

MIDWEST LAND GROUP PRESENTS

80 ACRES

HUGHES COUNTY, OK

E 123 ROAD, DUSTIN, OKLAHOMA 74839



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PERFECT COMBINATION - 80 +/- ACRES OF FERTILE SOILS, WATER, & WILDLIFE

Midwest Land Group is proud to present the Hughes 80 - a truly unique combination farm in Hughes County offering both productive income potential and outstanding recreation. With exceptional soils, abundant water, and diverse habitat, this 80 +/- acre tract stands out as a property where you can ranch, hay, hunt, and fish all in one place.

The land is 100% Class II and III soils - something you don't often see in a recreational property. For the producer, that means strong yields for hay or grazing. For the outdoorsman, it means a dream scenario for planting food plots. You can't microwave good soils, and the Hughes 80 offers the kind of fertility that makes management easy and results dependable year after year. Strong native grasses, forbs, and wildflowers cover the open ground, and unique "wildlife islands" within the hay meadow provide bedding cover that deer and small game utilize constantly.

Water is another strength here, with four ponds (three stocked for fishing) and a creek weaving through the

property. Riparian zones along the ponds and creek create excellent whitetail habitat and complement the open areas, offering strong diversity. For the buyer wanting both income and recreation, it's hard to beat a tract with this kind of soil, water, and habitat.

The property is fenced with some cross fencing in place, offering flexibility for running cattle. An old homesite already has rural water and electric available, and with fiber internet in the area, modern connectivity is within reach if you choose to build. Several elevated spots near the ponds or creek bottoms could make for excellent new homesites or cabin locations.

Conveniently located just 6 minutes from Dustin, 30 minutes from Lake Eufaula, 60 minutes from Tulsa, and 90 minutes from the OKC Metro, this tract offers seclusion without sacrificing accessibility. Whether your goal is to run livestock, cut hay, plant food plots, fish, or simply enjoy a weekend retreat, the Hughes 80 delivers a rare balance of productivity and recreation.



PROPERTY FEATURES

PRICE: **\$256,000** | COUNTY: **HUGHES** | STATE: **OKLAHOMA** | ACRES: **80**

- Easy access from county road frontage
- 100% Class II & III soils
- Grazing or hay pasture with wildlife islands
- 4 ponds, 3 are stocked
- Creek
- Fenced and some cross-fencing
- Old homesite with rural water and electric
- Fiber internet in area
- Very strong native grasses, forbs, and wildflowers
- Great riparian areas along creek and ponds
- Whitetail deer, turkey, wild hogs, & waterfowl
- 6 minutes to Dustin
- 30 minutes from Lake Eufala
- 60 minutes to Tulsa
- 90 minutes to OKC Metro



PASTURE WITH WILDLIFE ISLANDS

Riparian zones along the ponds and creek create excellent whitetail habitat and complement the open areas, offering strong diversity.



CREEK



4 PONDS, 3 ARE STOCKED



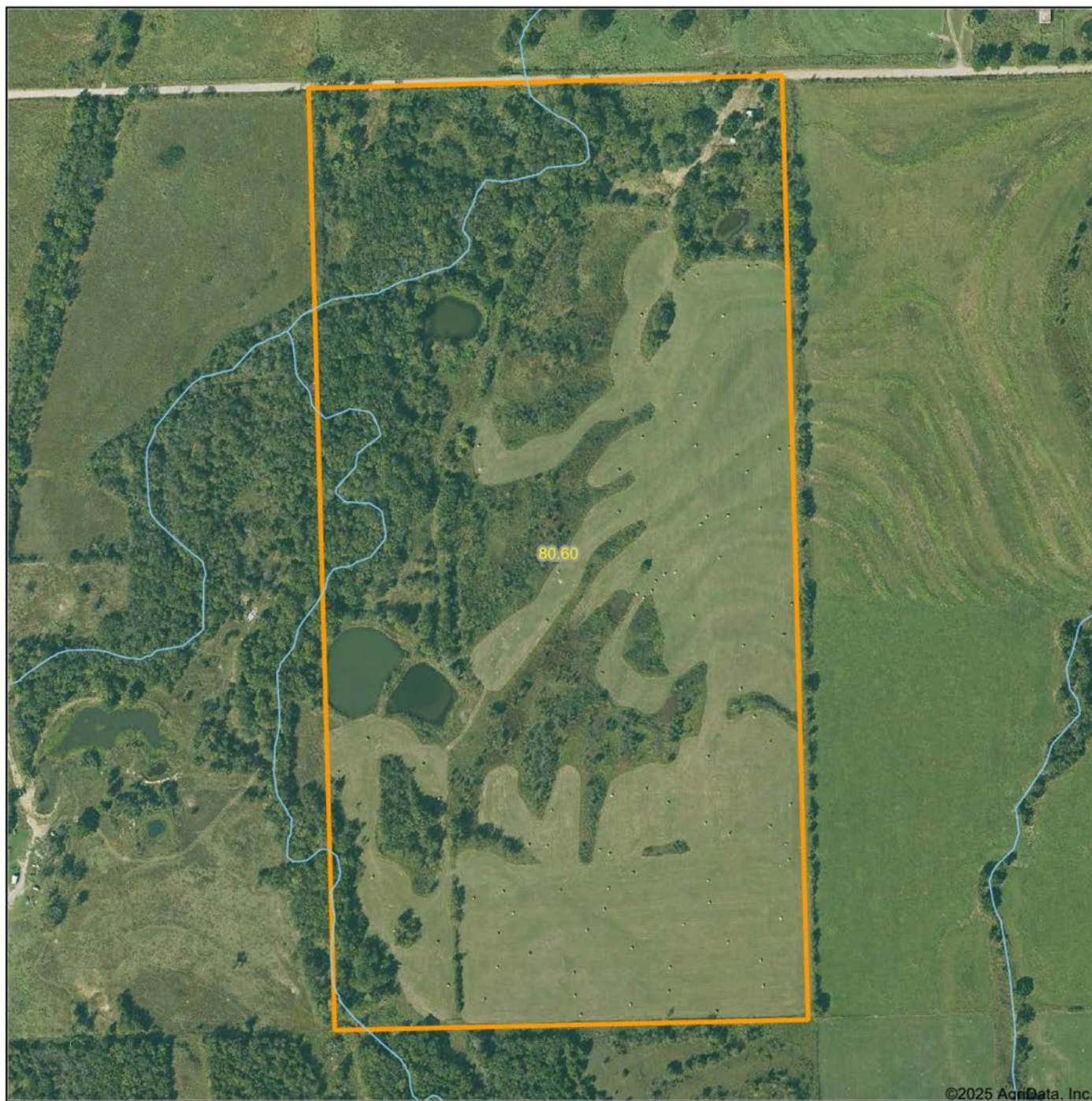
FENCED AND SOME CROSS-FENCING



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 35° 13' 41.95, -96° 2' 44.18

0ft 438ft 876ft



Maps Provided By:



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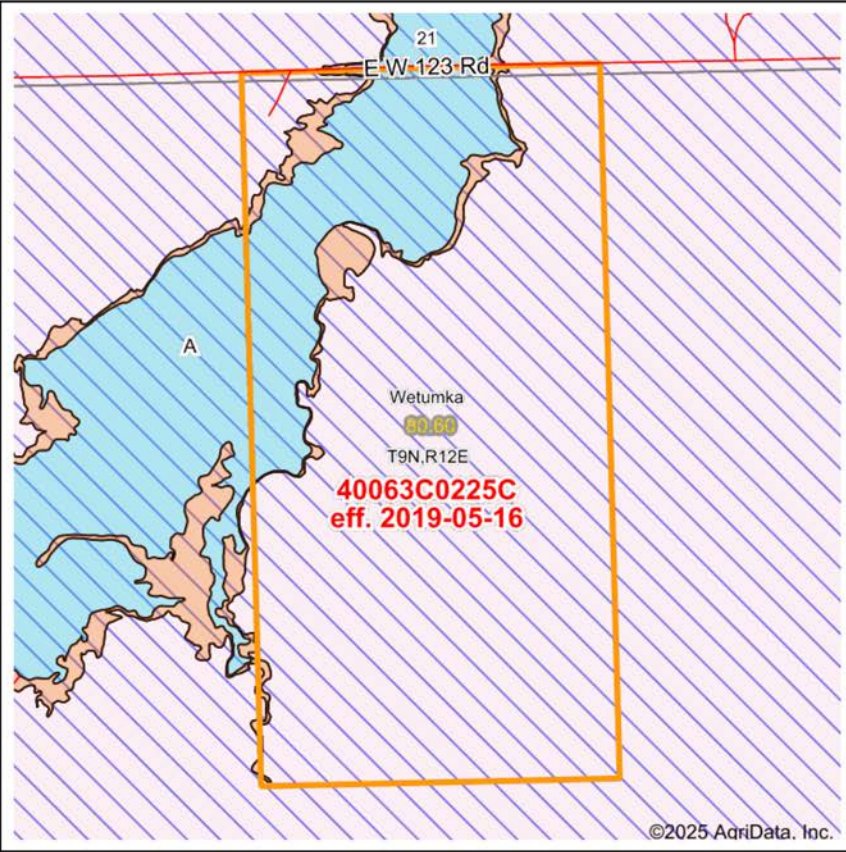
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28-9N-12E
Hughes County
Oklahoma



9/8/2025

FEMA MAP



Map Center: 35° 13' 41.95, -96° 2' 44.35
State: OK Acres: 80.6
County: Hughes Date: 9/8/2025
Location: 28-9N-12E
Township: Wetumka



Maps Provided By:

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CUSTOMIZED ONLINE MAPPING
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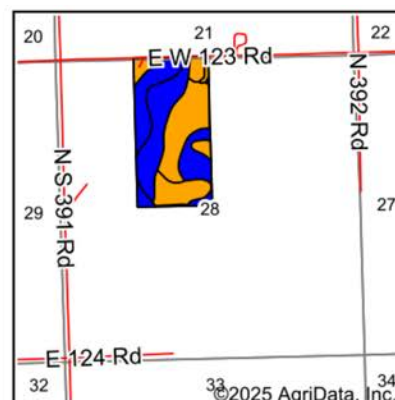
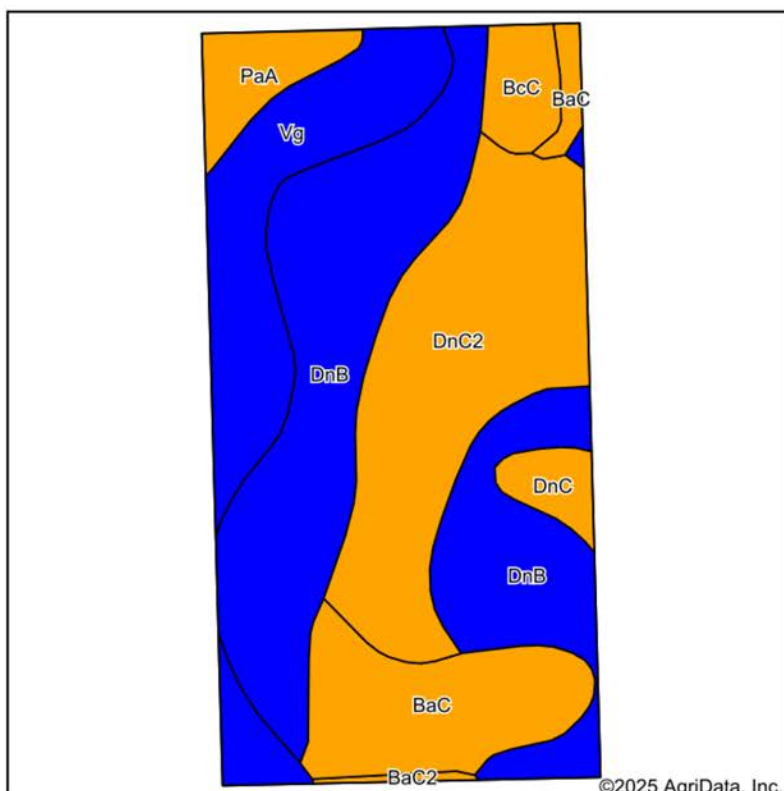
Name		Number	County	NFIP Participation	Acres	Percent
Hughes County Unincorporated Areas		400467	Hughes	Regular	80.6	100%
Total					80.6	100%

Map Change		Date	Case No.	Acres	Percent
No				0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	63.59	78.9%
A		100-year Floodplain	14.11	17.5%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	2.9	3.6%
Total			80.60	100%

Panel		Effective Date	Acres	Percent
40063C0225C		5/16/2019	80.6	100%
Total			80.6	100%

SOILS MAP



State: **Oklahoma**
 County: **Hughes**
 Location: **28-9N-12E**
 Township: **Wetumka**
 Acres: **80.6**
 Date: **9/8/2025**



Maps Provided By:



Area Symbol: OK063, Soil Area Version: 19

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
DnB	Dennis loam, 1 to 3 percent slopes	29.95	37.2%		> 6.5ft.	Ile	4250	65	54	62	55	65
DnC2	Dennis loam, 3 to 5 percent slopes, eroded	19.59	24.3%		> 6.5ft.	IIle	0	61	51	57	49	61
Vg	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	13.18	16.4%		> 6.5ft.	IIlw	7758	82	82	63	75	55
BaC	Bates fine sandy loam, 3 to 5 percent slopes	10.16	12.6%		2.9ft. (Paralithic bedrock)	IIle	4713	55	45	48	45	55
PaA	Parsons silt loam, 0 to 1 percent slopes	3.10	3.8%		1.1ft. (Abrupt textural change)	IIlw	3761	83	82	66	69	62
BcC	Bates-Coweta complex, 3 to 5 percent slopes	2.53	3.1%		2.2ft. (Paralithic bedrock)	IIle	3074	42	36	39	34	40
DnC	Dennis loam, 3 to 5 percent slopes	1.76	2.2%		> 6.5ft.	IIle	4250	65	54	62	55	65
BaC2	Bates fine sandy loam, 3 to 5 percent slopes, eroded	0.33	0.4%		2.9ft. (Paralithic bedrock)	IIle	4713	50	40	42	37	49
Weighted Average						2.46	3795.2	*n 65.5	*n 57.2	*n 58.5	*n 55.4	*n 60.2

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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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