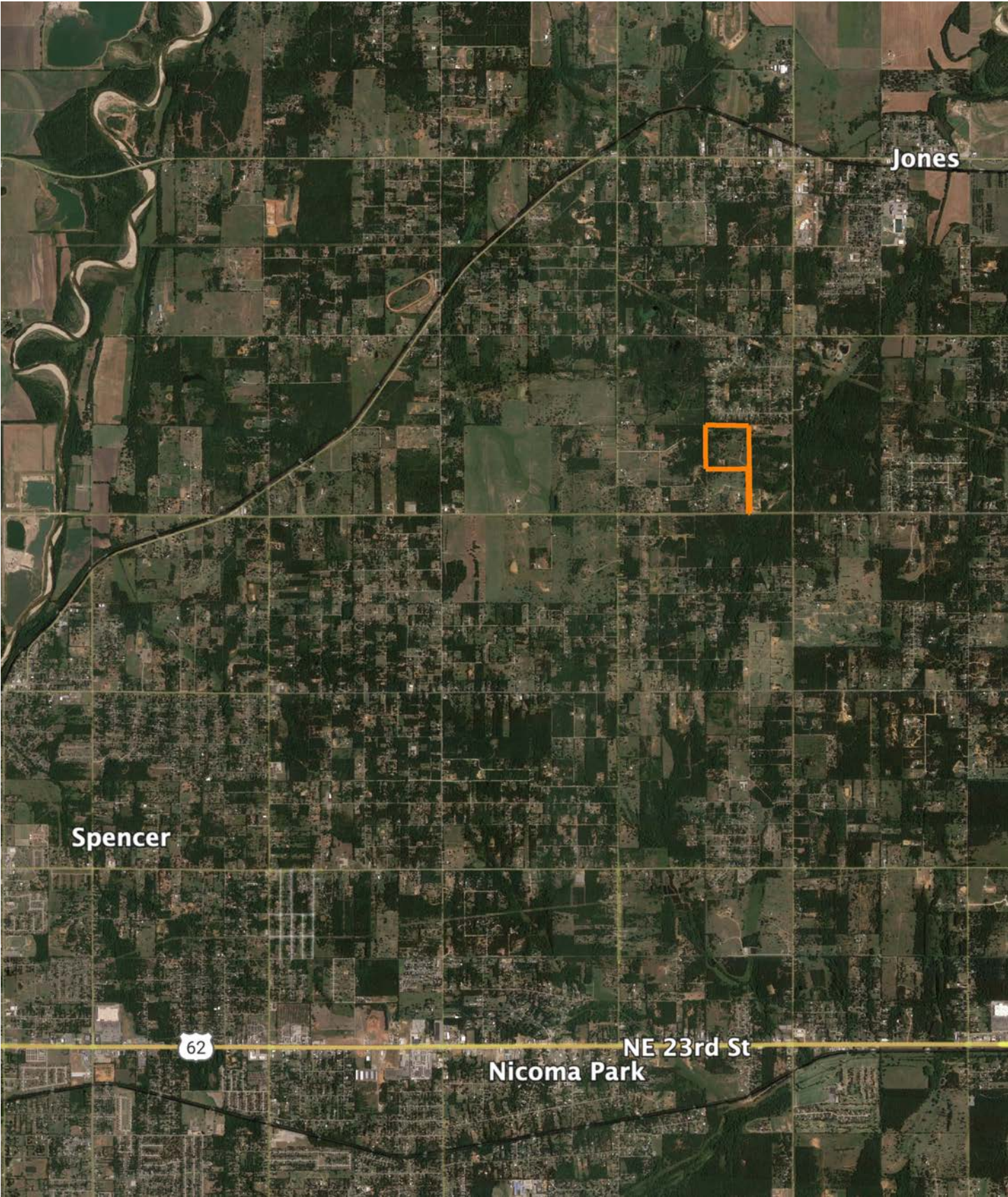
Maps Provided By:



Area Symbol: OK109, Soil Area Version: 26

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
SvDC	Stephenville-Darnell complex, 1 to 5 percent slopes	16.29	40.4%		2.7ft. (Paralithic bedrock)	IIle	3324	36	35	35	31	20
HarC	Harrah fine sandy loam, 3 to 5 percent slopes	7.19	17.8%		> 6.5ft.	IIle	3952	56	52	51	56	34
HarG	Harrah fine sandy loam, 3 to 45 percent slopes	5.67	14.0%		> 6.5ft.	VIle	4080	49	47	46	49	31
SEND	Stephenville-Darnell-Newalla complex, 3 to 8 percent slopes	4.90	12.1%		2.7ft. (Paralithic bedrock)	IVe	3324	36	33	36	32	19
LitC2	Littleaxe fine sandy loam, 3 to 5 percent slopes, eroded	4.66	11.5%		3.7ft. (Paralithic bedrock)	IIle	318	43	40	43	42	34
SEG4	Stephenville-Darnell-Gullied land complex, 3 to 8 percent slopes	0.74	1.8%		1.8ft. (Paralithic bedrock)	VIe	525	4	3	4	3	
LitB	Littleaxe fine sandy loam, 1 to 3 percent slopes	0.48	1.2%		3.5ft. (Paralithic bedrock)	IIle	3568	45	42	44	45	33
KowD2	Konawa fine sandy loam, 3 to 8 percent slopes, eroded	0.39	1.0%		> 6.5ft.	IVe	0	50	47	46	50	45
TriA	Tribbey fine sandy loam, 0 to 1 percent slopes, frequently flooded	0.09	0.2%		> 6.5ft.	Vvw	8825	38	35	38	28	10
Weighted Average						3.75	3127	*n 41.9	*n 39.7	*n 40.1	*n 39.2	*n 25.5

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

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