

MIDWEST LAND GROUP PRESENTS

40 ACRES

HUGHES COUNTY, OK

6950 E 135TH ROAD, HOLDENVILLE, OKLAHOMA 74848



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

40 +/- ACRES OF COUNTRY LIVING WITH RECORD BOOK WHITETAIL GENETICS

Midwest Land Group is proud to present the Hughes 40 — a well-rounded 40 +/- acre tract in Hughes County offering a unique combination of hunting, recreation, and country living. With a mix of pasture, timber, and a wet-weather creek, this property is equally suited for the outdoorsman, small rancher, or someone looking for a rural homesite with great access.

The land features 40 +/- feet of elevation change and 2,390 +/- feet of wet-weather creek, creating excellent habitat diversity. Large red and white oaks provide shade and mast production, while dense bedding cover helps hold deer year-round. A stocked pond adds fishing opportunities and attracts wildlife. The area is well-known for producing trophy whitetails — in fact, the seller notes that the #3 state record non-typical buck (240 3/8") was harvested from the immediate area. The thought of that giant walking this very ground is a testament to the genetics and potential this creek bottom holds. It's not hard to imagine that his bloodline still roams here, along with the kind of cover and resources that made him a giant. Along with whitetails, expect to see turkey, quail, and wild hogs. A covey of quail was both seen and heard during evening photos.

Improvements include a 2,432 sq. ft. 4-bedroom, 2-bath mobile home with deck and above-ground pool, providing comfortable living space or a weekend hunting camp. Two shops — a 30'x30' with electric and a 30'x40' for storage — offer plenty of utility for equipment and projects. The property is fenced with some cross fencing, and the pasture consists of Bermuda and native grasses. Rural water is available, and a historical stone water well and root cellar add to the historical charm of an old homestead site.

With paved road frontage, a custom gated entrance, and a location just 6 minutes from Holdenville, 25 minutes from Seminole, 40 minutes from Ada, and 70 minutes to downtown OKC, the Hughes 40 offers both convenience and privacy. For those seeking a manageable acreage with a blend of stellar hunting, productive grazing, and comfortable living, this property is a standout opportunity. Call Ryan Huggins at (405) 481-4647 for a private showing today!



PROPERTY FEATURES

COUNTY: **HUGHES** | STATE: **OKLAHOMA** | ACRES: **40**

- 40 +/- feet of elevation change
- 2,390 +/- feet of wet weather creek
- Fenced and some cross fencing
- Stocked pond
- Excellent bedding cover for holding deer
- Seller says #3 state record non-typical killed in immediate area in 2003 (see photo) scoring 240 3/8"
- Whitetail deer, quail, turkey, wild hogs
- Bermuda/Native Grass pasture
- Large red and white oaks
- Rural water
- Historical stone water well (no pump) and root cellar
- Deck and above-ground pool
- 2,432 sq. ft. 4-bed 2-bath mobile home
- 30'x30' shop with electric
- 30'x40' shop (storage)
- Paved road frontage
- Custom gated entrance
- 6 minutes to Holdenville
- 25 minutes to Seminole
- 40 minutes to Ada
- 70 minutes to Downtown OKC



40 +/- ACRES



2,390 +/- FEET OF WET WEATHER CREEK



STOCKED POND



2,432 SQ. FT. 4-BED 2-BATH MOBILE HOME



TWO SHOPS

Two shops — a 30'x30' with electric and a 30'x40' for storage — offer plenty of utility for equipment and projects.



RECORD BOOK WHITETAIL HISTORY



TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 771.0

Max: 820.6

Range: 49.6

Average: 793.5

Standard Deviation: 13.06 ft

0ft 276ft 552ft

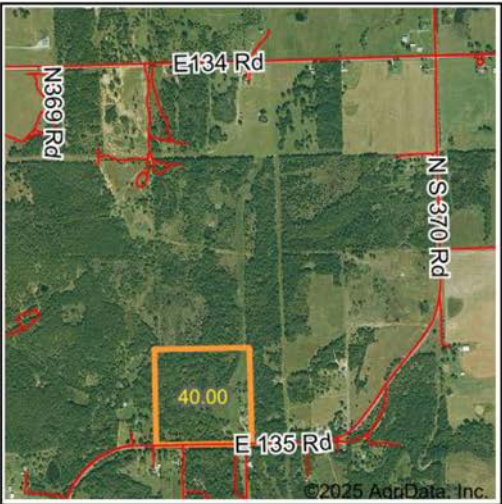
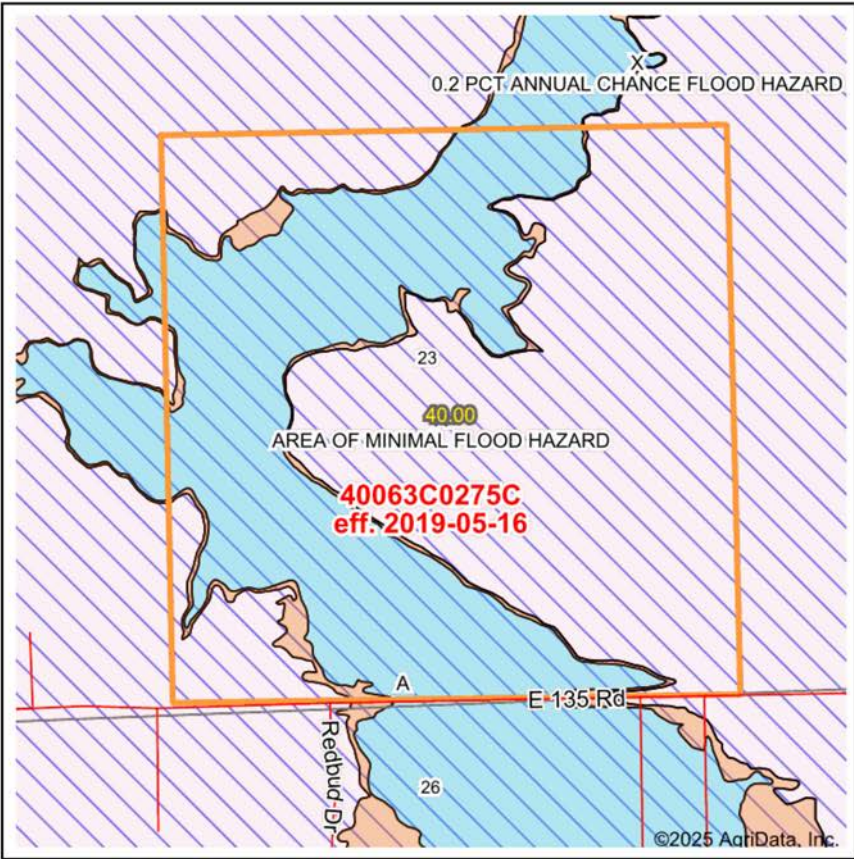


9/18/2025

23-7N-8E
Hughes County
Oklahoma

Boundary Center: 35° 3' 34.3, -96° 26' 5.27

FEMA REPORT MAP



Map Center: 35° 3' 33.94, -96° 26' 5.82
State: OK Acres: 40
County: Hughes Date: 9/18/2025
Location: 23-7N-8E
Township: Holdenville

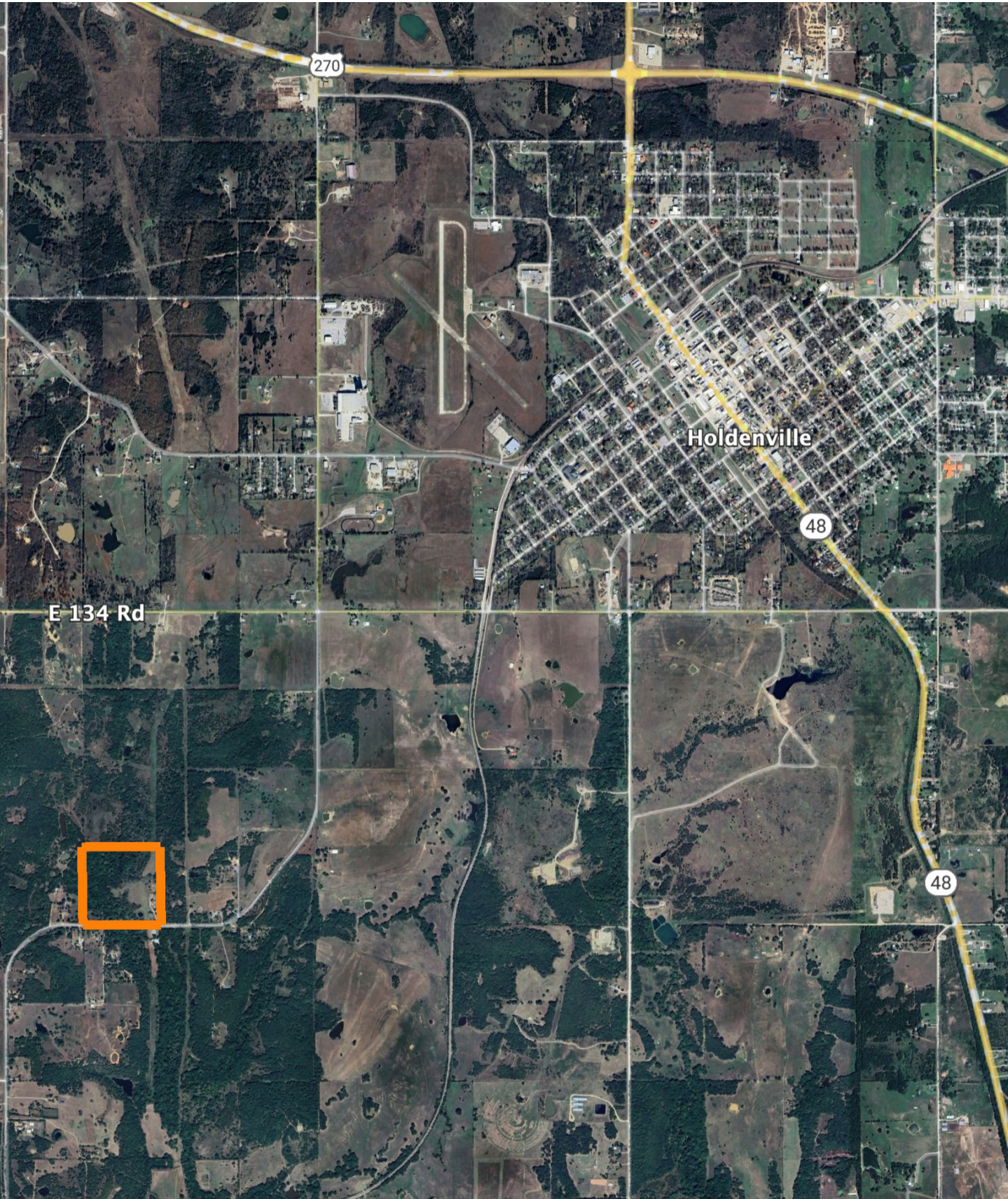


Maps Provided By:
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Name		Number	County	NFIP Participation	Acres	Percent
Hughes County Unincorporated Areas		400467	Hughes	Regular	40	100%
Total					40	100%
Map Change		Date	Case No.		Acres	Percent
No					0	0%
Zone	SubType		Description		Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD		Outside 500-year Floodplain		23.93	59.8%
A			100-year Floodplain		14.64	36.6%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD		500-year floodplain		0.83	2.1%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD		500-year floodplain		0.6	1.5%
Total					40.00	100%
Panel		Effective Date			Acres	Percent
40063C0275C		5/16/2019			40	100%
Total					40	100%

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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