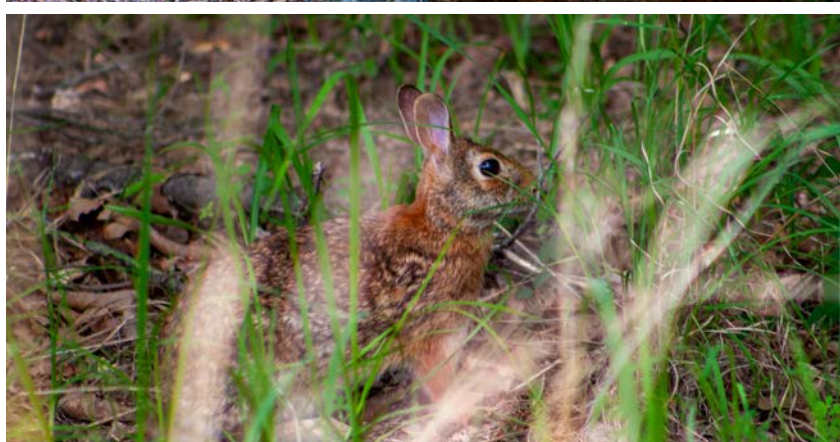
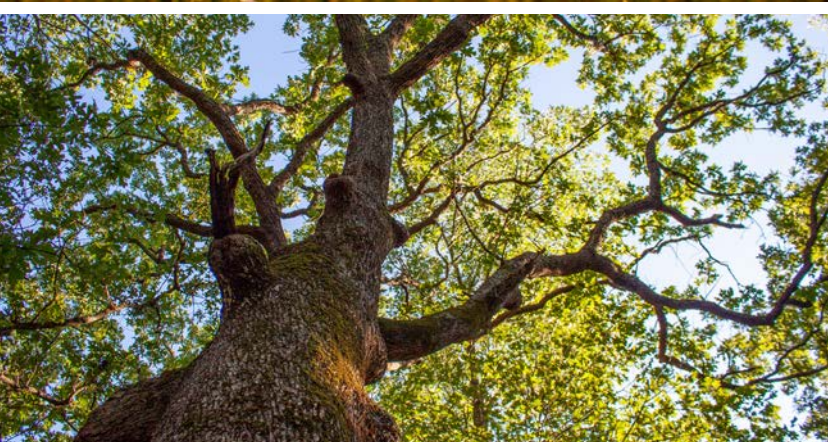
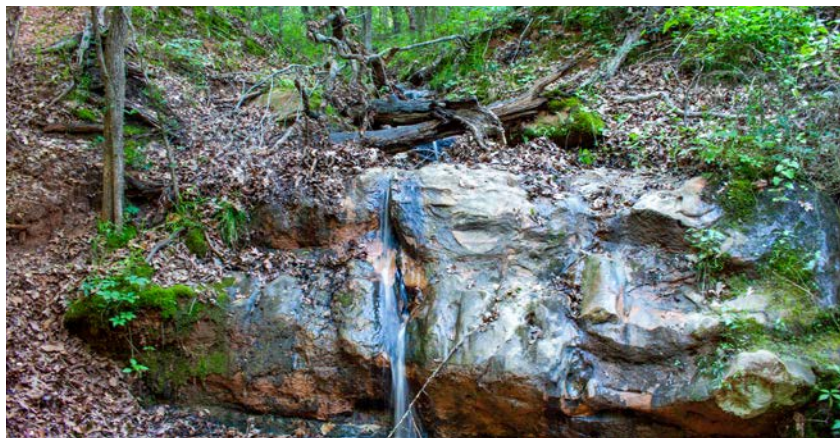


MIDWEST LAND GROUP PRESENTS



SEMINOLE COUNTY, OK

308 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

308 +/- ACRES OF GRAZING, WILDLIFE, AND WATER IN ONE VERSATILE RANCH

The Seminole 308 is a well-balanced property offering both productive grazing and quality wildlife habitat. With roughly 193 +/- acres of pasture and 115 +/- acres of timber, this place sets upright for the buyer looking to run cattle, hunt, or do a little of both. Located just 8 miles off I-40 and under an hour and a half to either Oklahoma City or Tulsa, it provides rural utility without being out of reach of the city.

The land is fenced and cross-fenced into four pastures with a set of holding and working pens already in place. Improved and native grasses stretch across gently rolling ground, lightly grazed and dotted with mature shade trees. Five ponds are scattered throughout the property, offering dependable water for livestock and wildlife alike. A working water well, electric service, and septic system are already in place, giving a head start to anyone looking to build a home, or cabin, or bring in other improvements.

You'll be surprised by the number of bobwhite quail vocalizing from the fencelines and the whitetails that slip out of the timber into the open pasture at the last light. The 115 +/- wooded acres offer solid bedding cover, hard mast, browse, and water — all the ingredients to hold deer through every season. With 130 feet of elevation change, the property has enough contour to create effective stand sites along ridgelines, saddles, and transition zones, and a variety of oak species provide a good acorn drop throughout the season.

With half a mile of county road frontage and no city restrictions, this is a practical, no-nonsense ranch with real versatility. Whether you're after a productive cattle setup, a reliable hunting property, or something that checks both boxes, the Seminole 308 has the right mix of features. Call Ryan Huggins at (405) 481-4647 for a private showing!



PROPERTY FEATURES

PRICE: **\$847,000** | COUNTY: **SEMINOLE** | STATE: **OKLAHOMA** | ACRES: **308**

- 193 +/- acres of productive pasture with mature shade trees
- 115 +/- acres wooded
- Fenced and cross-fenced with additional pens
- Electric, septic, and working water well
- 2,600' of county road frontage
- Grazed lightly
- Mix of improved and native grasses
- Out of city limits
- 5 ponds
- Whitetail deer, turkey, small game, quail, dove, wild hogs
- Averaging 43" annual rainfall
- 130' of elevation change
- 8 +/- miles to I-40
- 20 minutes to Okemah
- 80 minutes to downtown Oklahoma City or Tulsa



193 +/- ACRES PRODUCTIVE PASTURE

The land is fenced and cross-fenced into four pastures with a set of holding and working pens already in place.

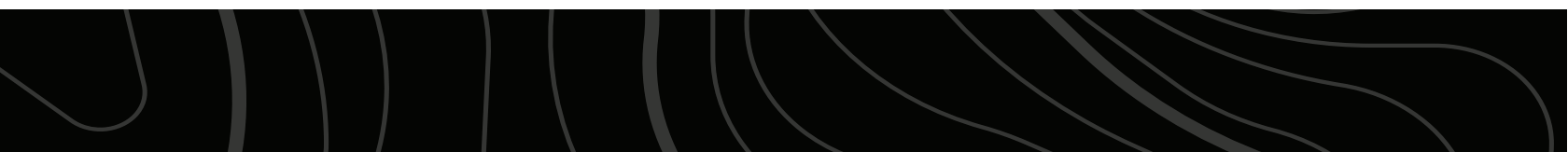
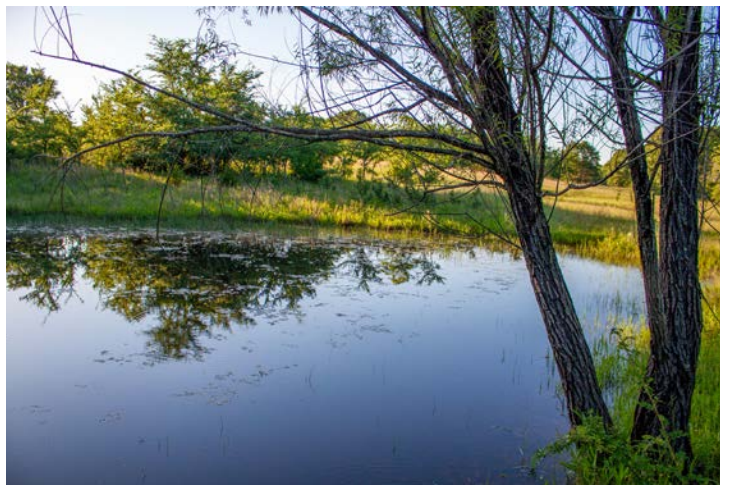
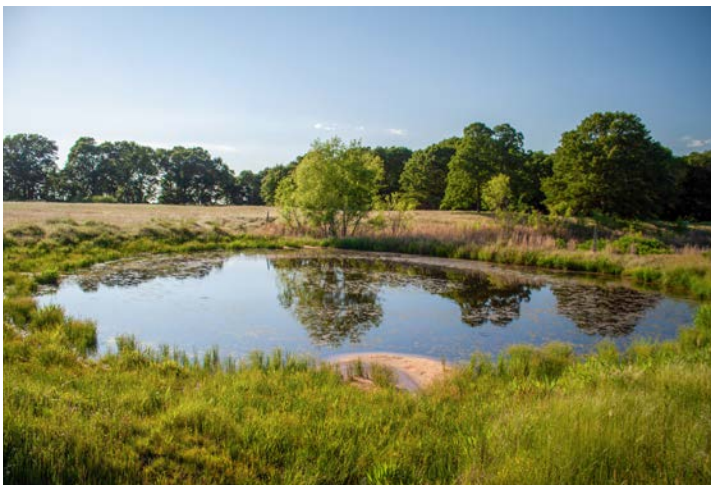
Improved and native grasses stretch across gently rolling ground, lightly grazed and dotted with mature shade trees.



OUT OF CITY LIMITS

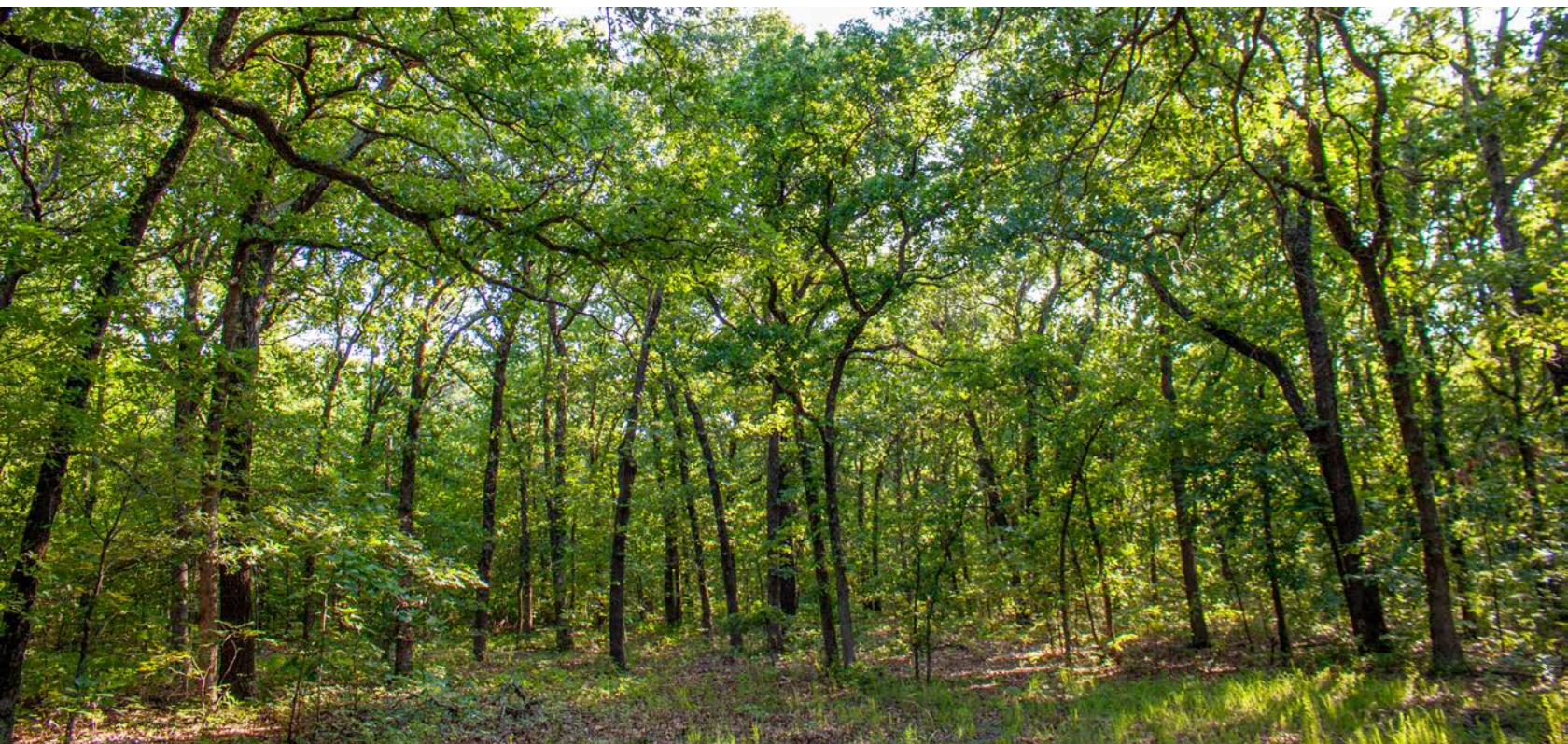


5 PONDS



115 +/- WOODED ACRES

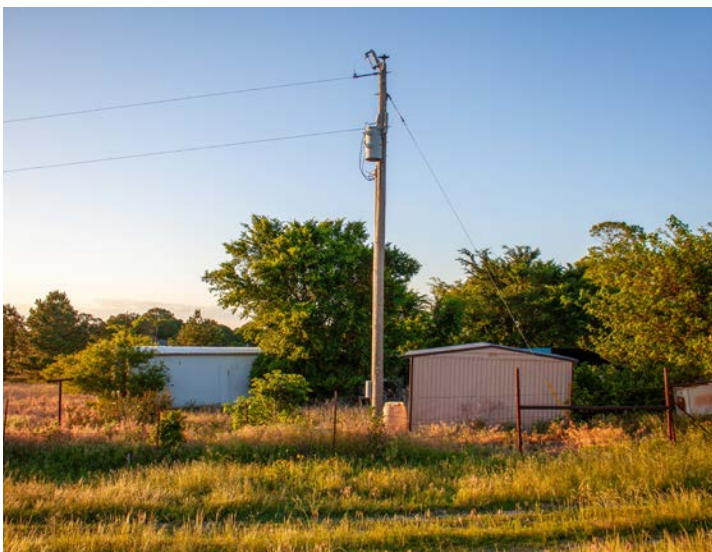
The 115 +/- wooded acres offer solid bedding cover, hard mast, browse, and water — all the ingredients to hold deer through every season.



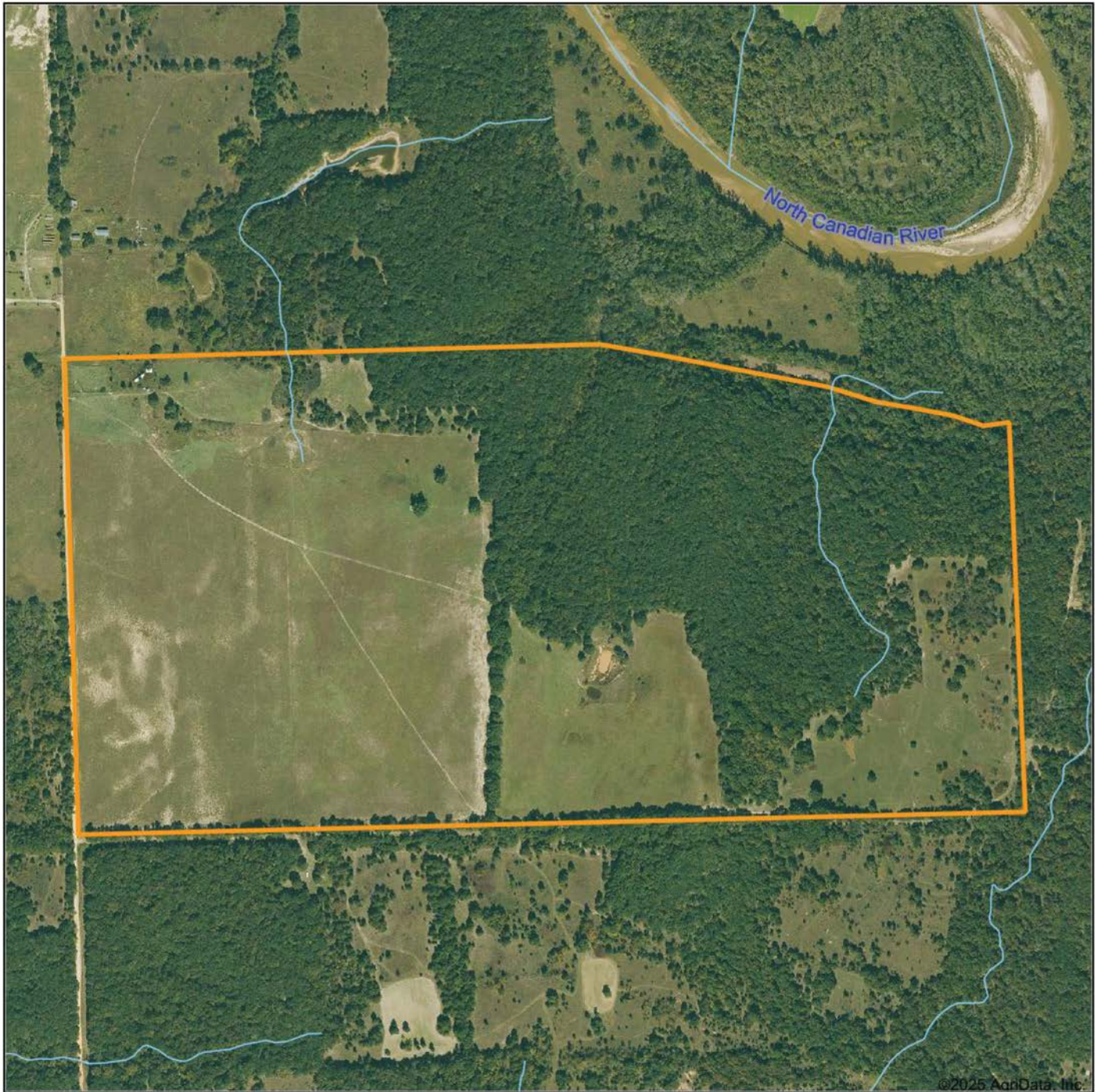
HUNTING OPPORTUNITIES



ELECTRIC, SEPTIC, AND WATER WELL



AERIAL MAP



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Maps Provided By:



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Boundary Center: 35° 26' 19.97, -96° 32' 18.75

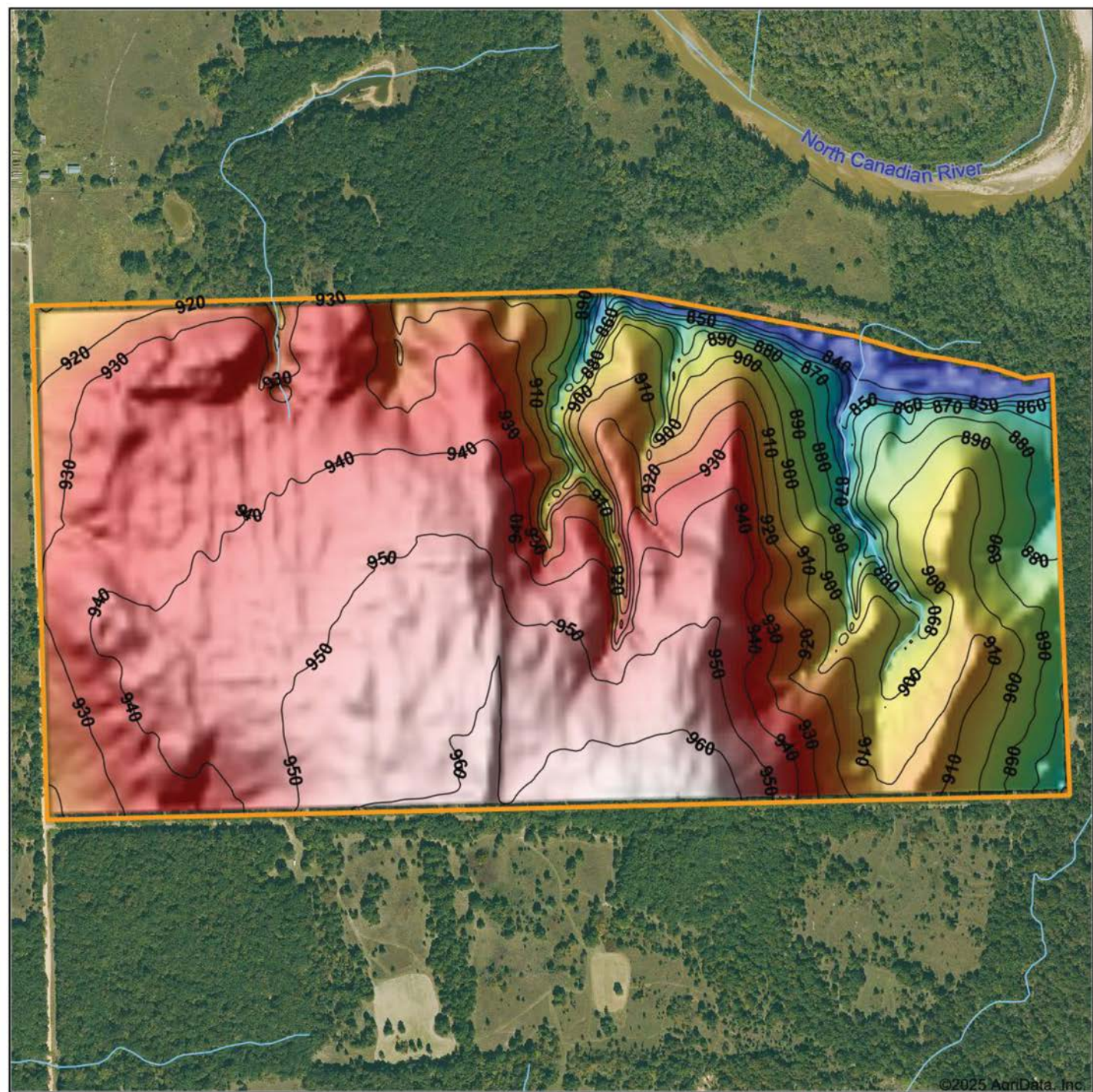
0ft 866ft 1732ft

11-11N-7E
Seminole County
Oklahoma



5/14/2025

HILLSHADE MAP



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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10

Min: 830.8

Max: 968.9

Range: 138.1

Average: 925.5

Standard Deviation: 27.89 ft

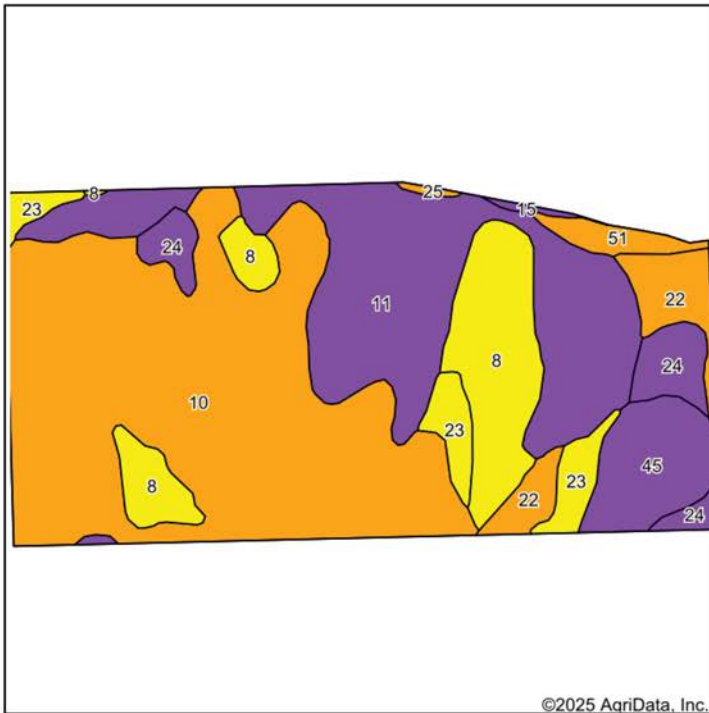


5/14/2025

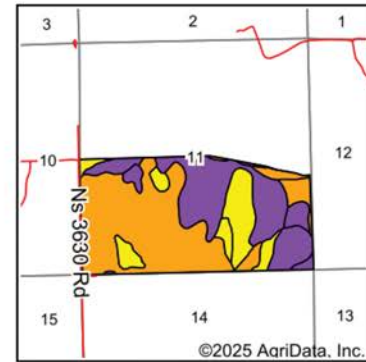
11-11N-7E
Seminole County
Oklahoma

Boundary Center: 35° 26' 19.97, -96° 32' 18.75

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Seminole**
 Location: **11-11N-7E**
 Township: **Wewoka**
 Acres: **307.7**
 Date: **5/14/2025**

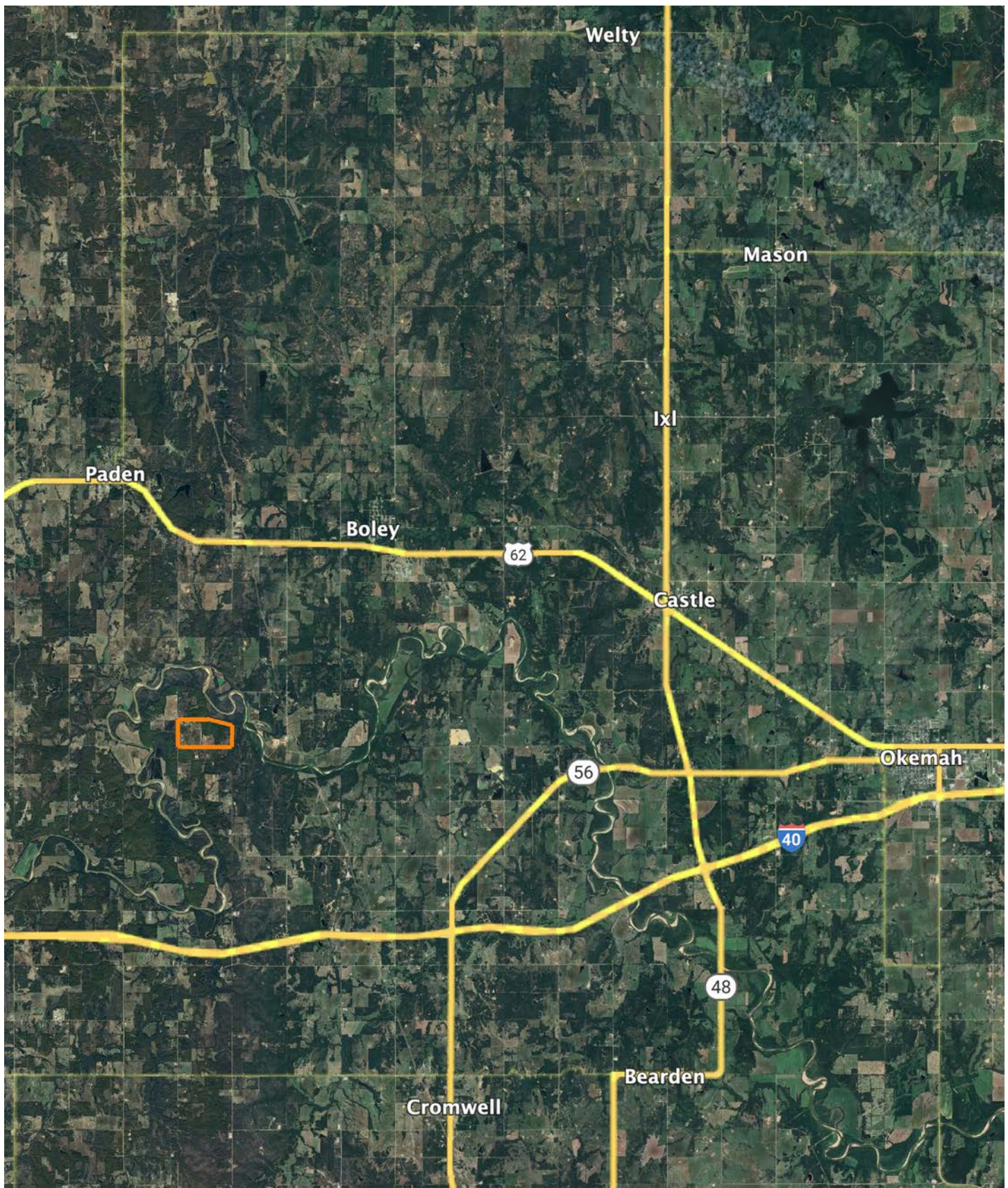


Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: OK133, Soil Area Version: 20												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
10	Eufaula-Dougherty complex, 0 to 5 percent slopes	134.63	43.8%		> 6.5ft.	IIle	3995	36	36	34	32	16
11	Eufaula-Dougherty complex, 5 to 15 percent slopes	75.52	24.5%		> 6.5ft.	VIle	3990	34	34	32	31	17
8	Dougherty loamy fine sand, 3 to 8 percent slopes	35.76	11.6%		> 6.5ft.	IVle	3958	41	41	37	38	21
45	Stephenville-Darnell complex, 5 to 15 percent slopes, severely eroded	17.40	5.7%		2.1ft. (Paralithic bedrock)	VIle	0	30	26	27	20	11
22	Konawa fine sandy loam, 3 to 5 percent slopes	13.24	4.3%		> 6.5ft.	IIle	3885	53	47	47	53	43
24	Konawa fine sandy loam, 3 to 8 percent slopes, gullied	12.65	4.1%		> 6.5ft.	VIle	0	41	6	7	41	
23	Konawa fine sandy loam, 3 to 8 percent slopes, eroded	12.54	4.1%		> 6.5ft.	IVle	0	50	47	46	50	45
51	Yahola fine sandy loam, 0 to 1 percent slopes, occasionally flooded	4.65	1.5%		> 6.5ft.	IIle	5995	51	39	41	51	47
15	Gracemont fine sandy loam, 0 to 1 percent slopes, frequently flooded	0.76	0.2%		> 6.5ft.	Vvw	8775	33	21	33	30	8
25	Pulaski fine sandy loam, 0 to 1 percent slopes, occasionally flooded	0.55	0.2%		> 6.5ft.	IIle	5525	50	48	44	50	44
Weighted Average						4.19	3476.6	*n 37.5	*n 35.2	*n 33.5	*n 34.1	*n 18.7

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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