

MIDWEST LAND GROUP PRESENTS



465 ACRES
ATOKA COUNTY, OK

11544 South Iron Stob Road, Lane, Oklahoma 74555



MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIER RECREATION AND RANCHING OASIS IN SOUTHEASTERN OKLAHOMA

Midwest Land Group is proud to present the Atoka 465 — a true grazing and recreation oasis in the heart of southeastern Oklahoma. With 315 +/- acres of productive pasture, 150 +/- wooded acres, and a diverse mix of creeks, ponds, and timber, this ranch delivers a perfect balance of ranching capacity and outdoor enjoyment. The rolling terrain produces strong forage, recently cutting 5 bales per acre in the prime hay field. Mature shade trees and cross fencing make it ideal for cattle, while the hunting and fishing opportunities are second to none.

Water is abundant across the property, with 1.8 +/- miles of seasonal and spring-fed creeks plus eight deep ponds totaling 5.5 +/- surface acres. At least four ponds are stocked with bass and bluegill, with crappie also present in one. A 1-acre pond surrounded by lush hay pasture sits within walking distance of the home, perfect for a short—or maybe long—fishing trip with the kids. Two rural water meters supply the homes, and an irrigation well with multiple hydrants provides water for the landscaping, pecan orchard, and future garden. The creek below the home and nearby ponds ensure wildlife have everything they need, making whitetails and turkeys frequent visitors during morning coffee or evening porch dinners. In just a week of cameras being set, multiple mature bucks were captured in daylight across the ranch's excellent habitat. Oak diversity

includes large water oak, post oak, southern red oak, and shumard oak, providing beauty year-round and ample hard mast for deer during the fall.

The improvements are highlighted by a custom 2,264 square-foot brick home with two covered porches that sits atop the ranch. Spanish-inspired architecture showcases the build quality, while built-ins, ample storage, a large kitchen island, and expansive windows throughout make for comfortable living, whether as a weekend retreat or a full-time residence. A second 1,260 square-foot home offers the perfect opportunity for a mother-in-law suite, ranch manager, or guest house. Additional structures include a 40'x60' shop with a 1,500 square-foot lean-to, providing storage and workspace, along with a 60'x80' hay barn. With one mile of county road frontage, 3 entrances, trails throughout, and only a half-mile to paved road, access is convenient while the mature trees and size preserve the ranch's private setting.

Located just 7 minutes from Lane, 17 minutes to Atoka, and under 2.5 hours to Dallas, OKC, and Tulsa, the Atoka 465 combines productivity, recreation, and accessibility in one rare package. For the buyer seeking a ranch with hay income, abundant water, quality wildlife, and established improvements, this property delivers on every front.

PROPERTY FEATURES

PRICE: **\$2,300,000** | COUNTY: **ATOKA** | STATE: **OKLAHOMA** | ACRES: **465**

- 315 +/- acres of pasture with mature shade trees
- 150 +/- wooded acres
- 90' of elevation change
- 1.8 +/- combined miles of seasonal/spring-fed creeks
- 5.5 +/- acres of combined water surface area
- 8 deep ponds including 1 +/- acre stocked pond near home
- At least 4 stocked with excellent fishing for bass, bluegill, and crappie
- Great mature buck population
- Whitetail deer, turkey, hogs
- Diverse oaks, fruiting, and native pecan trees
- Pecan orchard (16 trees, 4 varieties)
- 2 Rural water meters (District #4)
- 165' deep water well for irrigation
- Barbed perimeter and cross fencing
- 5 bales per acre cut in 2025 from the hay pasture
- 2,264 square feet 3 3-bed, 2.5-bath custom brick home
- Lodge-style rock fireplace
- 2 covered porches
- 1,260 square-foot 3-bed, 1 bath second home
- 60'x80' hay barn
- 40'x60' shop with 1,500 square-foot lean-to
- 1 mile of county road frontage with 3 entrances
- 1/2 mile to paved road
- 7 minutes to Lane, OK (gas, diesel, food)
- 17 minutes to Atoka
- Under 2.5 hours to Dallas, OKC, Tulsa



CUSTOM BRICK HOME

Spanish-inspired architecture showcases the build quality, while built-ins, ample storage, a large kitchen island, and expansive windows throughout make for comfortable living, whether as a weekend retreat or a full-time residence.



ADDITIONAL PHOTOS



60'X80' HAY BARN

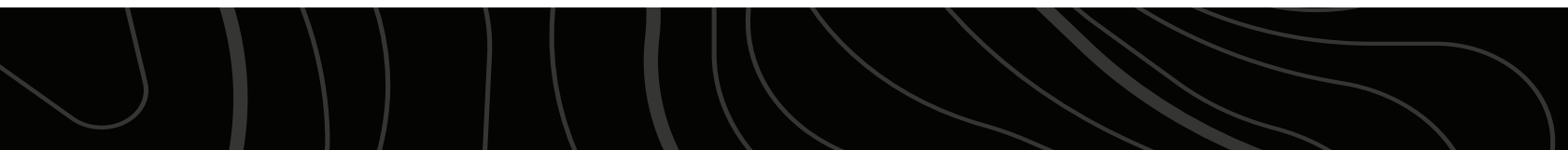
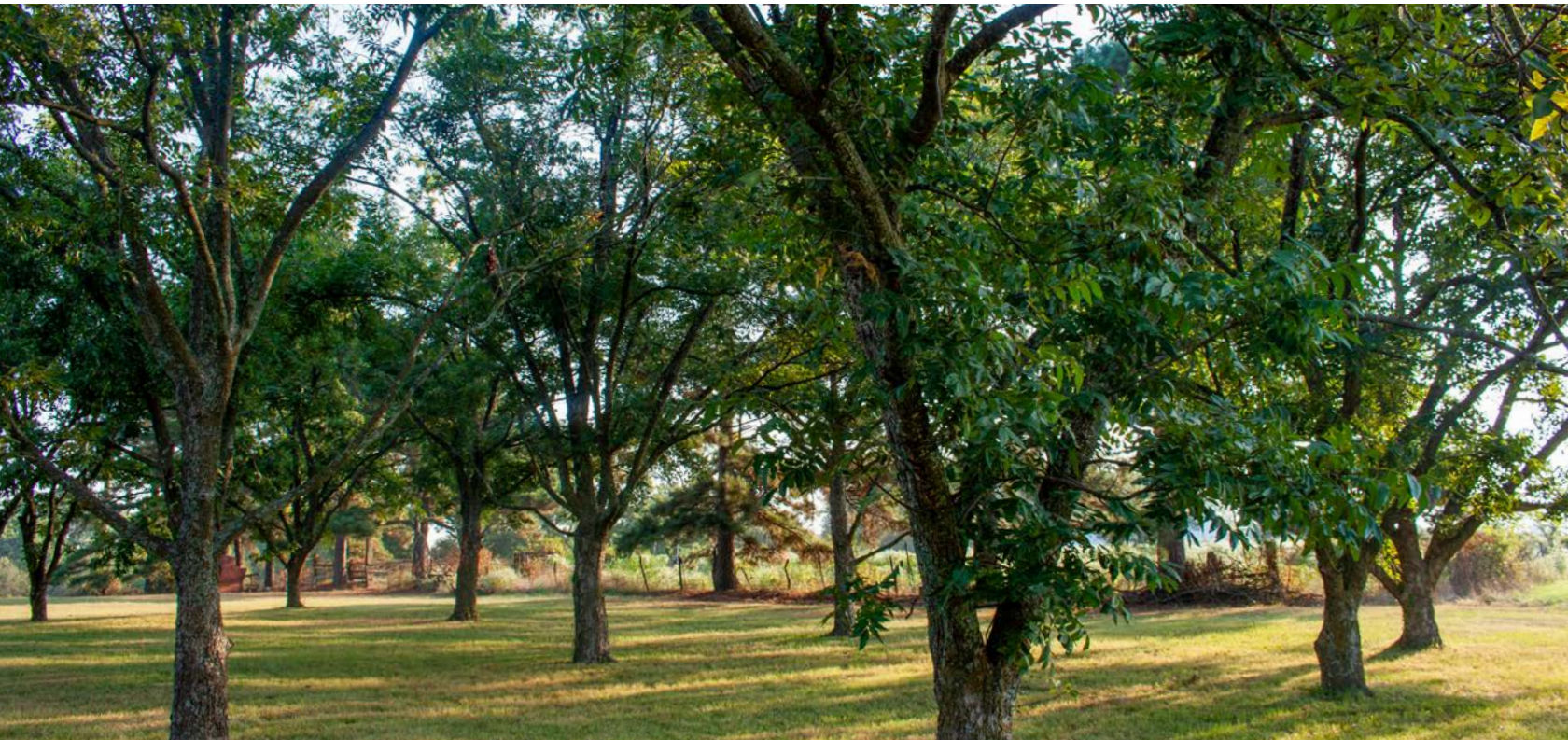


40'X60' SHOP WITH LEAN-TO



DIVERSE OAKS AND PECAN ORCHARD

Oak diversity includes large water oak, post oak, southern red oak, and shumard oak, providing beauty year-round and ample hard mast for deer during the fall.



MULTIPLE PONDS

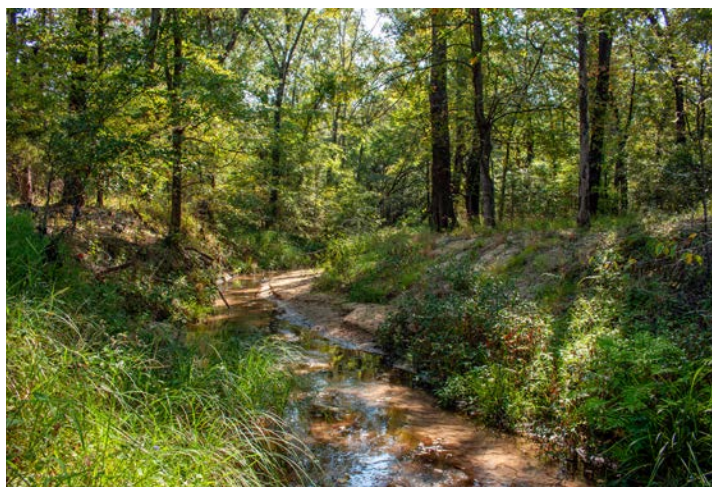
At least four ponds are stocked with bass and bluegill, with crappie also present in one. A 1-acre pond surrounded by lush hay pasture sits within walking distance of the home, perfect for a short—or maybe long—fishing trip with the kids.



COUNTY ROAD FRONTAGE



SEASONAL/SPRING-FED CREEKS



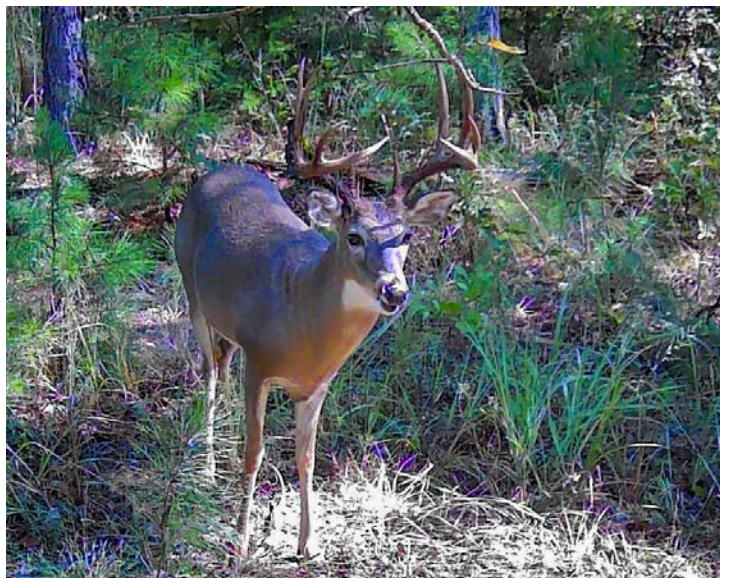
315 +/- PASTURE, 150 +/- WOODED ACRES

The rolling terrain produces strong forage, recently cutting 5 bales per acre in the prime hay field. Mature shade trees and cross fencing make it ideal for cattle, while the hunting and fishing opportunities are second to none.

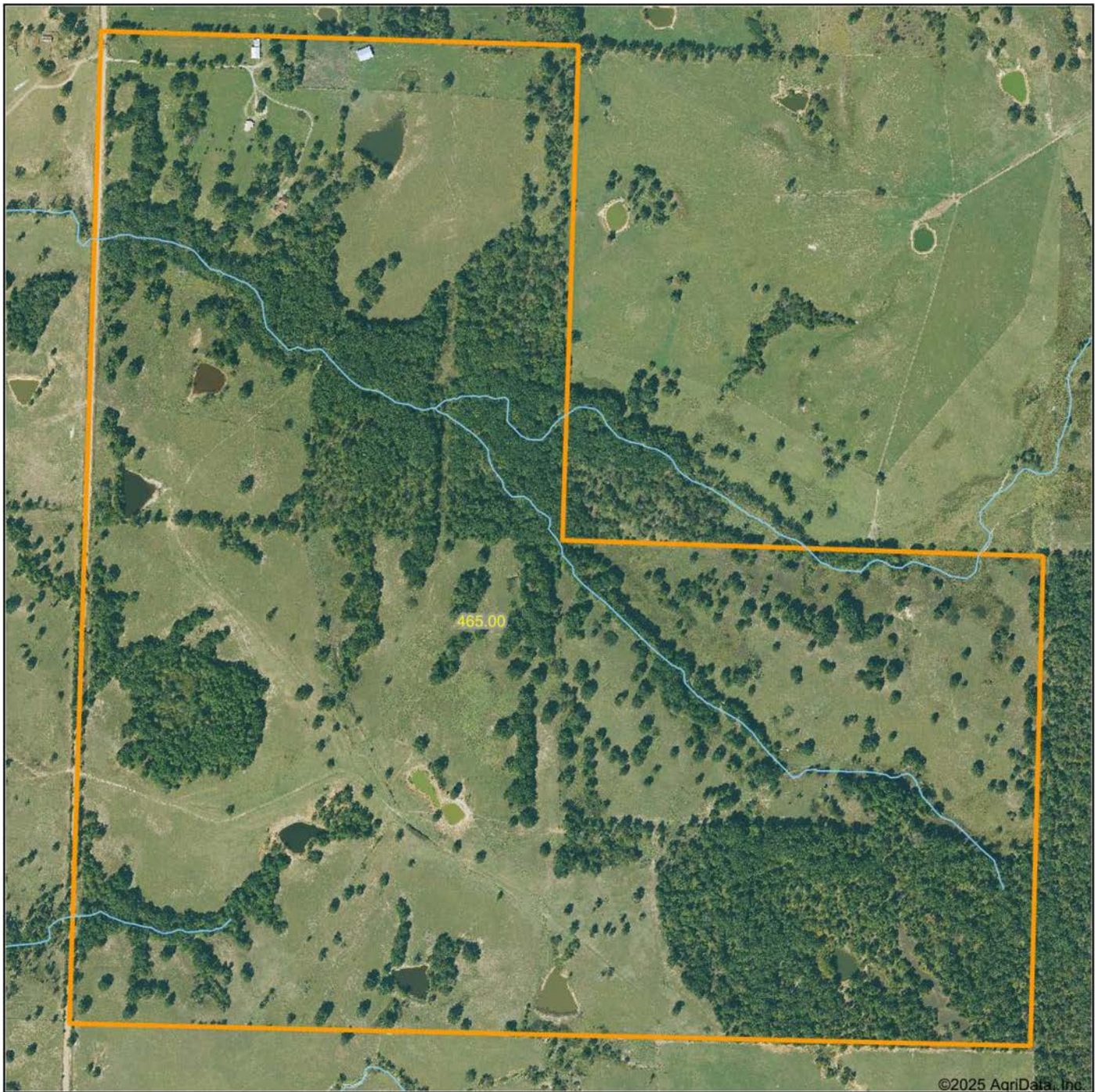


HUNTING OPPORTUNITIES

In just a week of cameras being set, multiple mature bucks were captured in daylight across the ranch's excellent habitat.



AERIAL MAP



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Boundary Center: 34° 12' 53.12, -95° 58' 47.03

0ft 829ft 1659ft



Maps Provided By:



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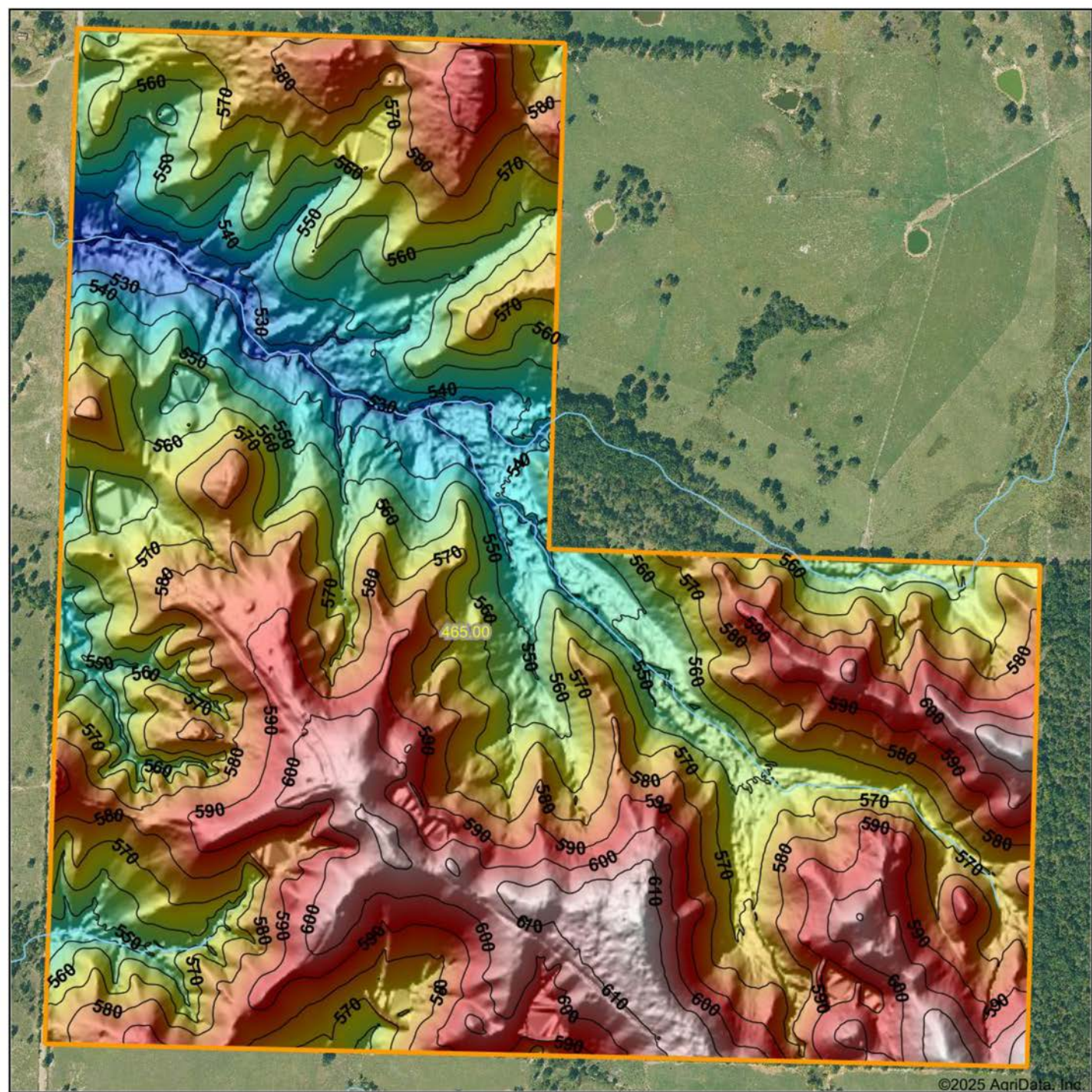
www.AgriDataInc.com

7-4S-13E
Atoka County
Oklahoma

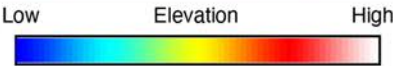


9/26/2025

HILLSHADE MAP



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Maps Provided By:

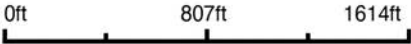


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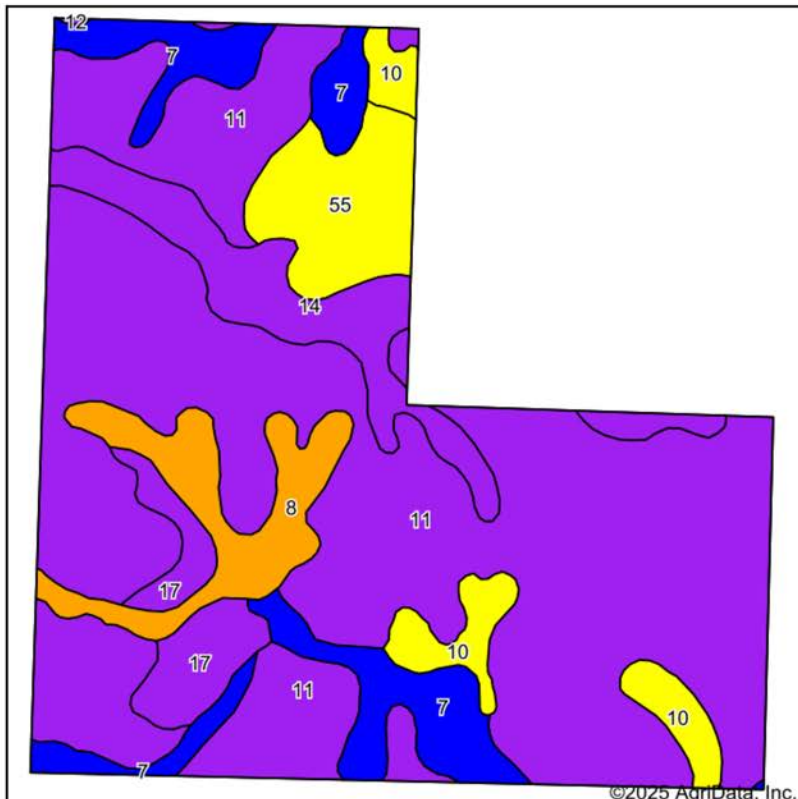
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Interval(ft): 10
Min: 515.8
Max: 617.9
Range: 102.1
Average: 572.9
Standard Deviation: 20.51 ft



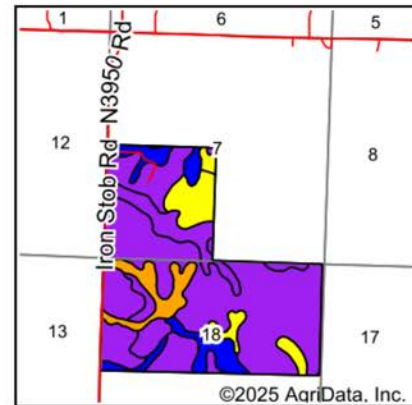
7-4S-13E
Atoka County
Oklahoma

Boundary Center: 34° 12' 53.12, -95° 58' 47.03

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
County: **Atoka**
Location: **7-4S-13E**
Township: **Central Atoka**
Acres: **465**
Date: **9/26/2025**



Maps Provided By:



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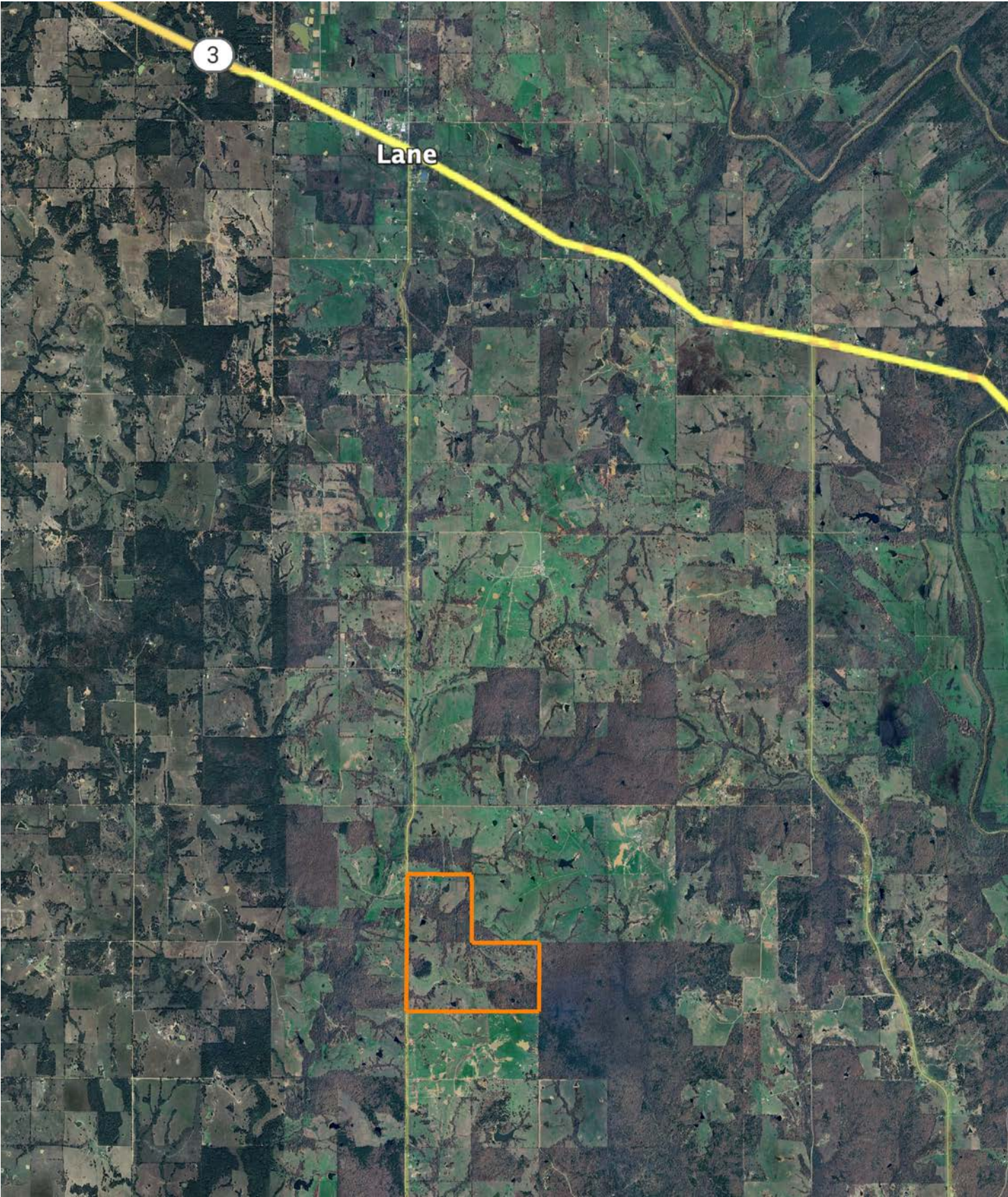
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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
11	Bernow-Romia complex, 8 to 12 percent slopes	294.73	63.4%		3.6ft. (Paralithic bedrock)	Vle	3255	62	44	46	46	62
7	Bernow fine sandy loam, 1 to 3 percent slopes	43.03	9.3%		> 6.5ft.	Ile	3325	70	49	50	55	70
14	Boggy fine sandy loam, 0 to 1 percent slopes, frequently flooded	35.53	7.6%		> 6.5ft.	Vw	0	39	25	38	31	15
8	Bernow fine sandy loam, 3 to 5 percent slopes	28.12	6.0%		> 6.5ft.	Ille	3430	71	50	50	56	71
55	Larue loamy fine sand, 3 to 8 percent slopes	26.06	5.6%		> 6.5ft.	IVe	600	40	37	36	31	40
10	Bernow fine sandy loam, 5 to 8 percent slopes	18.87	4.1%		> 6.5ft.	IVe	3325	69	48	49	54	69
17	Bosville fine sandy loam, 5 to 12 percent slopes	18.49	4.0%		> 6.5ft.	Vle	3500	51	45	46	45	51
12	Bernow fine sandy loam, 3 to 8 percent slopes, gullied	0.17	0.0%		> 6.5ft.	Vle	0	29	6	7	29	
Weighted Average						5.18	2885.9	*n 60.1	*n 43.2	*n 45.5	*n 45.7	*n 58.3

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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