

MIDWEST LAND GROUP PRESENTS



COAL COUNTY, OK

410 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

3K RANCH - 410 ACRES OF FREE RANGE ELK AND TROPHY BUCK TERRITORY

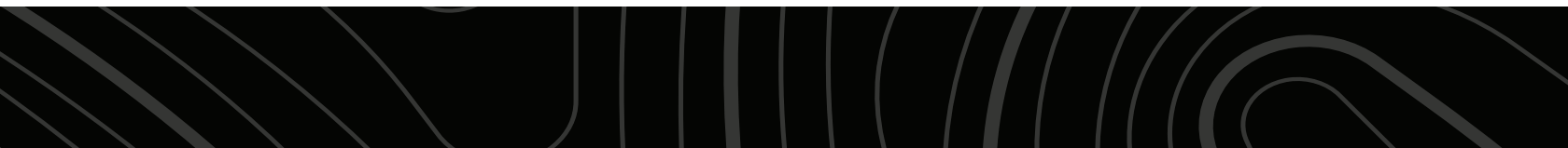
Midwest Land Group is proud to present the 3K Ranch in Coal County, Oklahoma - a remarkable 410 +/- acre property offering a stellar trail system, solid cross timbers habitat teeming with wildlife in a proven buck producing area. Incredibly, this property is located in one of the few areas of Oklahoma that supports a free-ranging elk herd. This ranch combines the thrill of pursuing these majestic animals with outstanding whitetail deer and hog hunting. From the moment you arrive, the quality is evident. Two custom gated entrances, set in pipe fencing, provide secure and attractive access. In addition to having 2,000 feet of county road frontage, a well-maintained lease road offers gravel road access to the property. Once inside the gates, an extensive and well-planned trail system opens the property in every direction, providing reliable access to every corner - whether for hunting, maintenance, filling feeders, or simply enjoying the beauty.

The land itself is a striking mix of rolling cross timbers habitat, strong native grasses, forbes, and wildflowers, with 180 feet of elevation change providing scenic vistas in multiple directions. Water is abundant, with five ponds - three stocked with bass and catfish - and two wet-weather creeks enhancing both the habitat and the recreational appeal. Between morning and evening hunts, the stocked ponds offer the perfect way to

spend the afternoons - whether you're casting for bass with friends or watching the kids reel in their first fish. Multiple cleared food plot locations, paired with 5 TWS 600-pound protein feeders and 5 TWS 600-pound corn feeders, create consistent attraction for wildlife. The property is further outfitted with three elevated Phantom blinds and two additional constructed elevated blinds, placing hunters in prime positions with great visibility.

Living accommodations are designed for function and comfort during extended hunting trips. The off-grid quarters feature hot water, septic, air conditioning, and propane. Currently set up as a 2 bedroom, 1 bath with a well thought out expansion plan prepped for an additional 2 bedrooms and 1 bath, kitchen, and mud room. An additional storage container allows for secure and dry storage on the property. These amenities make multi-day hunts and extended visits easy and comfortable.

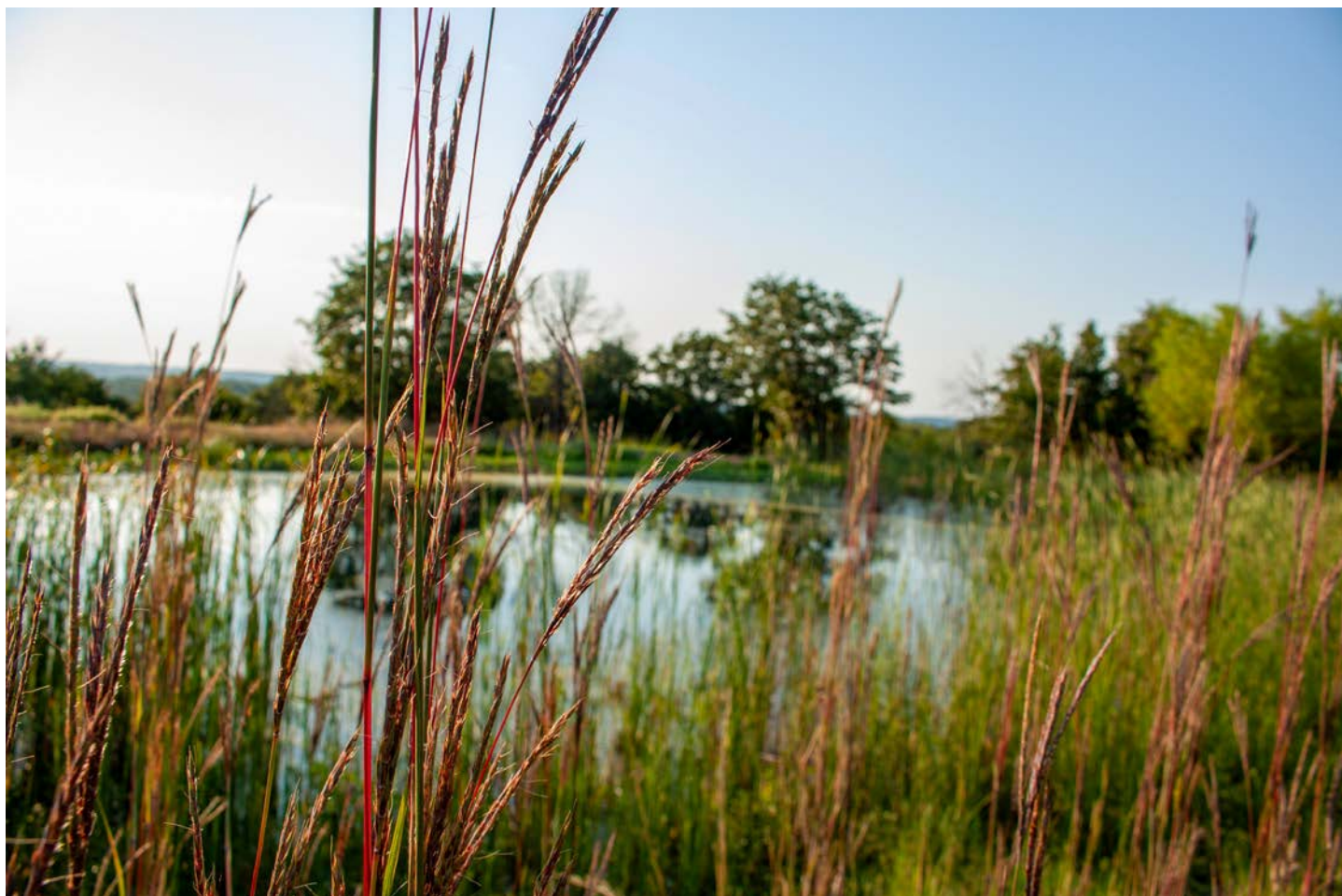
Located just 2 hours from both Oklahoma City and Tulsa, and under 3 hours from the DFW Metro, the ranch is within reach while still offering peaceful seclusion. With its rare wildlife, quality habitat, and comfortable infrastructure, the 3K Ranch stands ready for its next owner to enjoy for years to come. Call Ryan Huggins at (405) 481-4647 for a property tour.



PROPERTY FEATURES

PRICE: **\$1,750,000** | COUNTY: **COAL** | STATE: **OKLAHOMA** | ACRES: **410**

- 2,000 feet +/- County Road Frontage
- Well-maintained gravel lease road access
- Pipe fencing at the road with a custom gated entrance in two locations
- Partially fenced
- Off-grid living quarters with water, septic, A/C, and propane
- Currently 2 bed, 1 bath, with an expansion plan started
- Additional storage container for secure storage
- Extensive trail system throughout the entire property
- Cleared food plot locations
- Free-range elk, whitetail deer, wild hog
- 5 ponds, 3 stocked with catfish and bass
- 2 wet-weather creeks
- Fantastic views of rolling cross-timbered habitat
- Strong native grasses, forbes, and wildflowers
- 5 TWS 600-pound protein feeders
- 5 TWS 600-pound corn feeders
- 2 all-seasons 300-pound corn feeders
- 3 elevated Phantom blinds, 2 constructed elevated blinds
- 180 feet of elevation change
- 45" average annual rainfall
- 2 hours to OKC and Tulsa Metro
- 2.75 hours to DFW Metro



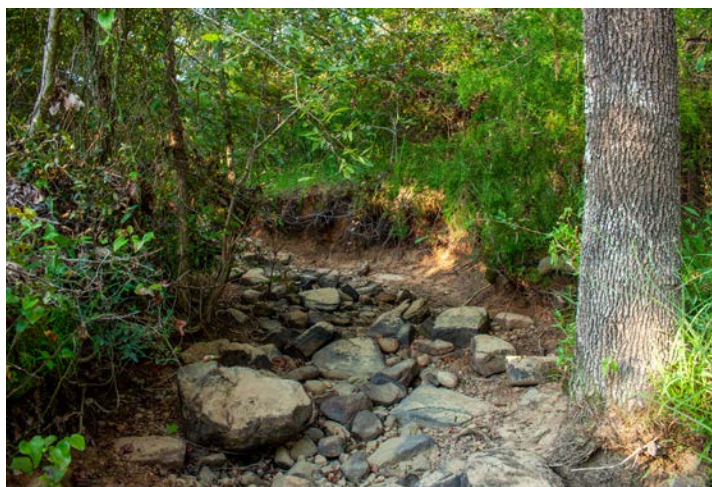
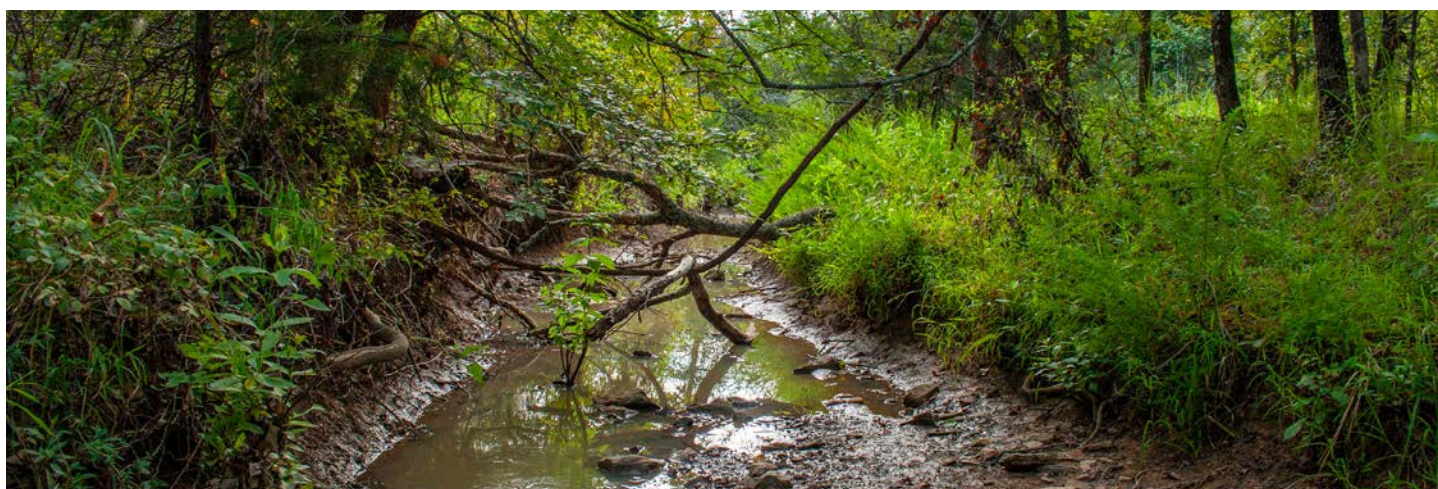
MATURE WHITETAILS AND FREE-RANGE ELK



GATED ENTRANCE AND PIPE FENCING



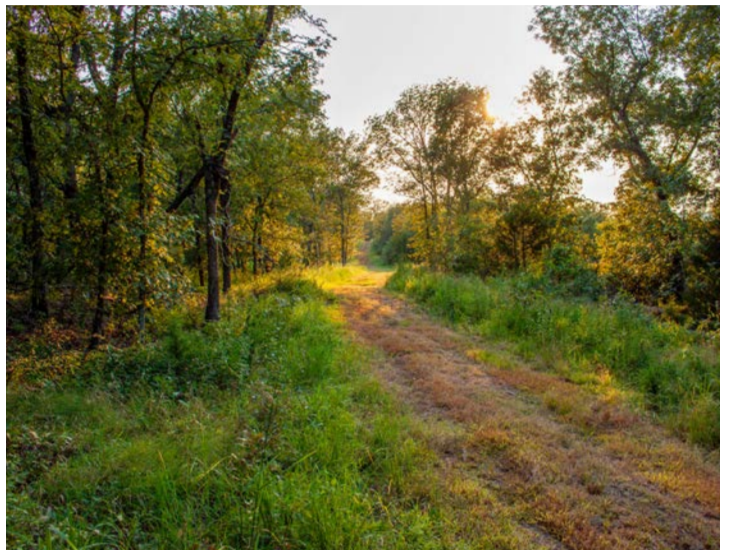
2 WET-WEATHER CREEKS



5 PONDS, 3 STOCKED



EXTENSIVE TRAIL SYSTEM

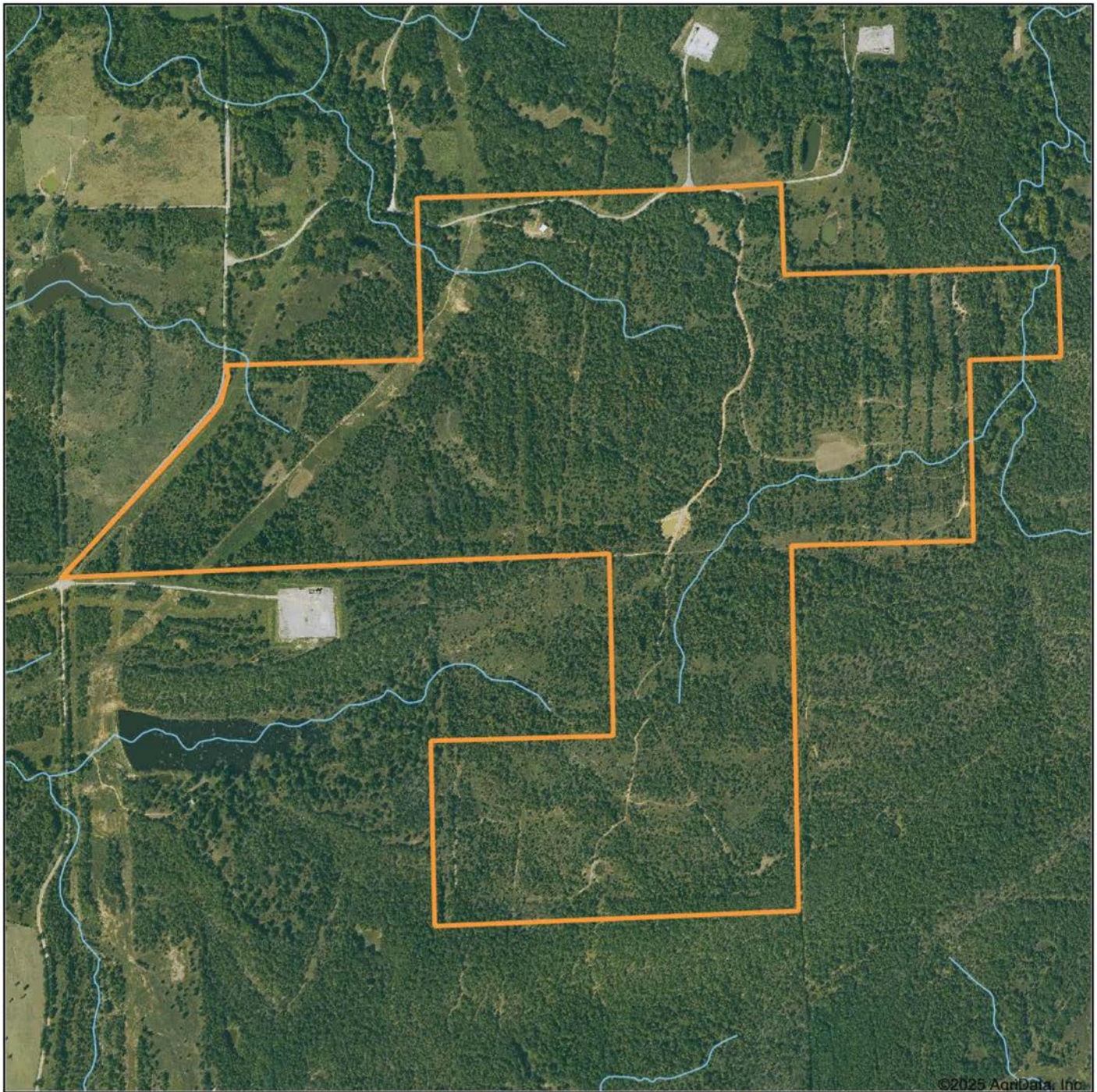


OFF-GRID LIVING QUARTERS

Living accommodations are designed for function and comfort during extended hunting trips. The off-grid quarters feature hot water, septic, air conditioning, and propane. Currently set up as a 2-bedroom, 1-bath with a well-thought-out expansion plan prepped for an additional 2 bedrooms and 1 bath, kitchen, and mud room.



AERIAL MAP



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Boundary Center: 34° 42' 32.86, -96° 10' 4.46

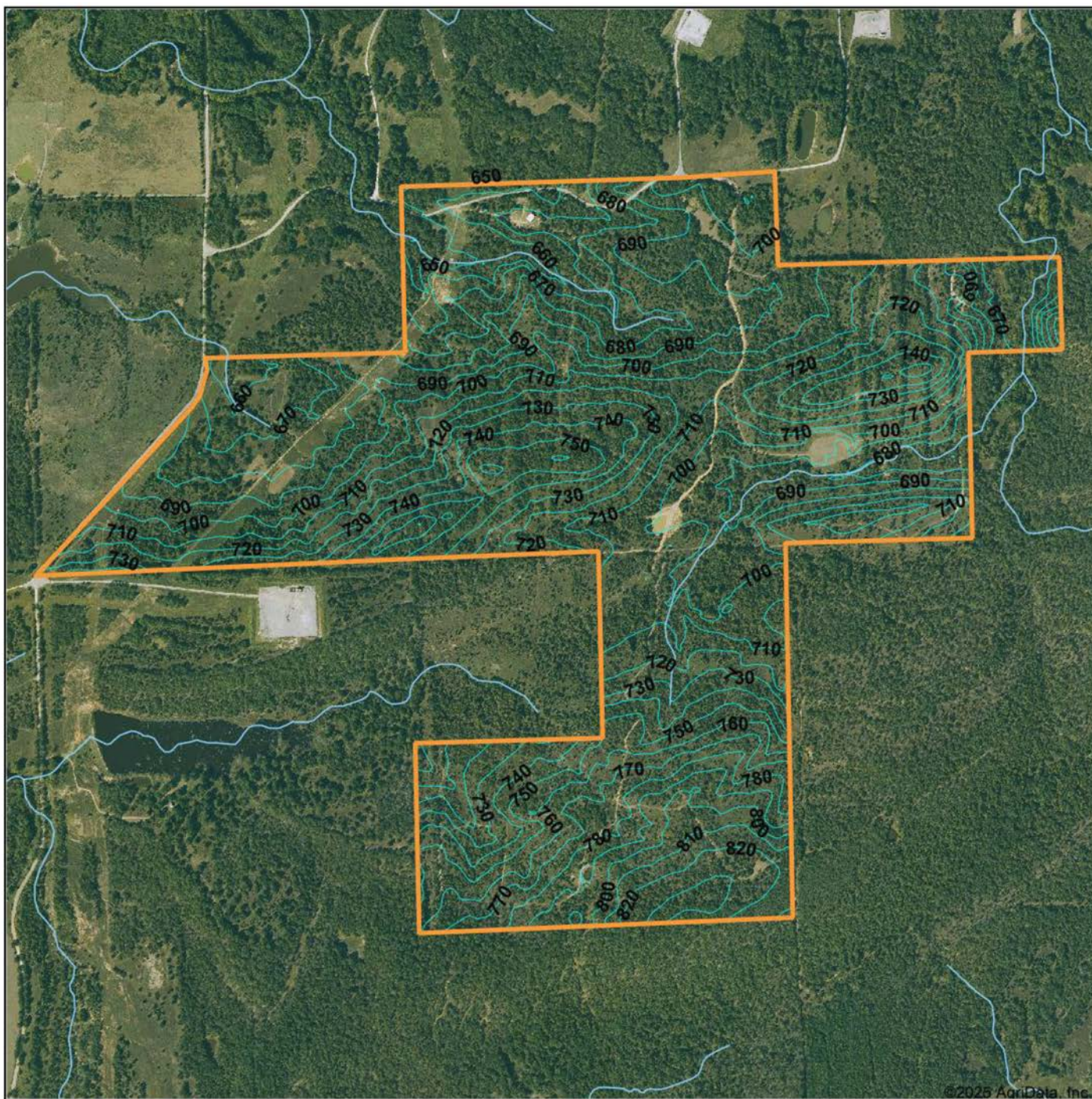
20-3N-11E
Coal County
Oklahoma

0ft 1119ft 2238ft



8/5/2025

TOPOGRAPHY MAP



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 638.6

Max: 834.7

Range: 196.1

Average: 715.2

Standard Deviation: 39.63 ft

0ft 1096ft 2192ft

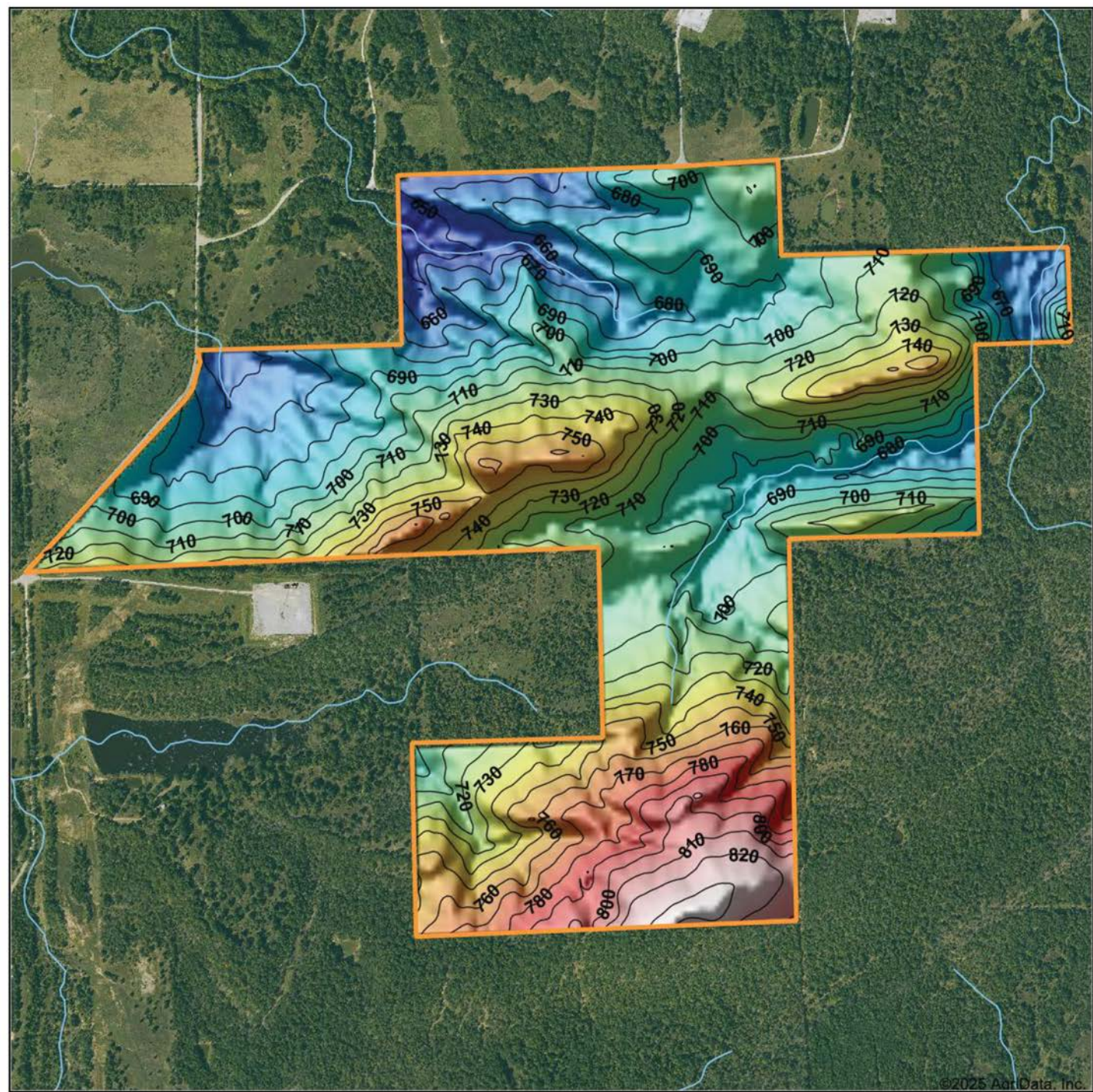


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20-3N-11E
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Oklahoma

Boundary Center: 34° 42' 32.86, -96° 10' 4.46

HILLSHADE MAP



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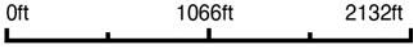
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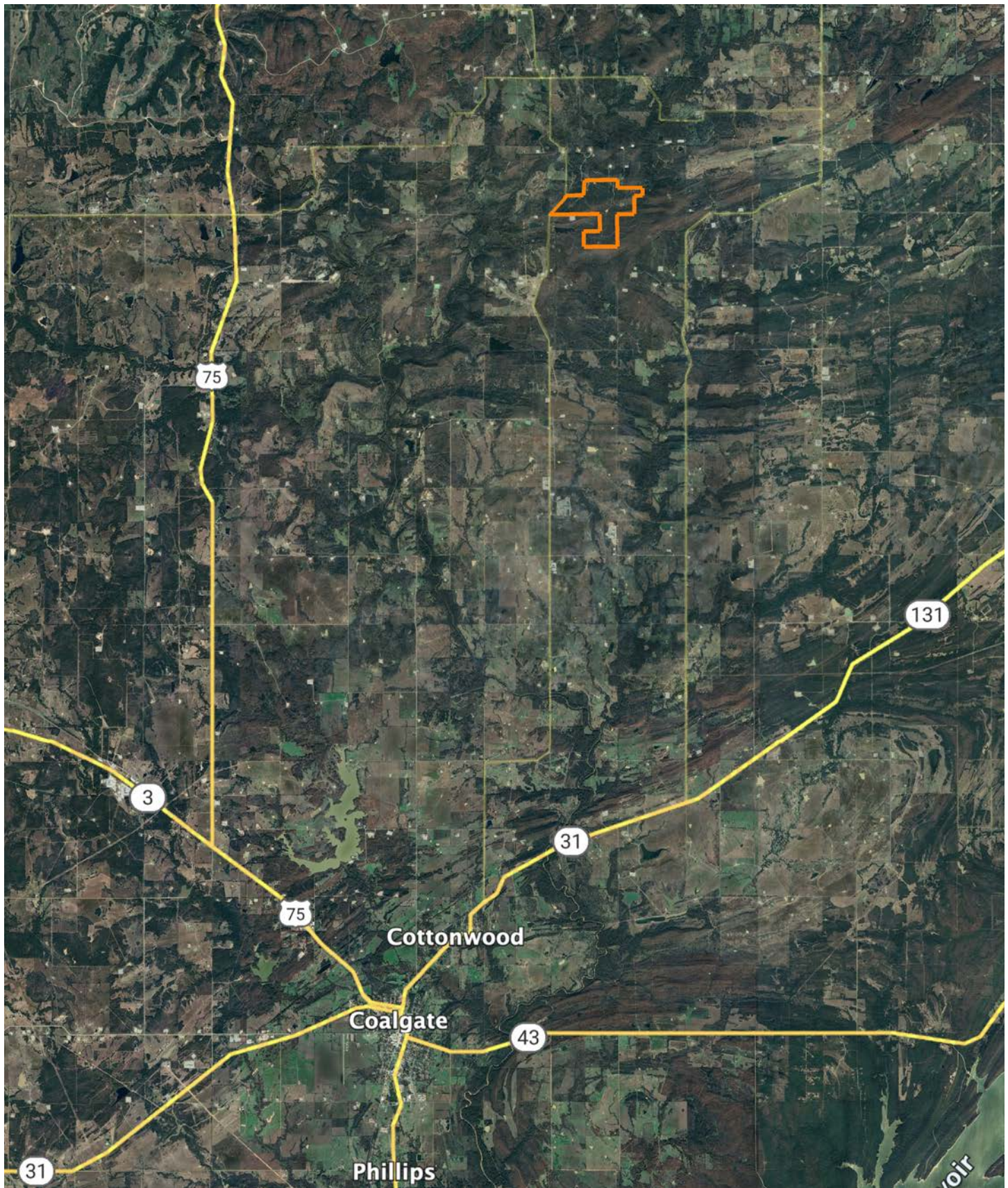
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20-3N-11E
Coal County
Oklahoma

Boundary Center: 34° 42' 32.86, -96° 10' 4.46

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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MidwestLandGroup.com

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