

MIDWEST LAND GROUP PRESENTS

175 ACRES IN

HUGHES COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TURN-KEY 175 +/- ACRE FARM IN HUGHES COUNTY, OKLAHOMA

If you're looking for a true turn-key ranch with utilities already in place, this 175 +/- acre farm in Hughes County is ready to go and checks every box. With electric service and a water well on site, it offers outstanding potential for a future homesite or weekend getaway. The property is located less than 3 miles from Sasakwa and only 2 miles off Highway 56, giving you quick access to town while still enjoying the peace and quiet of the countryside. A well-balanced mix of open pasture, scattered timber, and plenty of tillable acres makes it both productive and versatile, offering room for cattle, horses, and abundant wildlife. This ranch is

already set up for livestock with perimeter and cross-fencing, functional working pens, and a wet-weather creek that provides a natural water source. A drivable trail system runs across the property, making it easy to check cattle, access different pastures, or explore on an ATV. The land itself lays out beautifully for a future homestead, with multiple build sites that provide scenic views. Whether you're looking to expand an existing cattle operation, start a new ranch, or secure a private recreational retreat, this Hughes County farm delivers the rare mix of location, usability, and long-term potential.



PROPERTY FEATURES

PRICE: **\$655,000** | COUNTY: **HUGHES** | STATE: **OKLAHOMA** | ACRES: **175**

- 175 +/- acres of productive grazing and hay ground with scattered timber
- Less than 3 miles from Sasakwa, OK
- Just 2 miles off Hwy 56 for easy travel
- 5 ponds strategically placed across the property
- Wet-weather creek provides seasonal water and natural character
- Full perimeter fencing and cross-fencing in place for easy rotation
- Working pens for cattle already on-site
- Water well and electric service already on the property
- Multiple ideal build sites for a home or cabin
- All farm equipment conveys with the sale - turn-key operation
- Two county road frontages for convenient access and hauling
- Strong grass base to support cattle or other livestock
- Scattered timber for shade, shelter, and added recreational use
- Driveable trail system throughout the property for easy access and management



PRODUCTIVE GRAZING & HAY GROUND



WORKING PENS



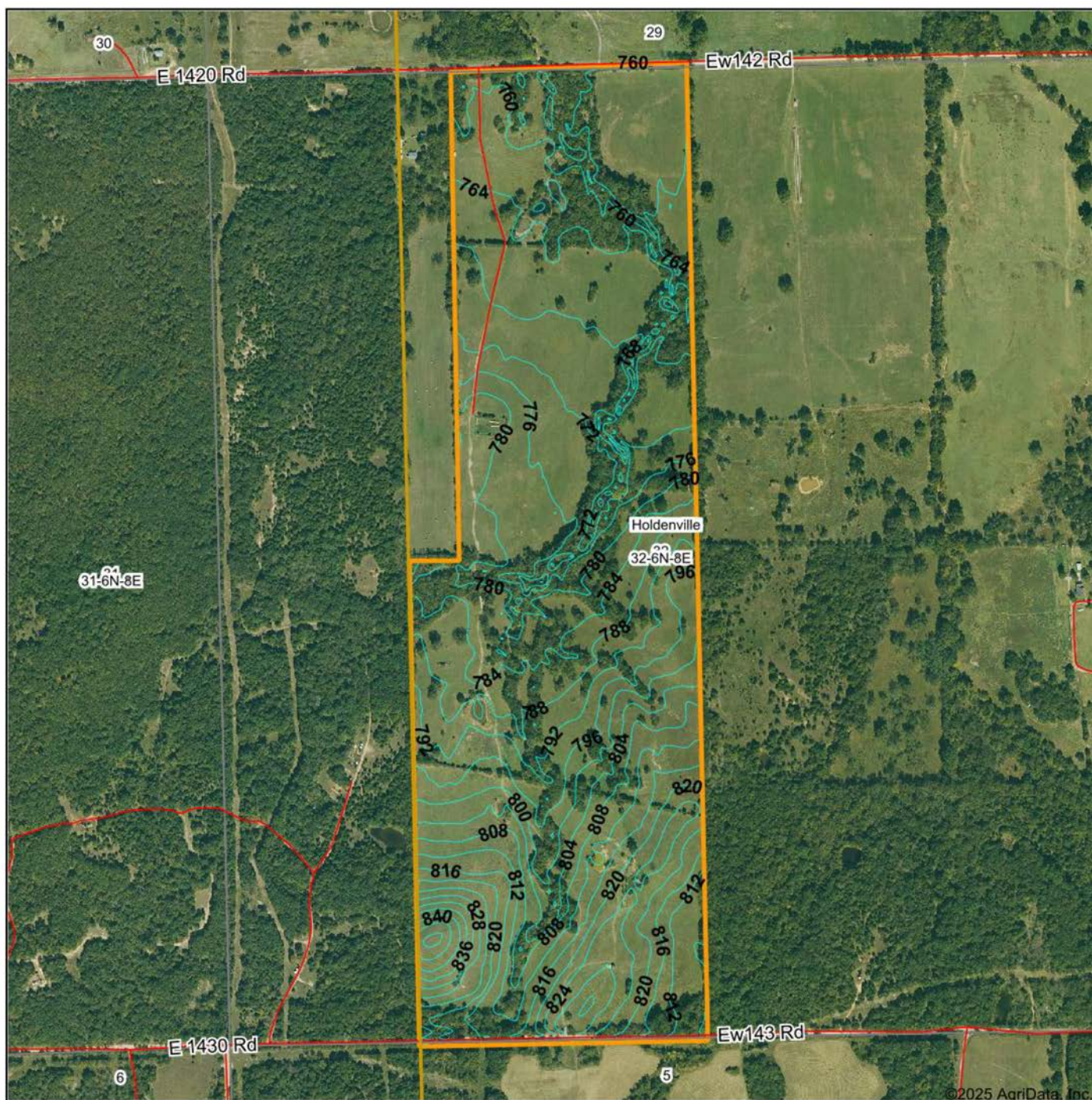
5 PONDS



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



Maps Provided By:



© AgriData, Inc. 2023

Source: USGS 10 meter dem

Interval(ft): 4.0

Min: 751.4

Max: 849.7

Range: 98.3

Average: 787.6

Standard Deviation: 21.82 ft

0ft 848ft 1695ft

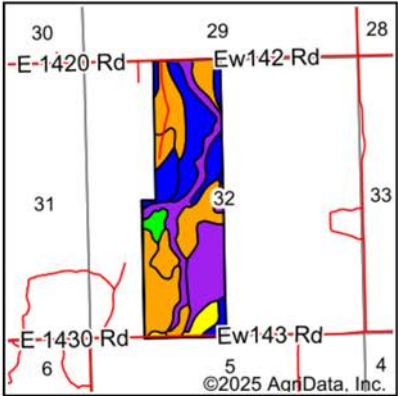
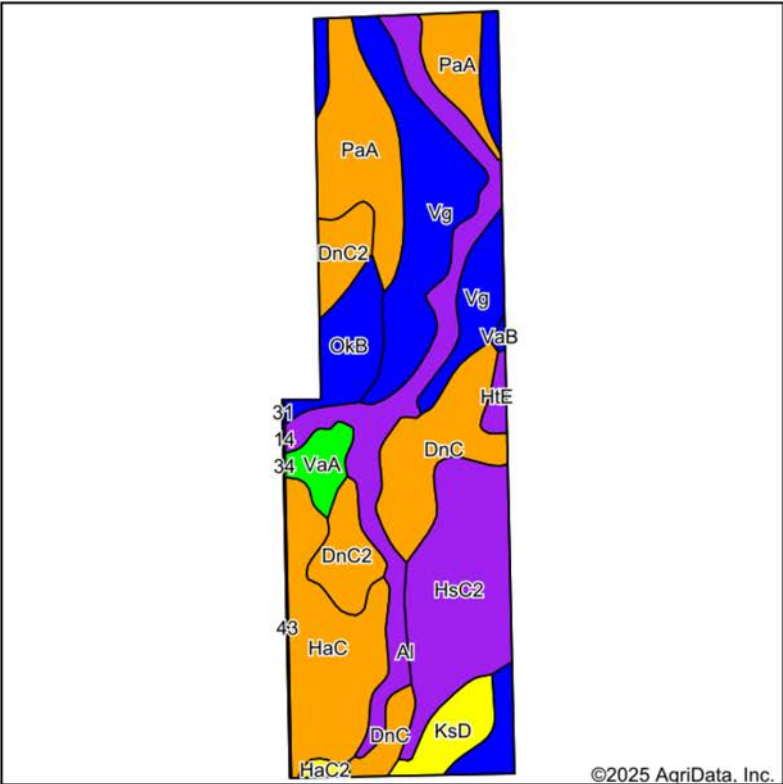


9/18/2025

32-6N-8E
Hughes County
Oklahoma

Boundary Center: 34° 56' 56.26, -96° 29' 17.03

SOILS MAP



State: **Oklahoma**
County: **Hughes**
Location: **32-6N-8E**
Township: **Holdenville**
Acres: **173.58**
Date: **9/18/2025**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: OK063, Soil Area Version: 19
Area Symbol: OK133, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Alfalfa hay Tons	Caucasian bluestem AUM	Common bermudagrass AUM	Cool season grasses AUM	Corn Bu	Cotton lint Lbs	Grain sorghum Bu	Grass legume hay Tons	Improved bermudagrass AUM
Vg	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	34.88	20.0%		IIw										
HsC2	Clearview-Hector complex, 3 to 5 percent slopes, gullied	24.47	14.1%		Vle					2					
PaA	Parsons silt loam, 0 to 1 percent slopes	22.27	12.8%		IIIw										
Al	Verdigris silt loam, 0 to 2 percent slopes, frequently flooded	21.98	12.7%		Vw					7					
HaC	Clearview fine sandy loam, 3 to 5 percent slopes	20.29	11.7%		IIle			6	5		59		60	3	

Soils data provided by USDA and NRCS.

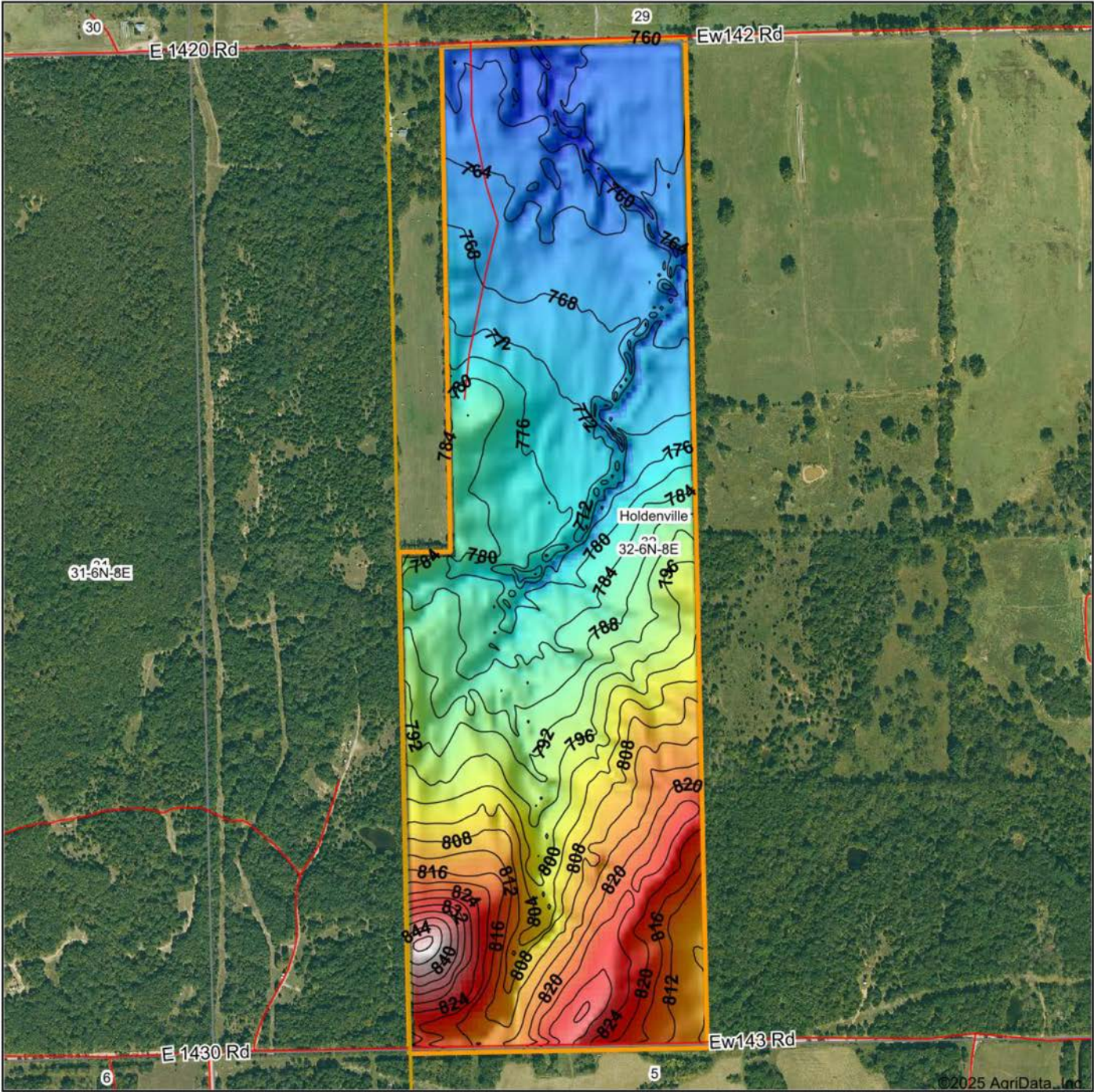
SOILS MAP

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DnC	Dennis loam, 3 to 5 percent slopes	17.00	9.8%		IIe		4						65		
DnC2	Dennis loam, 3 to 5 percent slopes, eroded	11.04	6.4%		IIe		4						50		
OkB	Okemah-Pharaoh complex, 1 to 3 percent slopes	8.33	4.8%		Ile										
KsD	Kamie loamy fine sand, 3 to 8 percent slopes	5.86	3.4%		IVe										
VaA	Okay loam, 0 to 1 percent slopes	4.08	2.4%		I		4					500	60		
HtE	Hector-Endsaw complex, 5 to 30 percent slopes, stony	1.52	0.9%		VIIe										
HaC2	Clearview fine sandy loam, 3 to 5 percent slopes, eroded	0.85	0.5%		IVe			6	5		59		58	3	
43	Stephenville fine sandy loam, 3 to 5 percent slopes	0.51	0.3%		IIe	IIe	2						26		
VaB	Okay loam, 1 to 3 percent slopes	0.36	0.2%		Ile		3					450	55		
14	Gowton fine sandy loam, 0 to 1 percent slopes, frequently flooded	0.08	0.0%		Vw			9					4		
31	Okemah silt loam, 1 to 3 percent slopes	0.06	0.0%		Ile										
Weighted Average					3.45	*-	0.8	0.7	0.9	0.9	7.2	12.7	18.4	0.4	2

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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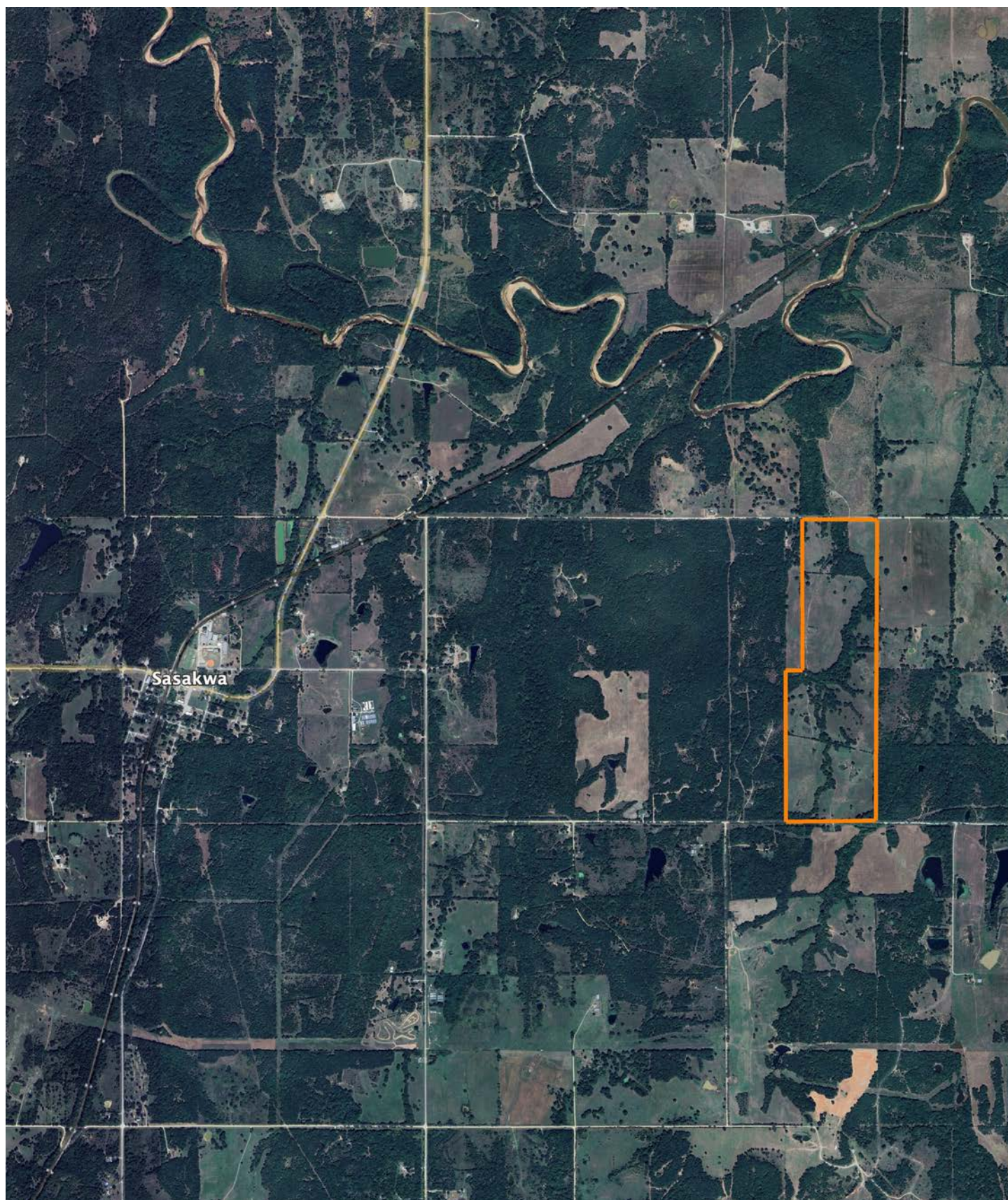


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32-6N-8E
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OVERVIEW MAP



AGENT CONTACT

Caden Witty was born in Tulsa and raised in Bristow, where a passion for hunting, fishing, and the outdoors shaped nearly every part of his life. That passion eventually pointed him toward land sales — a path first introduced to him by his Mom, a longtime land agent, and one he now follows with his own boots on the ground.

As an agent, Caden brings with him years of practical experience in the field: planting food plots, hanging stands, and learning what makes a property special through firsthand work and observation. With a background in sales and customer service, he knows how to listen well, work hard, and earn trust — one relationship at a time.

Caden serves all of Oklahoma with enthusiasm, integrity, and a deep love for the land itself. He's a dedicated husband, a hard worker, and the kind of guy who doesn't do things halfway. When he takes something on, he's all in, including helping others find the perfect piece of ground to call their own.



CADEN WITTY

LAND AGENT

918.552.9093

CWitty@MidwestLandGroup.com



MidwestLandGroup.com

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