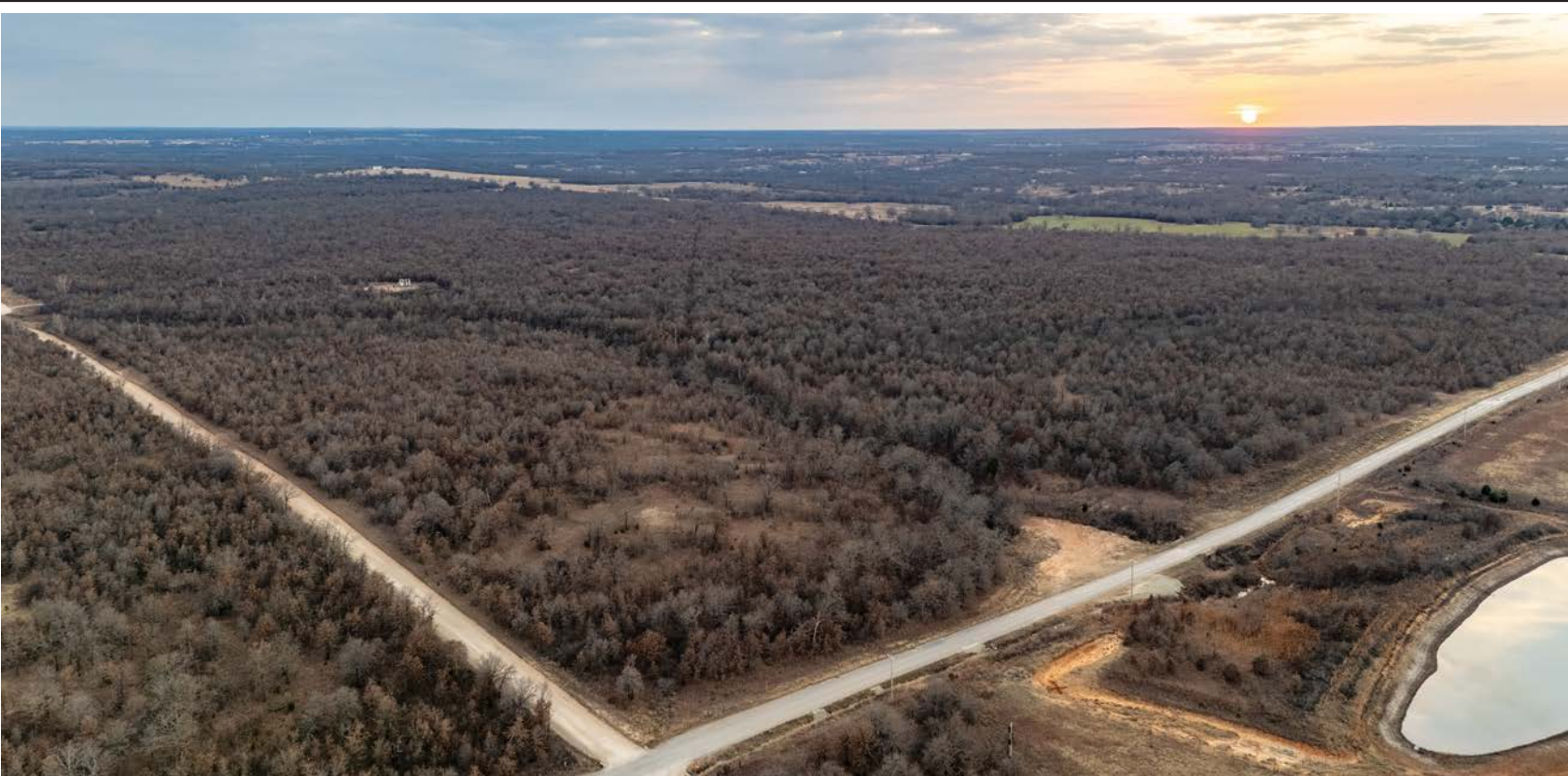


MIDWEST LAND GROUP PRESENTS

306 ACRES

CARTER COUNTY, OK

CEMETERY ROAD, RATLIFF CITY, OKLAHOMA 73481



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

306 +/- ACRES OF TRUE WHITETAIL SANCTUARY WITH A PROVEN HISTORY

Midwest Land Group is proud to present this 306 +/- acre whitetail sanctuary in northwest Carter County - a rare opportunity to own a large tract proven to grow and hold mature bucks. With county road frontage on two sides and excellent access, this property offers the foundation of a premier deer holding property with the flexibility to be shaped into exactly what the next owner envisions.

The property features a half mile of blacktop frontage along the north boundary with rural water availability and an additional mile of gravel county road frontage on the east, with electric utilities available along both county roads. ATV trails and existing wildlife openings provide access and visibility where needed, while much of the property remains intentionally thick and undisturbed. Approximately 80 feet of elevation change, combined with roughly a half mile of Flag Branch Creek and a pond, creates natural movement corridors, edge, and water diversity. The creek also presents a highly attractive future lake site, adding long-term recreational upside. Fertile sandy loam soils and 37 inches of average annual rainfall support strong native grasses and excellent browse for wildlife.

What truly sets this tract apart is the density of its bedding cover. Portions of the property are primarily post oak forest, while others are blackjack mixed with plum, briar, and blackberry thickets - some of the densest cover in the area. While established openings and trails are already in place, there is significant untapped potential to selectively enhance food plots, travel corridors, and edge habitat. This is an ideal blank slate for someone looking to build a bulletproof deer hunting farm with secure bedding, incredible access, and the ability to dictate pressure and movement. Proven trail camera activity and buck harvest history confirm the area's ability to produce and hold mature deer year after year.

Located just 15 minutes from Healdton, 40 minutes from Ardmore, 20 miles from I-35, and within easy reach of both OKC and Dallas, this property offers rare sanctuary-scale habitat without sacrificing accessibility. For the buyer dreaming of a customizable, low-pressure whitetail property with elite cover, live water, and long-term upside, this Carter County tract deserves your attention. Call Ryan Huggins at (405) 481-4647.



PROPERTY FEATURES

COUNTY: **CARTER** | STATE: **OKLAHOMA** | ACRES: **306**

- Northwest Carter County
- 1/2 mile blacktop frontage on north side
- 1 mile of gravel county road frontage on east side
- Electric utilities along Country Road
- Rural water availability along with north boundary at road
- 1/2 mile of Flag Branch Creek
- 80' of elevation change
- Partially fenced (south and most of west side)
- 1 pond
- ATV trails
- 37" annual precipitation
- Post oak forest with plum, briar, and blackberry thickets
- Strong native grass wildlife openings
- Fertile sandy loam soils
- Dense bedding cover - thickest in area to hold and grow deer
- Excellent whitetail hunting habitat
- Proven trail camera and buck harvest history
- Whitetail deer, wild hogs, small game - potential for waterfowl
- Potential lake site on creek
- One active oil well & pipelines
- 20 miles from I-35
- 15 minutes to Healdton
- 40 minutes to Ardmore
- 1 1/2 hours to downtown OKC
- 2 hours to Dallas Metro



EXCELLENT WHITETAIL HUNTING HABITAT

What truly sets this tract apart is the density of its bedding cover. Portions of the property are primarily post oak forest, while others are blackjack mixed with plum, briar, and blackberry thickets - some of the densest cover in the area.



1/2 MILE BLACKTOP FRONTAGE



ATV TRAILS



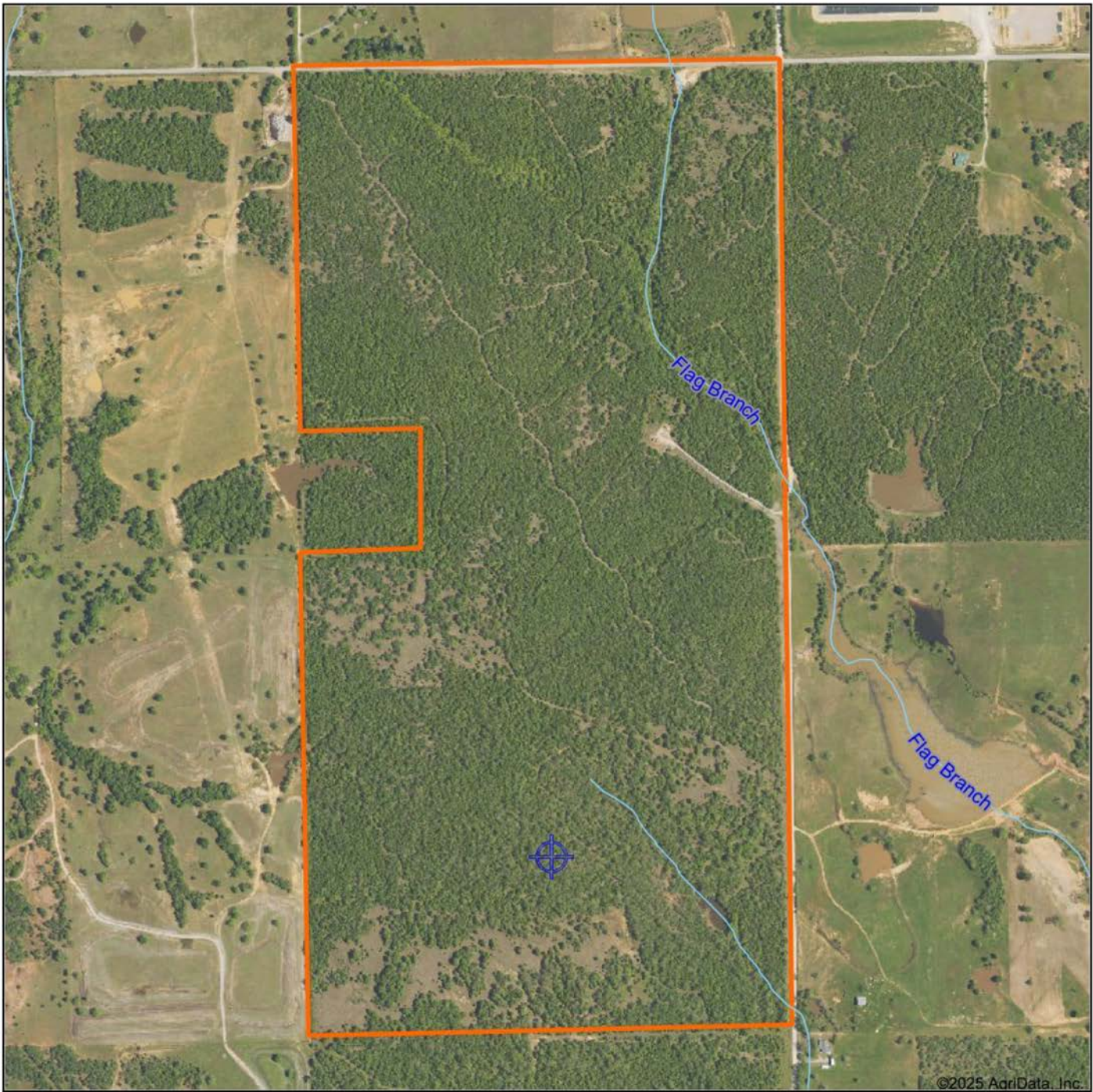
POND & CREEK



TRAIL CAM PICTURES



AERIAL MAP



Boundary Center: 34° 24' 45.18, -97° 28' 45.67

0ft 846ft 1691ft



Maps Provided By:



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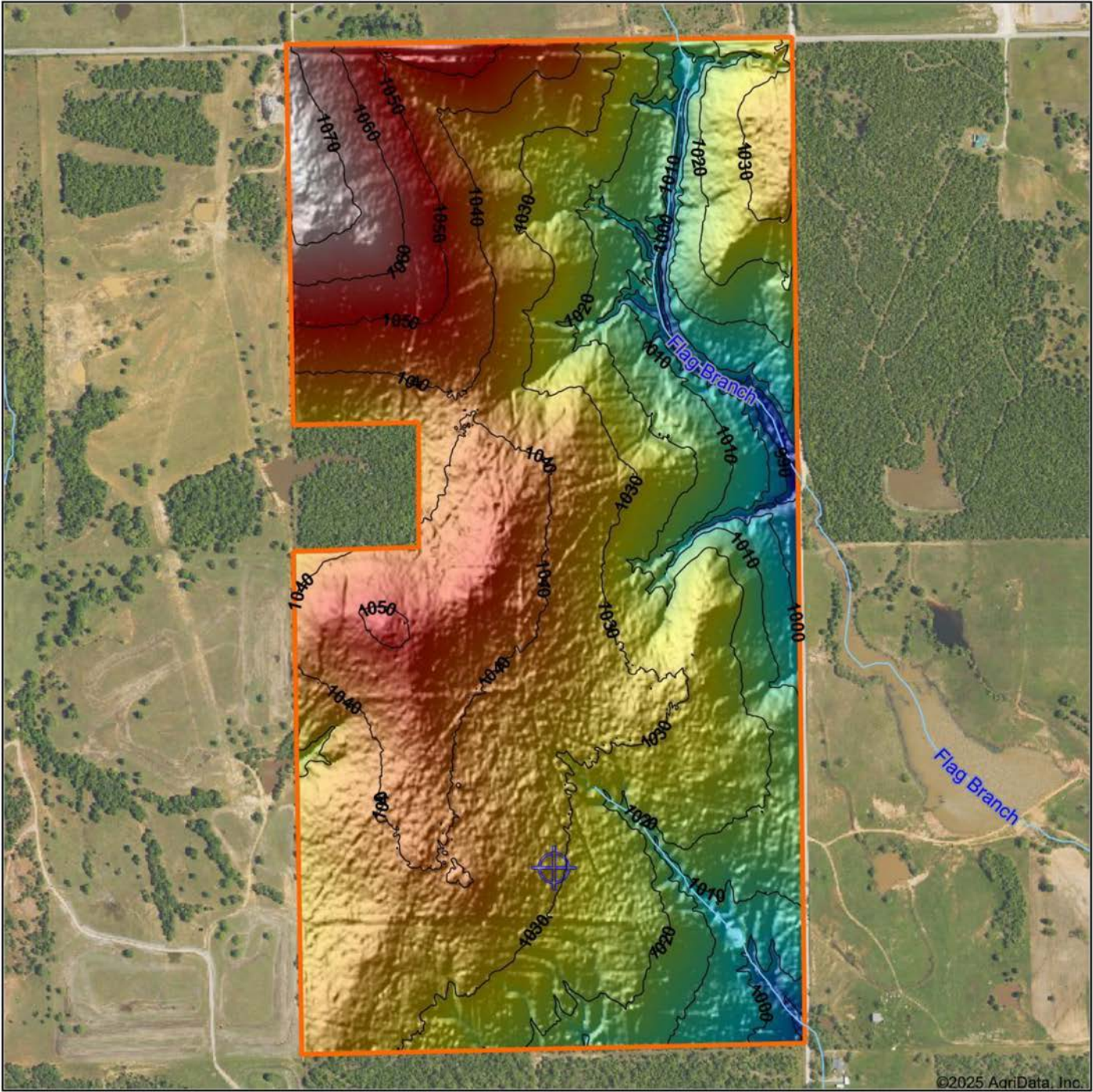
www.AgriDataInc.com

2-2S-3W
Carter County
Oklahoma



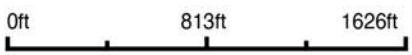
12/22/2025

HILLSHADE MAP



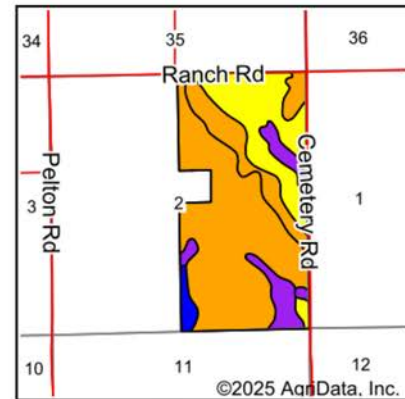
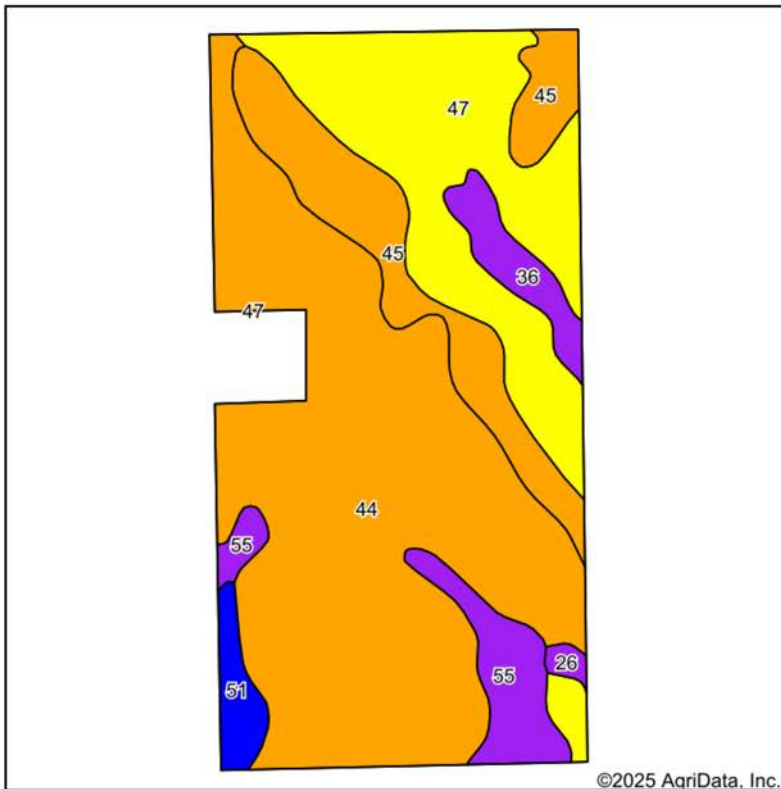
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 3 meter dem
Interval(ft): 10
Min: 979.5
Max: 1,075.3
Range: 95.8
Average: 1,030.7
Standard Deviation: 15.85 ft



12/22/2025
Boundary Center: 34° 24' 45.18, -97° 28' 45.67
2-2S-3W
Carter County
Oklahoma

SOILS MAP



State: **Oklahoma**
 County: **Carter**
 Location: **2-2S-3W**
 Township: **Healdton North**
 Acres: **310**
 Date: **12/22/2025**



Maps Provided By:



Area Symbol: OK019, Soil Area Version: 21

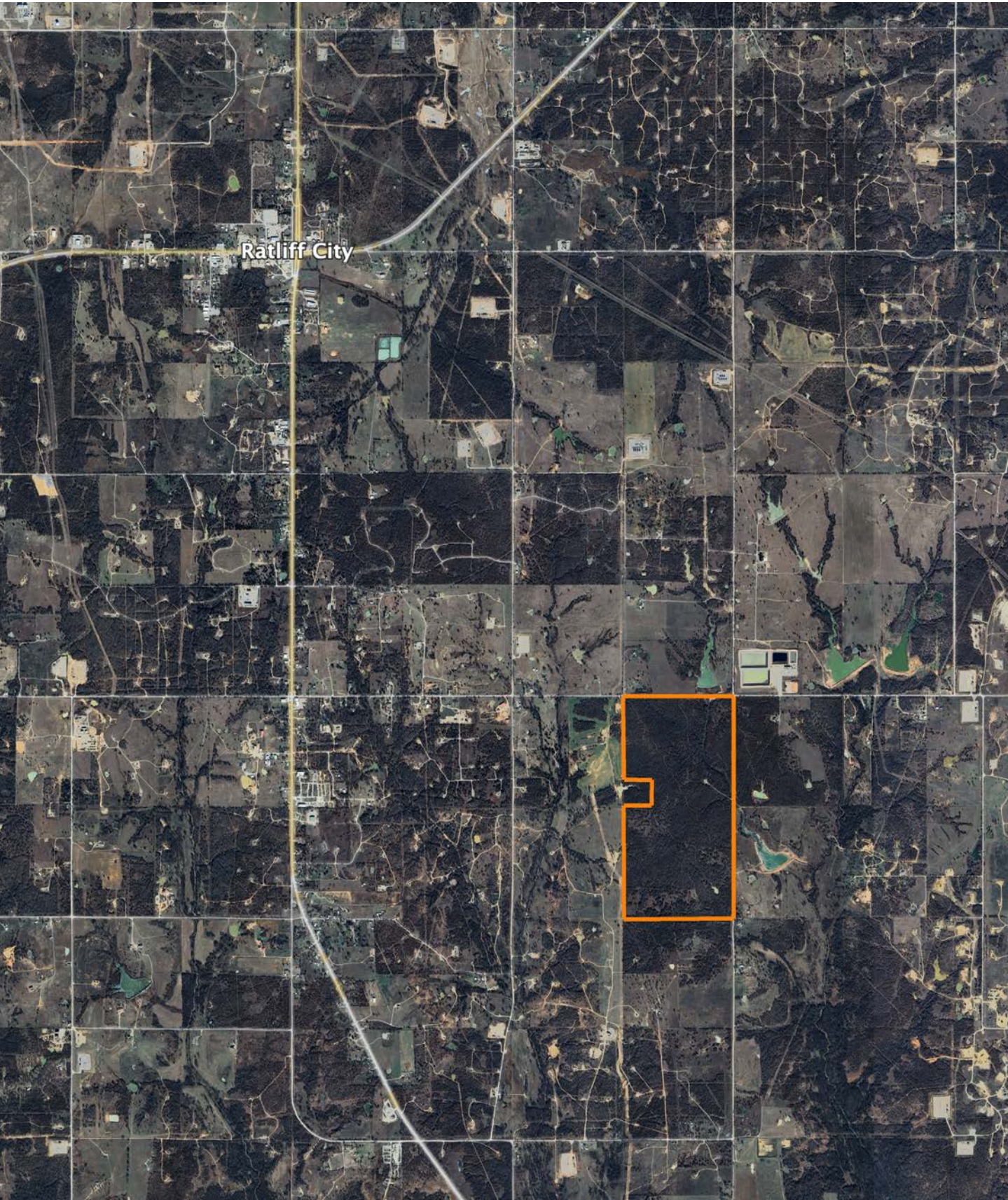
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
44	Weatherford fine sandy loam, 1 to 3 percent slopes	160.87	51.9%		4.1ft. (Paralithic bedrock)	IIle	4050	44	43	39	44	20
47	Weatherford-Duffau complex, 3 to 8 percent slopes	72.49	23.4%		3.9ft. (Paralithic bedrock)	IVe	3600	45	43	37	45	19
45	Weatherford fine sandy loam, 3 to 5 percent slopes	41.34	13.3%		4ft. (Paralithic bedrock)	IIle	4050	42	42	37	40	19
55	Windthorst-Weatherford complex, 5 to 12 percent slopes	17.17	5.5%		4.1ft. (Paralithic bedrock)	VIle	3825	49	45	43	49	27
36	Pulaski and Bunyan soils, 0 to 1 percent slopes, frequently flooded	9.79	3.2%		> 6.5ft.	Vw	7000	42	39	41	42	16
51	Windthorst very fine sandy loam, 1 to 3 percent slopes	6.84	2.2%		> 6.5ft.	Ile	4050	55	50	44	55	32
26	Konsil and Weatherford soils, 1 to 8 percent slopes, gullied	1.50	0.5%		5.4ft. (Paralithic bedrock)	VIle	0	25	5	7	25	
Weighted Average						3.46	4005.9	*n 44.3	*n 42.8	*n 38.5	*n 44.1	*n 20.1

*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

405.481.4647

RHuggins@MidwestLandGroup.com



MidwestLandGroup.com

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