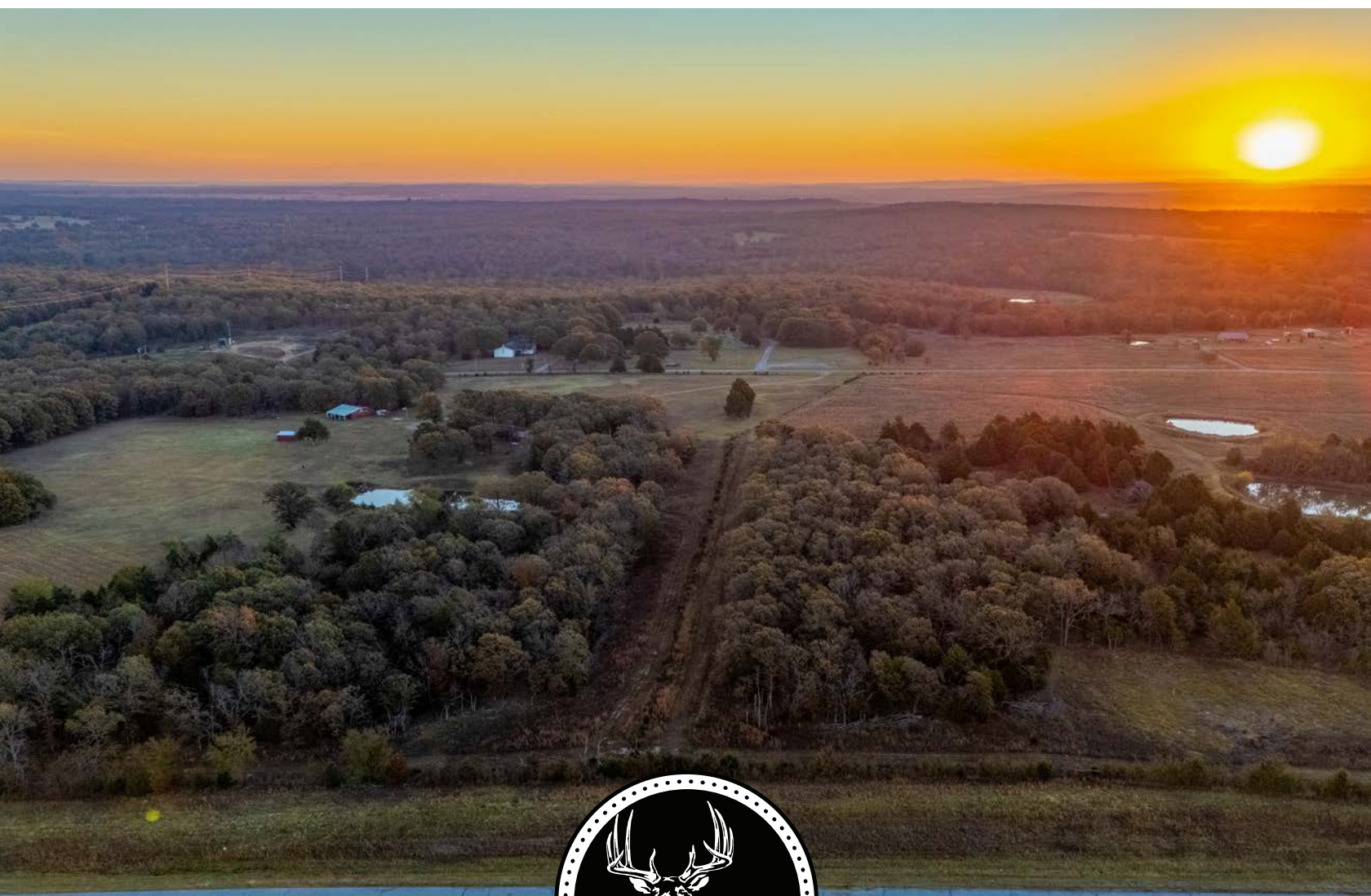


MIDWEST LAND GROUP PRESENTS

72 ACRES IN

PITTSBURG COUNTY OKLAHOMA

9497 CHOATE PRAIRIE ROAD, INDIANOLA, OK 74442



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

READY-TO-ENJOY RETREAT FOR HOMESTEAD OR HUNTING HAVEN

Midwest Land Group proudly presents the Pittsburg 72 — a manicured 72 +/- acre blend of gorgeous native grass and wildflower pastures complemented by oak woods under wide Oklahoma skies. With 3,500 feet of paved county road frontage on two sides and quick turnpike access, this property perfectly balances rural serenity and modern convenience. Whether you're looking for a peaceful homestead, a productive small ranch, or a weekend getaway, the Pittsburg 72 offers it all.

Fully fenced and cross-fenced, the land features 25 +/- acres of fertile native grass pasture ready for livestock or hay production, alongside 42 +/- acres of classic Cross Timbers habitat — rich with oak, browse, and cover for wildlife, along with scenic rock drainages that create gorgeous water features during rains. Three ponds shimmer across the landscape with a vibrant catfish and bass population, inviting the joys of catching with the kids or providing fare for an evening fish fry on the back deck. Whitetail deer, turkey, and wild hogs thrive here, as shown by the trail camera history and plentiful rubs everywhere you look. Lying just 2 miles from the

Canadian River, you'll never run short of bucks who use the river's bottoms to grow old but venture out to find the does that call this place home.

At the heart of the property sits a 1,120 +/- square-foot, 3-bed, 2-bath mobile home built in 1982 — your instant basecamp, equally suited for weekend escapes or full-time country living. Two covered decks promise enjoyment of the rolling sunset views, while a 2-bay carport and 1,000-square-foot barn with a covered lean-to provide storage for gear, equipment, or toys. Electric, propane, and rural water are all in place, so you can simply arrive and enjoy in comfort.

Conveniently located just 12 minutes from Indianola, 30 minutes from McAlester or Lake Eufaula, 60 minutes to Tulsa, and 90 minutes to OKC, the Pittsburg 72 delivers the perfect mix of accessibility and solitude. Whether your dream is to homestead, hunt, or just unwind in a place that feels miles away from the noise, this property is primed for it all.



PROPERTY FEATURES

PRICE: **\$275,000** | COUNTY: **PITTSBURG** | STATE: **OKLAHOMA** | ACRES: **72**

- 25 +/- acres of productive native grass pasture
- 42 +/- acres of cross-timbers habitat
- 3,500' +/- of paved county road frontage on two sides
- Quick and convenient turnpike access
- Electric, propane, rural water
- 1,120 +/- square feet 3-bed, 2-bath mobile home built in 1982
- 2 covered decks/porches
- 2 bay carport
- 1,000-square-foot barn with covered lean-to
- 3 ponds, 2 stocked
- Rock bottom wet-weather creek
- Fully fenced and cross-fenced
- Excellent deer population and trail camera history
- Whitetail deer, turkey, wild hogs
- Just 2 miles from the Canadian River
- 12 minutes to Indianola
- 30 minutes to McAlister
- 30 minutes to Lake Eufala
- 60 minutes to Tulsa
- 90 minutes to OKC



3-BED, 2-BATH HOME

At the heart of the property sits a 1,120 +/- square-foot, 3-bed, 2-bath mobile home built in 1982 — your instant basecamp, equally suited for weekend escapes or full-time country living.



WET-WEATHER CREEK

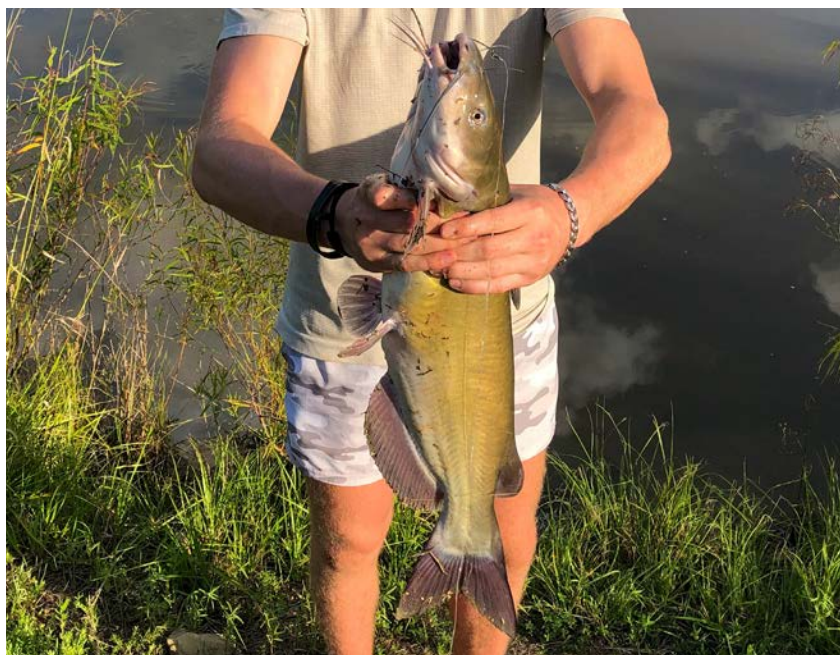


NATIVE GRASS PASTURE



3 PONDS, 2 STOCKED

Three ponds shimmer across the landscape with a vibrant catfish and bass population, inviting the joys of catching with the kids or providing fare for an evening fish fry on the back deck.



ABUNDANT WILDLIFE

Whitetail deer, turkey, and wild hogs thrive here, as shown by the trail camera history and plentiful rubs everywhere you look. Lying just 2 miles from the Canadian River, you'll never run short of bucks who use the river's bottoms to grow old but venture out to find the does that call this place home.



AERIAL MAP



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Maps Provided By:



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Boundary Center: 35° 7' 11.42, -95° 53' 18.46

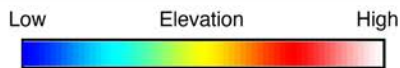
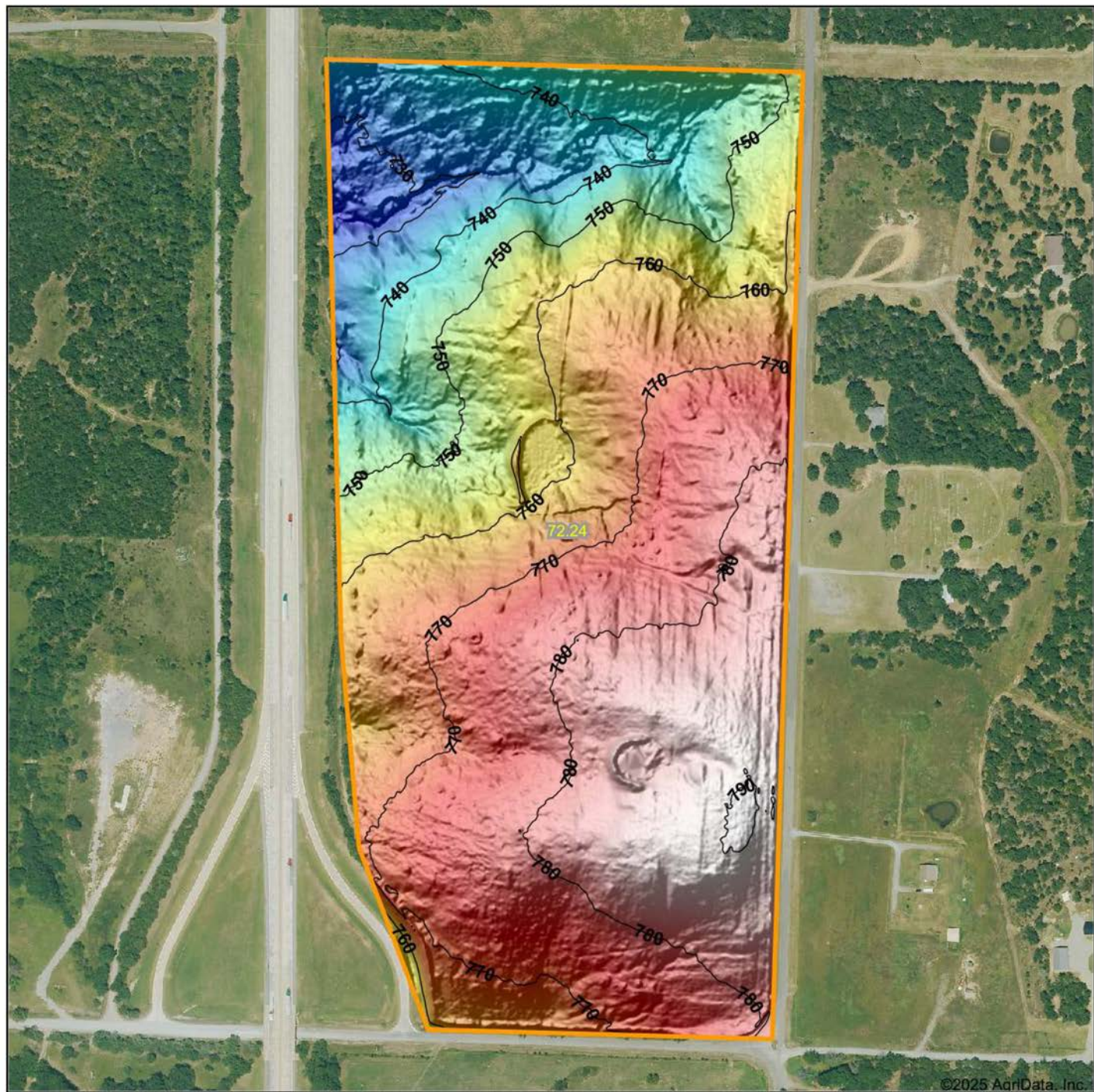
36-8N-13E
Pittsburg County
Oklahoma

0ft 422ft 844ft



10/6/2025

HILLSHADE MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10

Min: 723.7

Max: 790.3

Range: 66.6

Average: 764.1

Standard Deviation: 16.86 ft

0ft 422ft 844ft

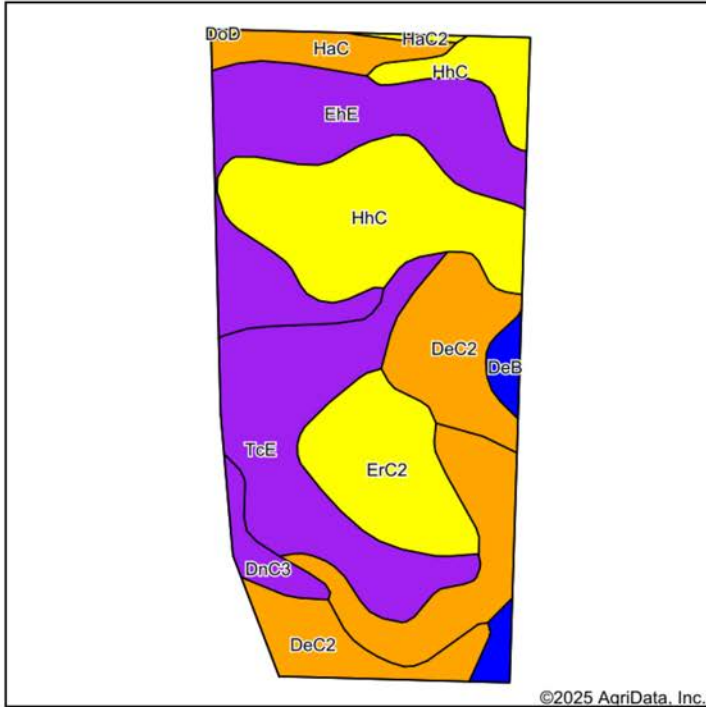


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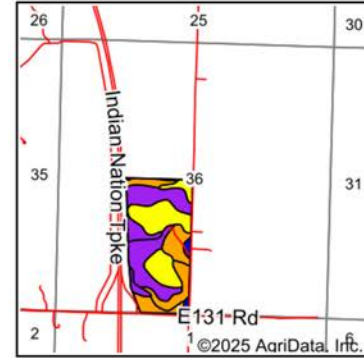
36-8N-13E
Pittsburg County
Oklahoma

Boundary Center: 35° 7' 11.42, -95° 53' 18.46

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Pittsburg**
 Location: **36-8N-13E**
 Township: **North Central Pittsburg**
 Acres: **72.24**
 Date: **10/6/2025**



Maps Provided By:

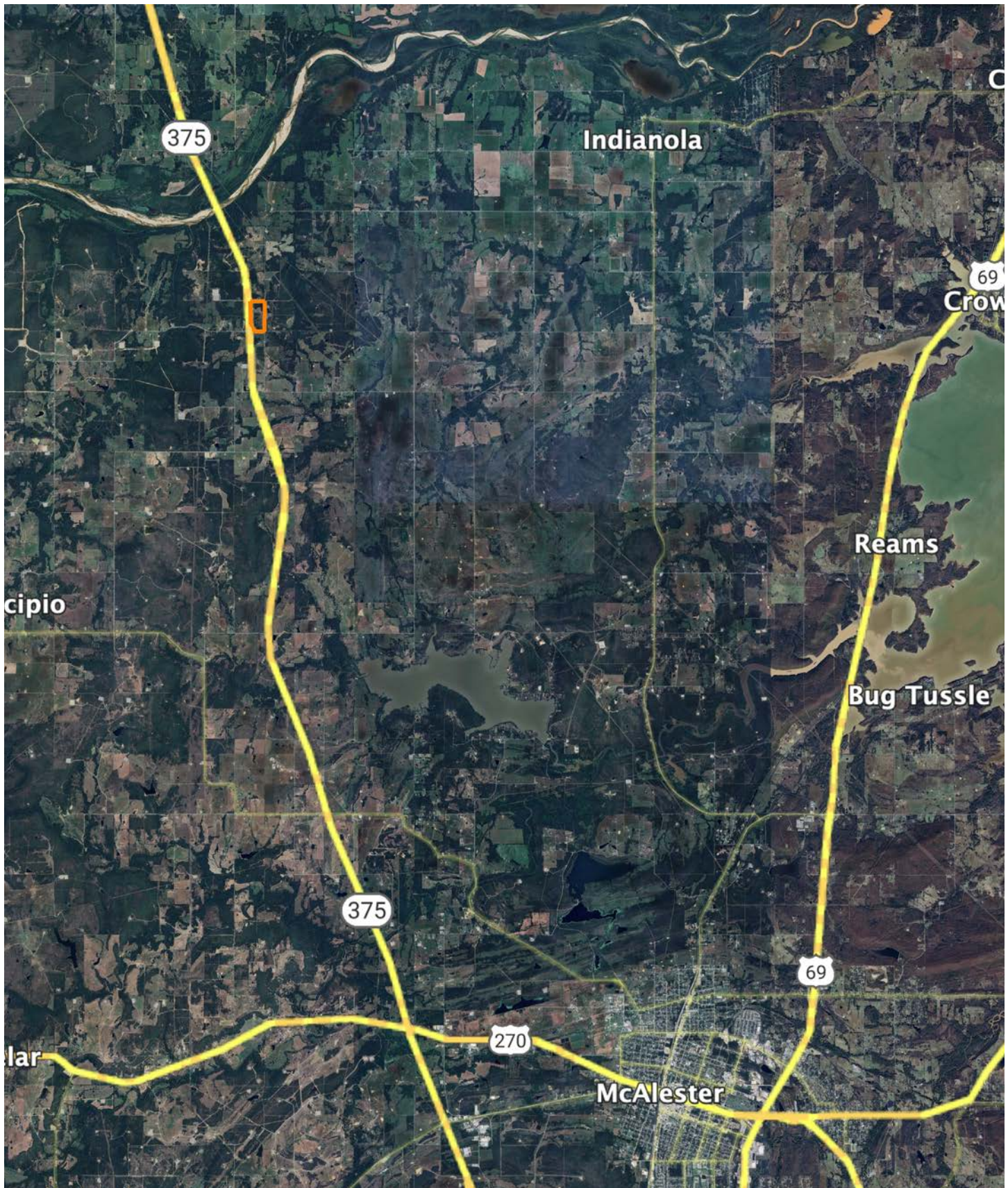
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: OK121, Soil Area Version: 18

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
HhC	Clebit-Clearview complex, 3 to 5 percent slopes	14.78	20.6%		1.2ft. (Lithic bedrock)	IVs	3080	37	32	34	29	31
EhE	Bengal-Clebit-Clearview complex, 5 to 30 percent slopes	13.67	18.9%		2ft. (Paralithic bedrock)	Vlle	3290	21	19	19	15	19
TcE	Talihina-Eram-Collinsville complex, 5 to 20 percent slopes	13.03	18.0%		1.2ft. (Paralithic bedrock)	Vle	2681	29	22	29	23	24
DeC2	Dennis loam, 3 to 5 percent slopes, eroded	10.30	14.3%		> 6.5ft.	Ille	0	58	45	55	46	58
ErC2	Eram clay loam, 3 to 5 percent slopes, eroded	7.69	10.6%		2.6ft. (Paralithic bedrock)	IVe	0	41	33	41	32	41
BcC	Bates-Coweta complex, 3 to 5 percent slopes	6.46	8.9%		2.1ft. (Paralithic bedrock)	Ille	3825	43	38	41	35	35
HaC	Clearview fine sandy loam, 3 to 5 percent slopes	2.66	3.7%		2.9ft. (Lithic bedrock)	Ille	3472	55	49	46	42	54
DeB	Dennis loam, 1 to 3 percent slopes	1.68	2.3%		> 6.5ft.	Ile	4820	63	50	60	53	63
DnC3	Dennis-Pharoah-Eram complex, 3 to 5 percent slopes, severely eroded	1.66	2.3%		2.5ft. (Paralithic bedrock)	Vle	0	50	38	48	37	46
HaC2	Clearview fine sandy loam, 3 to 5 percent slopes, eroded	0.23	0.3%		2.9ft. (Lithic bedrock)	IVe	0	51	45	42	36	51
DoD	Larton loamy fine sand, 3 to 8 percent slopes	0.08	0.1%		> 6.5ft.	IVe	4955	59	43	44	43	59
Weighted Average						4.66	2323.8	*n 38.1	*n 31.5	*n 36	*n 29.8	*n 34.8

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

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MidwestLandGroup.com

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