

MIDWEST LAND GROUP PRESENTS

50 ACRES IN

POTTAWATOMIE COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

50 +/- ACRES IN DESIRABLE PRIME LOCATION WITH UNBEATABLE CONVENIENCES

Located in a fast-growing area of Pottawatomie County, the Pottawatomie 50 offers a rare blend of seclusion, convenience, and long-term upside — all just minutes from conveniences. Situated in the beautiful town of McCloud, this 50-acre tract has 800 feet of paved Parkwood Road frontage on the north side and over 1,300 feet of I-40 frontage along the south, offering high visibility and easy access in every direction. You're only a half mile from Firelake Grocery and just south of the beautiful homes on Deer Creek Drive, with Wes Watkins Lake less than a mile away for fishing, camping, and recreation. The neighborhood is hard to beat!

The center of the property is relatively level and features a great mix of oaks, cedar, and some pine trees with small clearings that could be easily enlarged for homesites. A pair of wet-weather creeks and mature oaks frame each side, creating tremendous privacy rarely found this close to town. An old gravel road leads through the trees to the interior, making a great base for a new driveway. This tract hunts well — high deer density, a strong buck-to-

doe ratio, and a history of mature bucks documented in photos. For those who desire to hunt out their back door, this is worth a hard look.

Utilities are available at the road, including fiber internet and power. The layout also makes it a great option for a family compound, with plenty of space and privacy for multiple homesites tucked away from the road. Whether you're looking to build a forever home, a private hunting retreat, or start/relocate a home-based business with unbeatable I-40 visibility, this place sets up for all of it. With more and more people moving out of the city and into places like McCloud, properties like this are becoming harder to find — and more valuable by the day, making it a true investment.

Whatever your vision, the possibilities here are wide open. The Pottawatomie 50 is the kind of ground that holds both immediate use and long-term opportunity. Call Ryan Huggins today for a private showing.

PROPERTY FEATURES

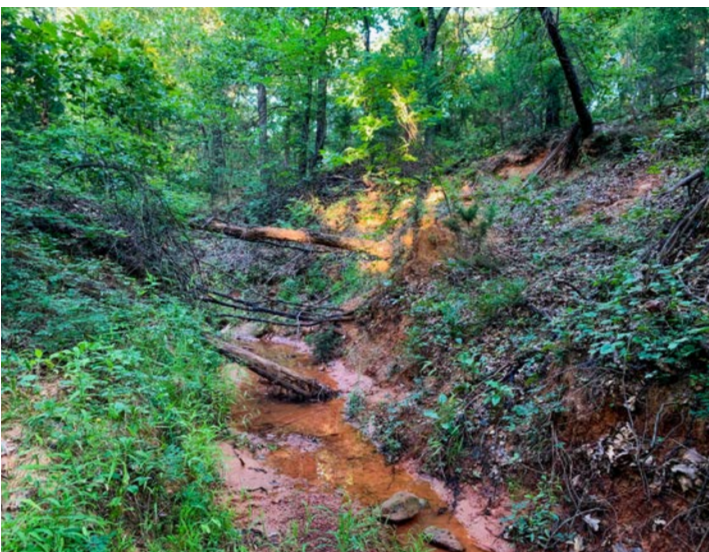
COUNTY: **POTTAWATOMIE** | STATE: **OKLAHOMA** | ACRES: **50**

- 50 +/- acres in McCloud, OK
- 800' of paved Parkwood Road frontage
- 1,325' of I-40 frontage
- 1/2 mile from Firelake Express Grocery
- Less than 1 mile from Wes Watkins Lake
- Wet-weather creeks on both sides
- Mature oak trees along creeks
- Multiple flat build sites
- Partially fenced
- Fiber and electric available at the road
- Great hunting with high deer density and a strong buck-to-doe ratio
- Excellent site for a family compound, home-based business, dream home, or development
- 5 minutes to McCloud
- 15 minutes to Harrah and Shawnee
- 25 minutes to downtown OKC

MULTIPLE FLAT BUILDING SITES



WET-WEATHER CREEKS



HUNTING OPPORTUNITIES



AERIAL MAP



Boundary Center: 35° 23' 16.34, -97° 6' 2.09

0ft 403ft 806ft



Maps Provided By:



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33-11N-2E
Pottawatomie County
Oklahoma



7/8/2025

TOPOGRAPHY MAP



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Source: USGS 3 meter dem

Interval(ft): 10.0

Min: 1,081.4

Max: 1,127.2

Range: 45.8

Average: 1,106.5

Standard Deviation: 9.71 ft

0ft 430ft 859ft



7/8/2025

33-11N-2E
Pottawatomie County
Oklahoma

Boundary Center: 35° 23' 16.34, -97° 6' 2.09

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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