



MIDWEST LAND GROUP
PRESENTS

POTTAWATOMIE COUNTY OKLAHOMA

40 ACRES



MIDWEST LAND GROUP IS HONORED TO PRESENT

PRIME CORNER 40 +/- ACRES FOR COUNTRY LIVING OR SUBDIVIDE ON HIGHWAY 39

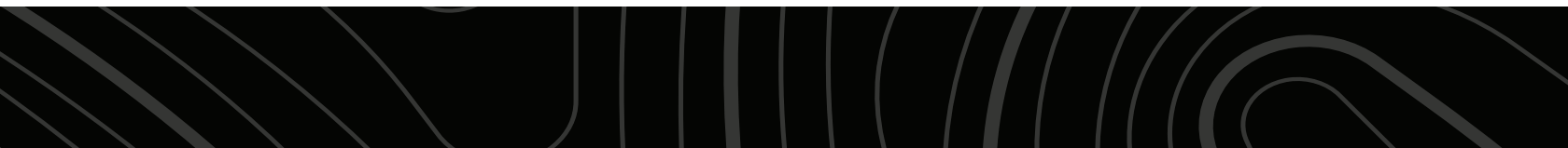
Midwest Land Group is proud to present the Pottawatomie 40 — a versatile corner tract with endless potential. Located at the intersection of Highway 39 and Harrison Road, this 40 +/- acre property offers unmatched frontage and visibility, making it an ideal candidate for a homestead, ranchette, investment, or family compound.

With 2,640 total feet of frontage — 1,320 +/- feet along Highway 39 and 1,320 +/- feet along Harrison Road — this property offers multiple access opportunities and excellent flexibility for layout, whether you plan to subdivide or maintain it as a whole. The property is fully fenced with good grasses in place, suitable for cattle grazing or hay production. Mature pecan and oak trees provide shade, while a wet-weather creek runs through the tract and could be dammed to create a pond, adding

both practical function and beauty.

Wildlife is abundant, with whitetail deer, turkey, and small game calling the area home. Multiple whitetail beds were found along the creek banks, and the seller regularly sees and hears bobwhite quail — a rare treat. Utilities are readily available, with electric running along both road frontages. The tract's location makes it as convenient as it is versatile: just one minute from Asher's feed store, gas, groceries, and post office; 30 minutes to Tecumseh; 40 minutes to Ada; and under an hour to both Shawnee and Purcell.

Whether you're looking for a productive piece of ground to run cattle, a beautiful site to build your country home, or a smart investment with subdivision potential, the Pottawatomie 40 checks every box.



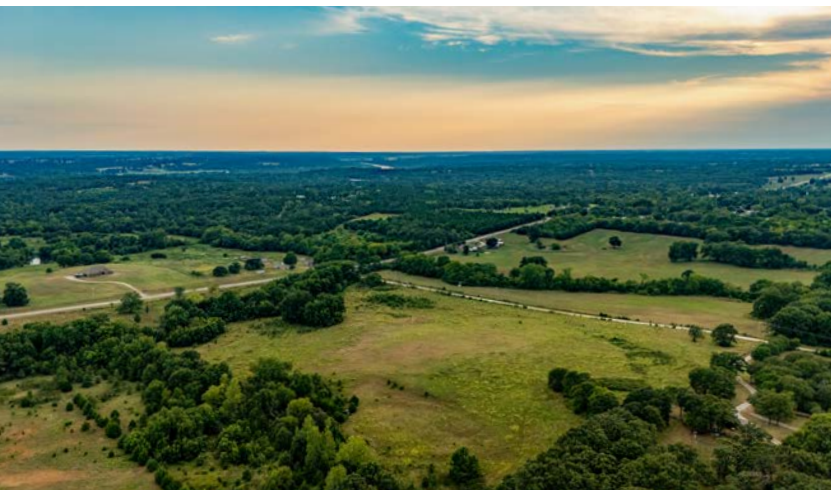
PROPERTY FEATURES

PRICE: **\$240,000** | COUNTY: **POTTAWATOMIE** | STATE: **OKLAHOMA** | ACRES: **40**

- 2640' total frontage feet (1320' Hwy 39, 1320' Harrison Road)
- Corner tract yields multiple access points or subdivide
- Great access
- Majority Class II & III soils
- Fenced
- Mature pecan and oak trees
- Wet weather creek (could be dammed to create pond)
- Electric along both road frontages
- Whitetail deer, turkey, small game
- Good grasses for grazing/hay production
- Seller says he sees and hears bobwhite quail regularly
- 1 minute to Asher (post office, feed store, gas, groceries, food)
- 30 minutes to Tecumseh
- 40 minutes to Ada
- 50 minutes to Shawnee and Purcell



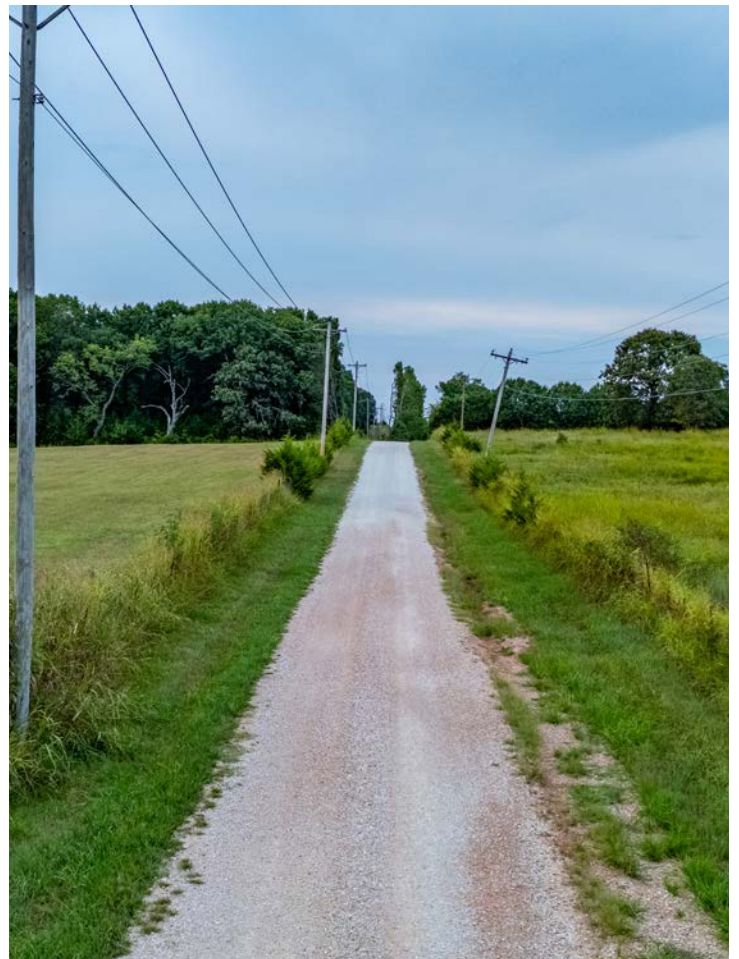
40 +/- ACRE CORNER TRACT



ELECTRIC AVAILABLE

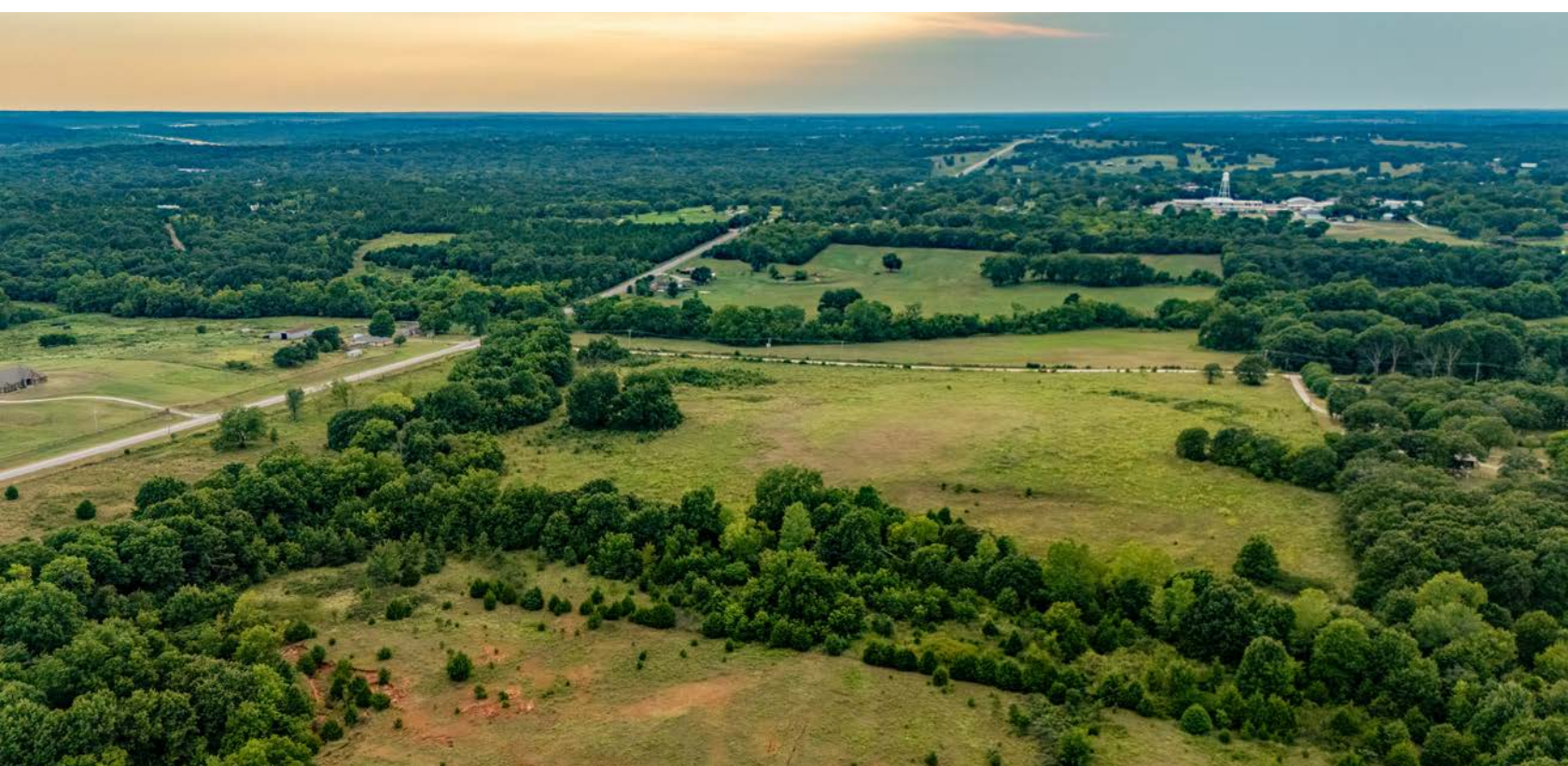


2,640' TOTAL ROAD FRONTAGE

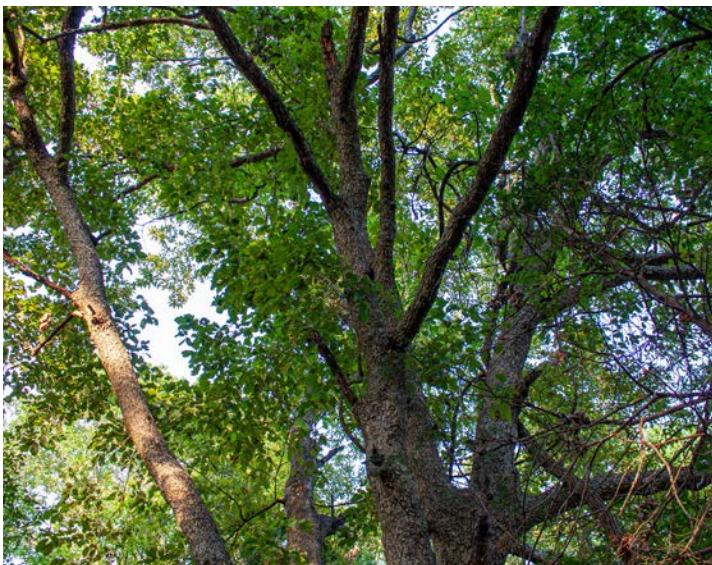


GOOD GRASSES FOR GRAZING/HAY

The property is fully fenced with good grasses in place, suitable for cattle grazing or hay production.



ADDITIONAL PHOTOS



AERIAL MAP



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Map Center: 34° 59' 15.91, -96° 54' 44

17-6N-4E
Pottawatomie County
Oklahoma

0ft 233ft 465ft



9/2/2025

TOPOGRAPHY MAP



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Source: USGS 10 meter dem
Interval(ft): 10.0
Min: 959.0
Max: 1,021.3
Range: 62.3
Average: 985.5
Standard Deviation: 13.19 ft

0ft 266ft 532ft

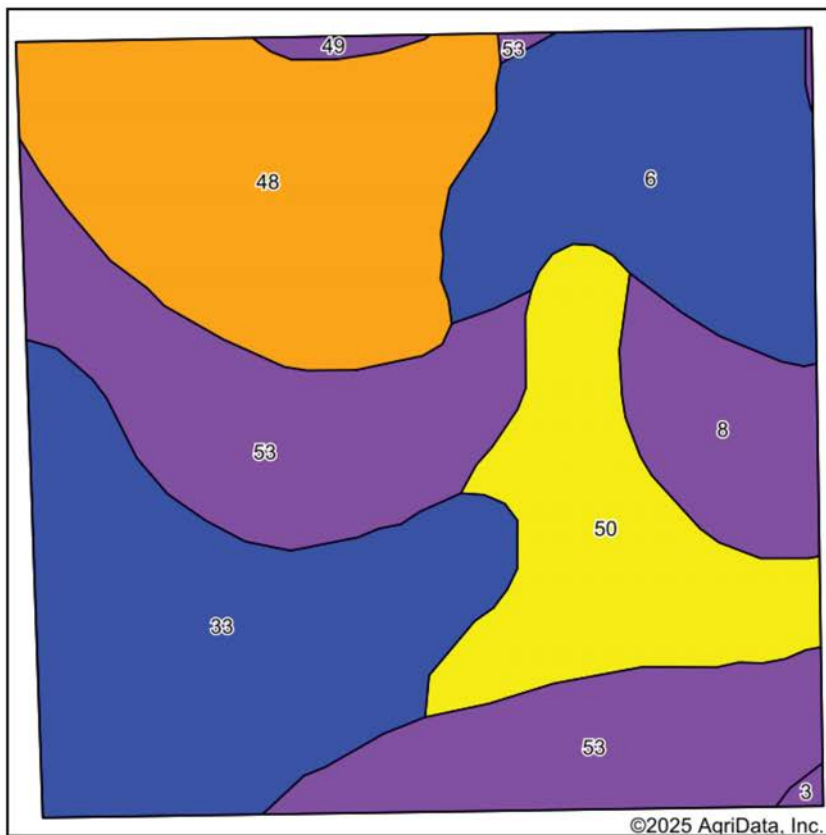


9/2/2025

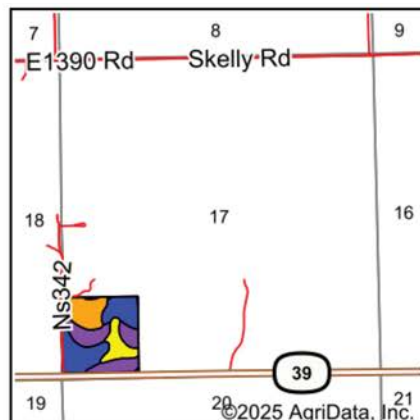
17-6N-4E
Pottawatomie County
Oklahoma

Boundary Center: 34° 59' 15.91, -96° 54' 44

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Pottawatomie**
 Location: **17-6N-4E**
 Township: **Wanette-Asher**
 Acres: **37.16**
 Date: **9/2/2025**



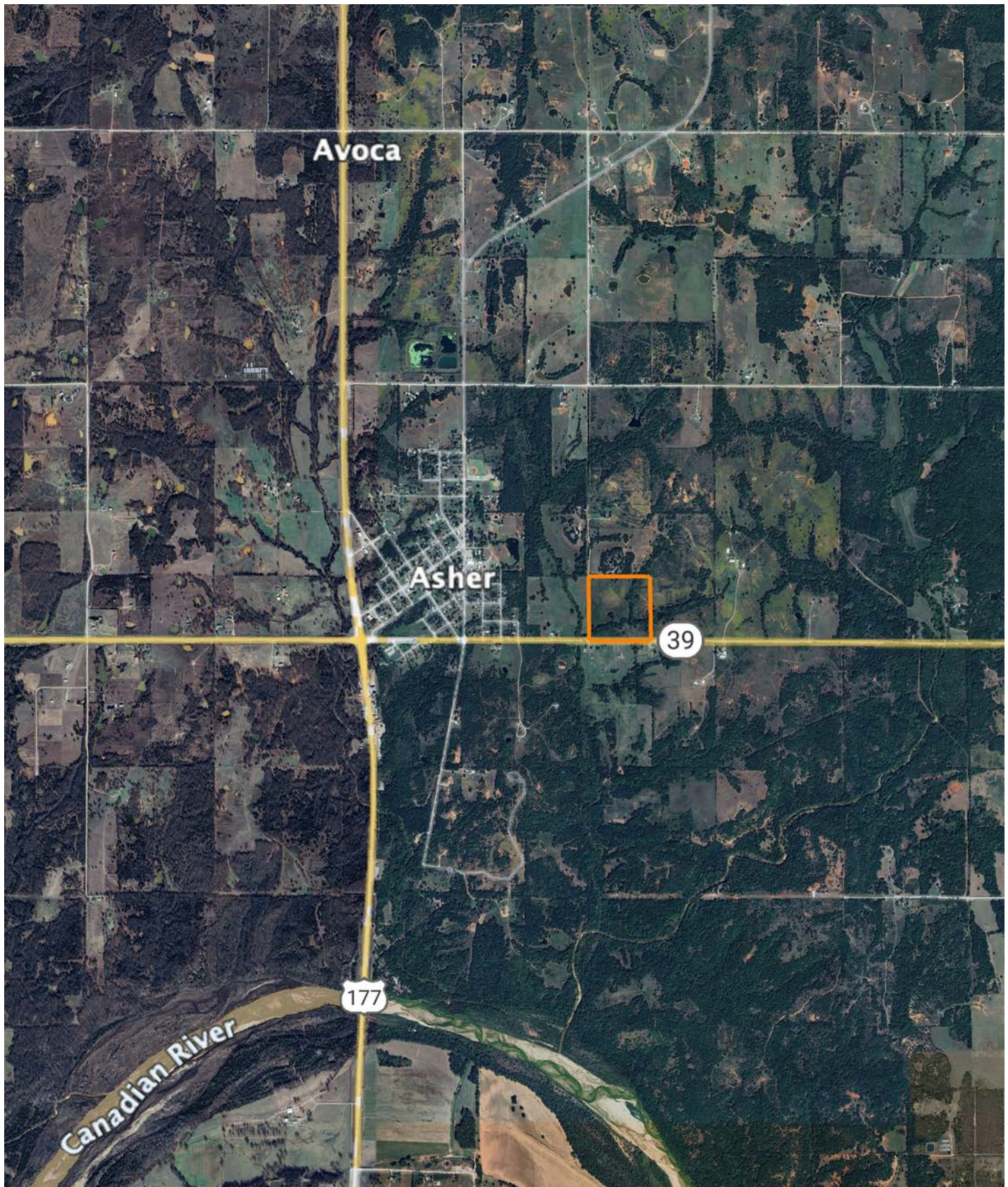
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Area Symbol: OK125, Soil Area Version: 20

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
53	Littleaxe and Stephenville soils, 3 to 8 percent slopes, severely eroded	8.79	23.6%		4.3ft. (Paralithic bedrock)	Vle	0	32	31	29	27	18
33	Port loam, 0 to 1 percent slopes, occasionally flooded	7.92	21.3%		> 6.5ft.	IIw	6100	67	45	44	67	33
48	Grainola clay loam, 3 to 5 percent slopes	7.29	19.6%		2.9ft. (Paralithic bedrock)	IIle	3819	43	32	43	41	35
6	Chickasha loam, 1 to 3 percent slopes	5.68	15.3%		4.8ft. (Paralithic bedrock)	Ile	4710	63	52	56	63	51
50	Grainola-Ashport, frequently flooded, complex, 0 to 12 percent slopes	4.93	13.3%		2.8ft. (Paralithic bedrock)	IVe	4306	41	35	40	41	24
8	Chickasha and Zaneis soils and Gullied land, 1 to 8 percent slopes, severely eroded	2.30	6.2%		4.8ft. (Paralithic bedrock)	Vle	2255	8	6	8	7	
49	Grainola silty clay loam, 5 to 12 percent slopes	0.18	0.5%		2.5ft. (Paralithic bedrock)	Vle	3901	36	25	36	33	25

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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