

MIDWEST LAND GROUP PRESENTS



ATOKA COUNTY, OK

300 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SECLUDED RANCH AND HUNTING RETREAT WITH HOME, PONDS, AND CREEK FRONTAGE

This 300 +/- acre Atoka County property offers a rare blend of productive pasture, mature timber, and turn-key improvements ideal for livestock producers and hunters alike. With tight fencing, abundant water, and excellent access tucked at the end of a quiet dead-end road, this tract is well-suited for running sheep or cattle while also providing outstanding recreational value.

Approximately 120 +/- acres are in productive pasture supported by strong native grasses and an average annual rainfall of 47 inches. The remaining 180 +/- acres are made up of gorgeous, mature timber with significant oak diversity, fruiting trees, and native pecans. Over 90 feet of elevation change creates natural movement corridors and scenic views, while more than a half mile of Delaware Creek frontage provides reliable live water. Two ponds—one approximately 1.7 acres and stocked with bass, plus a secondary .3-acre pond—add both livestock utility and fishing enjoyment.

The property is well equipped for livestock operations, featuring tight barbed-wire perimeter fencing and high-tensile electric cross fencing already in place. Rural water is available, and the layout allows for efficient pasture rotation and easy animal management. For the

sportsman, the mix of pasture, timber, creek bottom, and water creates exceptional habitat for whitetail deer, eastern turkeys, dove, wild hogs, and waterfowl, with strong populations consistently using the property.

Improvements include a 2014 Palm Harbor home offering approximately 1,920 square feet of living space (per tax records), set on concrete runners at ground level and built with 2'x6' exterior walls. The home includes three bedrooms, two bathrooms, and a dedicated dining room, making it comfortable for full-time living or a ranch headquarters. Supporting structures include a 40'x100' metal Quonset-style shop with drive-through overhead doors and a 40'x100' vinyl-hoop equipment shed, providing ample space for equipment, hay, and projects. 2025 property taxes are approximately \$1,124.

Conveniently located just 15 minutes from Lane, 20 minutes to Atoka, 90 minutes to Paris and Sherman, Texas, and within reach of Dallas, OKC, and Tulsa, this property offers both seclusion and accessibility. For buyers seeking a well-fenced, water-rich livestock property with quality hunting and solid improvements already in place, this Atoka County ranch delivers exceptional versatility and long-term value.



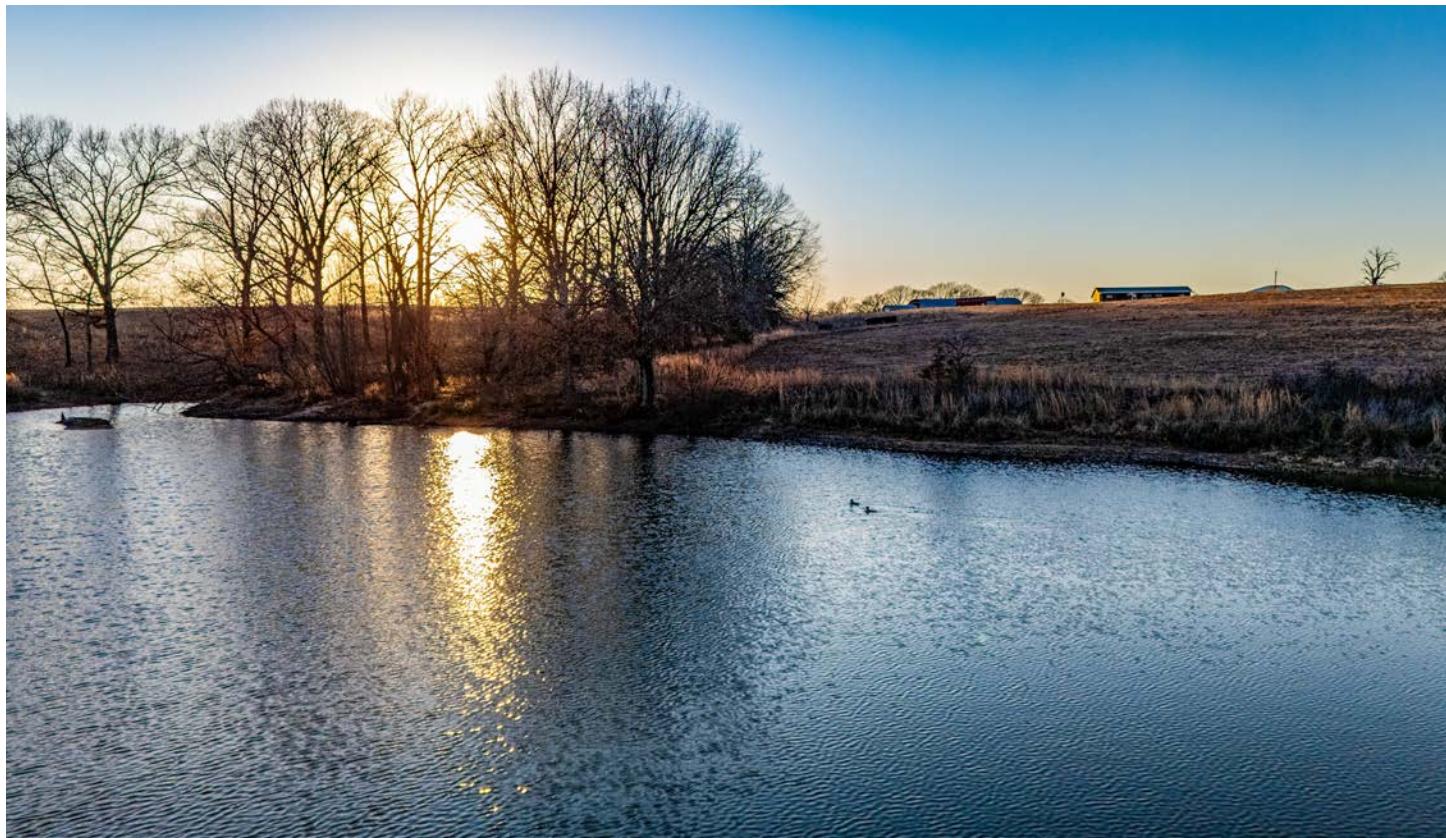
PROPERTY FEATURES

COUNTY: **ATOKA**

STATE: **OKLAHOMA**

ACRES: **300**

- 120 +/- acres of productive pasture
- 180 +/- acres of gorgeous mature timber
- 90' of elevation change
- 47" average annual rainfall
- 2 ponds - 1.7 acres and .3 acres
- Large stocked pond, great bass
- Over 1/2 mile of Delaware Creek frontage
- Tight barbed wire perimeter fencing
- High tensile electric cross fencing
- End of a quiet dead-end road
- Rural water
- 2014 Palm Harbor Home
- Set on concrete runners at ground level
- 2'x6' exterior walls
- 1,920 square feet (per tax records)
- 3 bed, 2 bath with dining room
- 40'x100' metal Quonset style shop with drive-through overhead doors
- 40'x100' vinyl-hoop equipment shed
- 2025 property taxes \$1,124
- Whitetail deer, eastern turkeys, dove, wild hog, waterfowl
- Giant mature timber
- Diverse oaks, fruiting, and native pecan trees
- Equipment and contents available to be negotiated separately
- 15 minutes to Lane
- 20 minutes to Atoka
- 90 minutes to Paris and Sherman, TX
- 180 minutes to Dallas, OKC, and Tulsa metro



2014 PALM HARBOR HOME

The home includes three bedrooms, two bathrooms, and a dedicated dining room, making it comfortable for full-time living or a ranch headquarters.



LARGE STOCKED POND

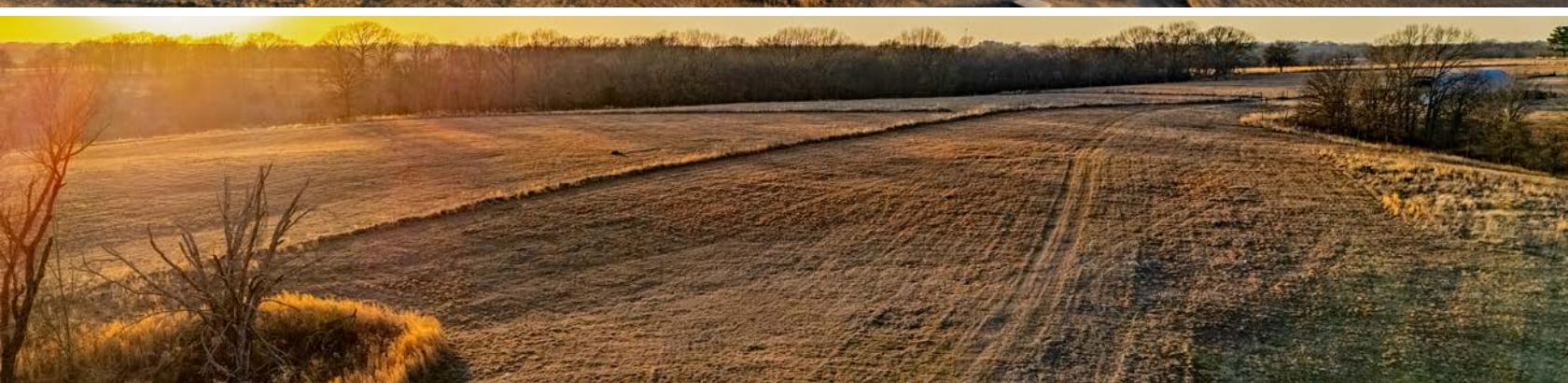


40'X100' METAL QUONSET STYLE SHOP



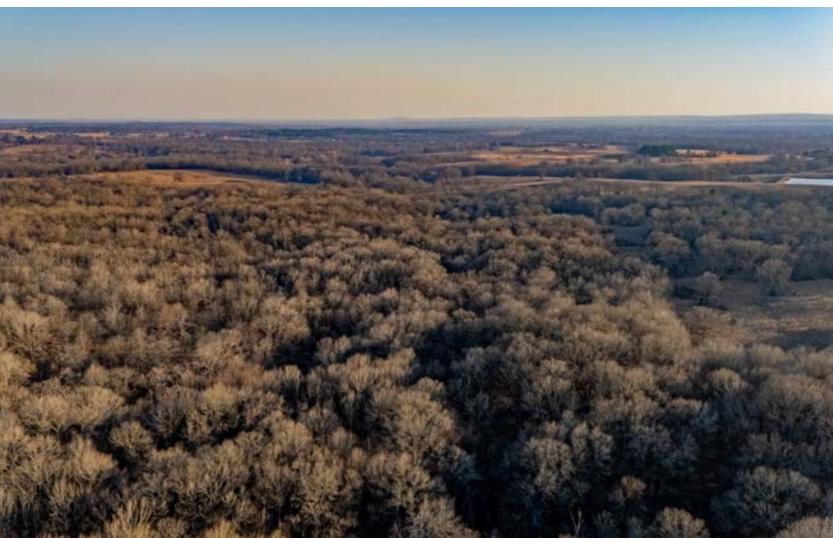
120 +/- ACRES OF PRODUCTIVE PASTURE

Approximately 120 +/- acres are in productive pasture supported by strong native grasses and an average annual rainfall of 47 inches.



180 +/- ACRES OF MATURE TIMBER

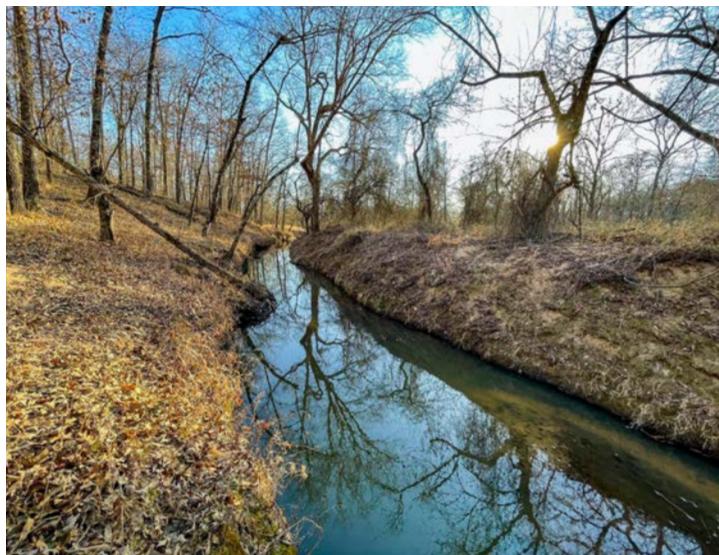
The remaining 180 +/- acres are made up of gorgeous, mature timber with significant oak diversity, fruiting trees, and native pecans.



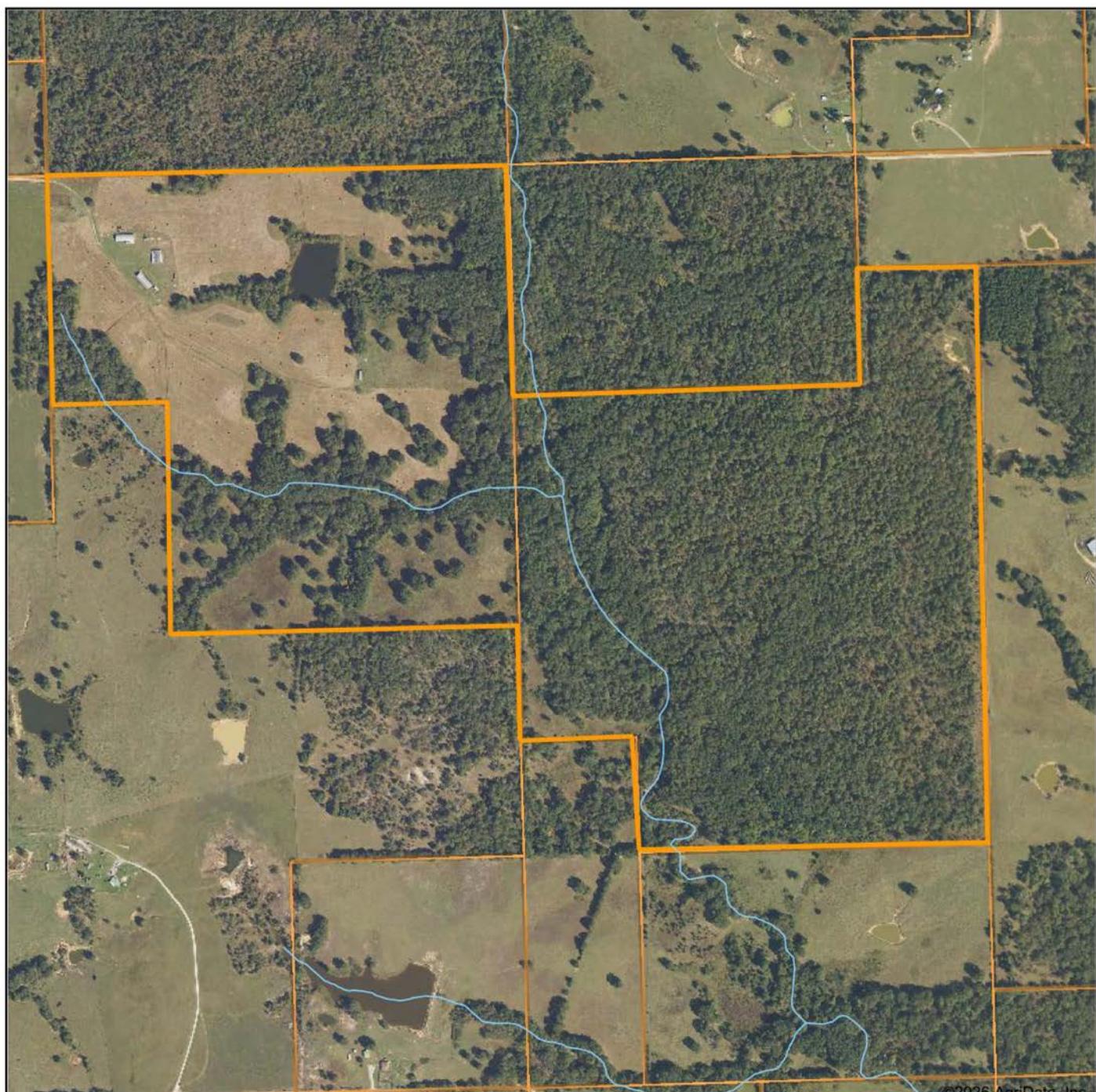
WHITETAIL DEER AND EASTERN TURKEYS



DELAWARE CREEK FRONTAGE



AERIAL MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 34° 13' 26.22, -96° 0' 20.58

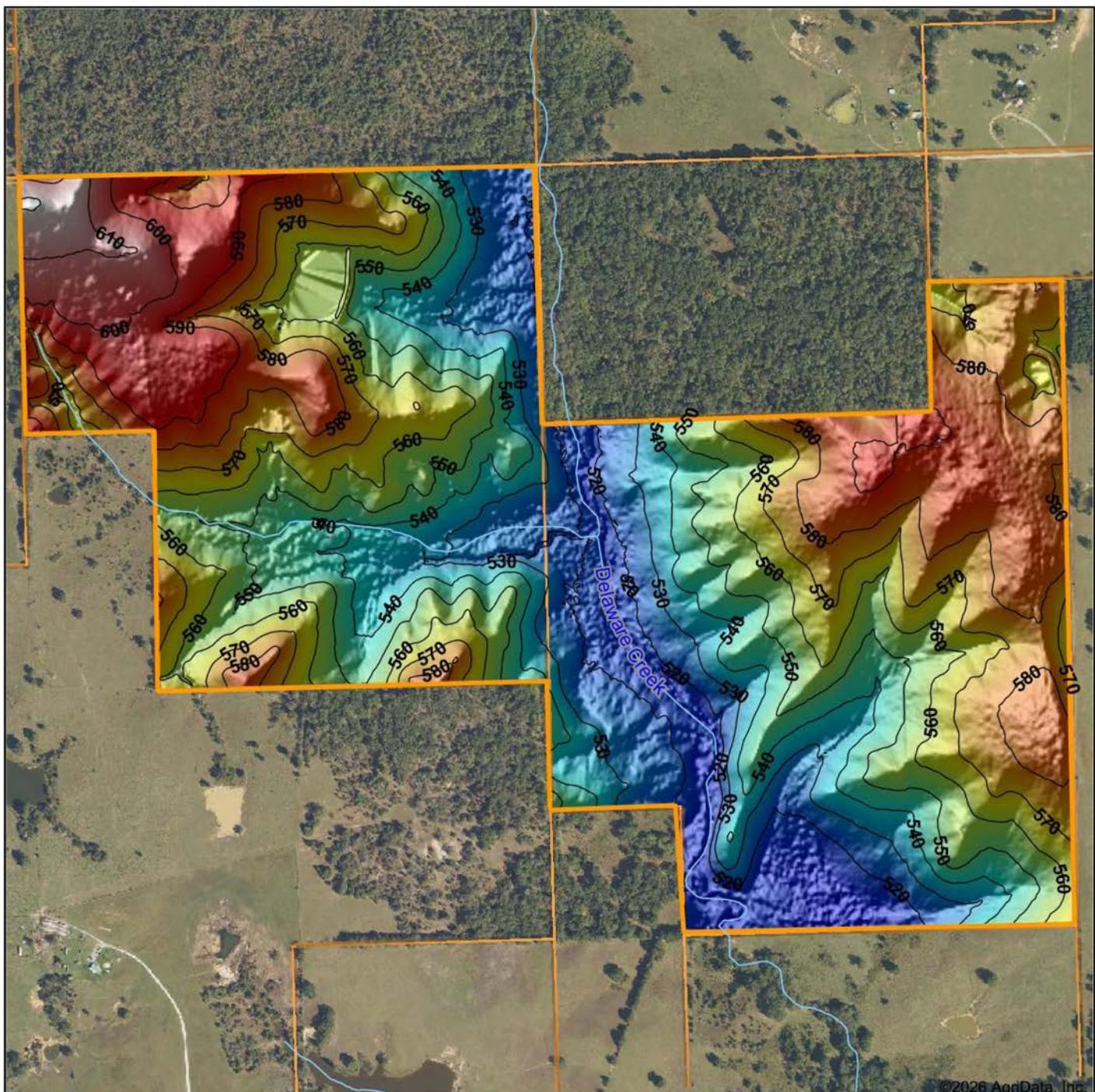
0ft 891ft 1783ft

11-4S-12E
Atoka County
Oklahoma



1/13/2026

HILLSHADE MAP



Source: USGS 3 meter dem

Interval(ft): 10

Min: 510.8

Max: 620.9

Range: 110.1

Average: 557.1

Standard Deviation: 25.2 ft

0ft 793ft 1586ft



11-4S-12E
Atoka County
Oklahoma
1/13/2026

Boundary Center: 34° 13' 26.22, -96° 0' 20.58

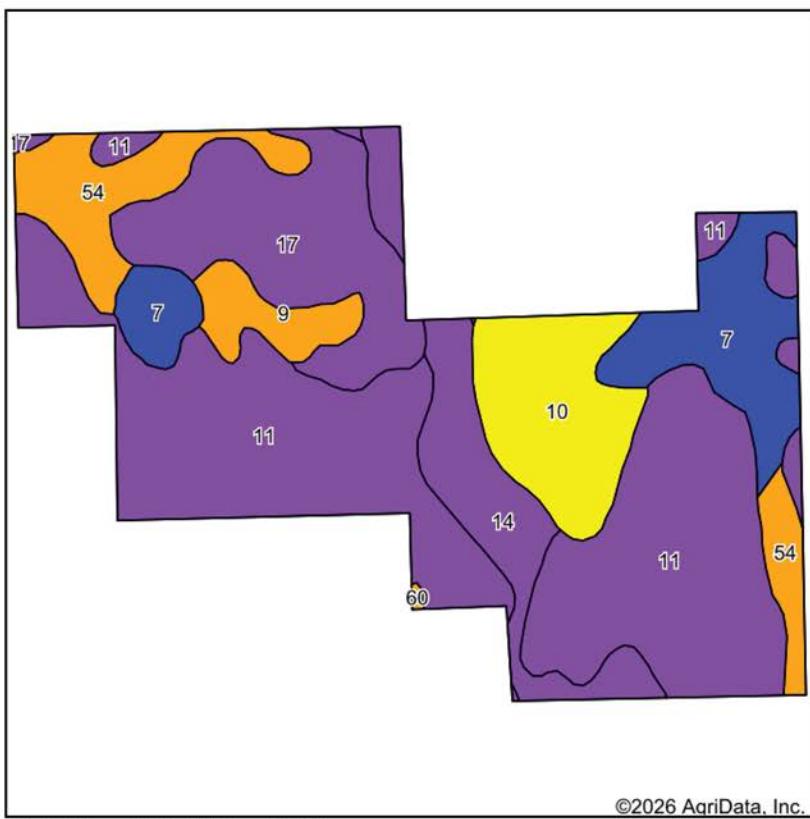


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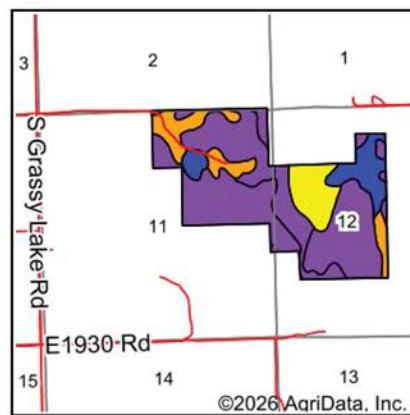
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SOILS MAP



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Soils data provided by USDA and NRCS.



State: Oklahoma
County: Atoka
Location: 11-4S-12E
Township: Central Atoka
Acres: 300.54
Date: 1/13/2026



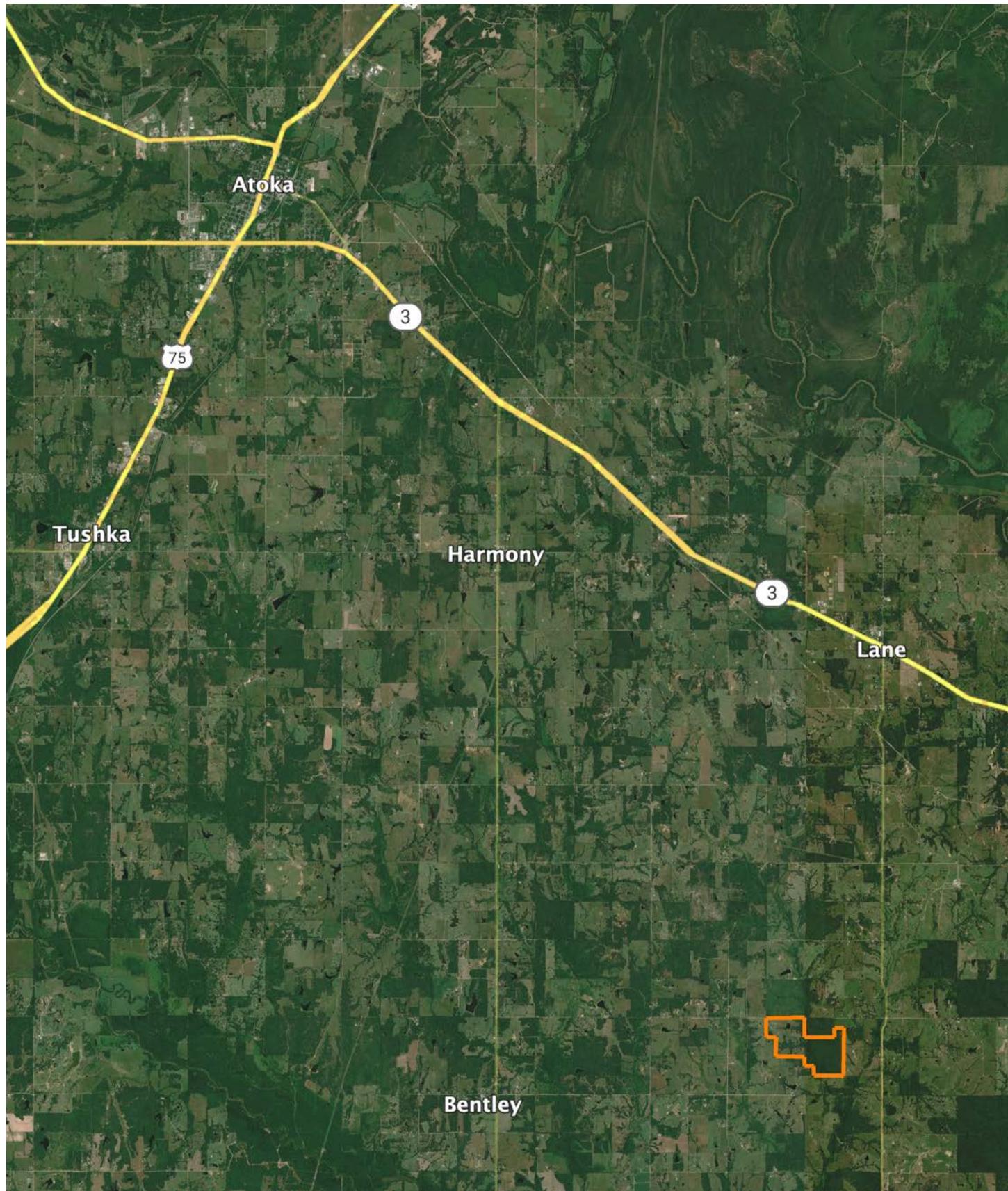
Maps Provided By:



Area Symbol: OK005 Soil Area Version: 21

Area Symbol: OK005, 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
11	Bernow-Romia complex, 8 to 12 percent slopes	132.85	44.3%		3.6ft. (Paralithic bedrock)	Vle	3255	62	44	46	46	62
17	Bosville fine sandy loam, 5 to 12 percent slopes	42.28	14.1%		> 6.5ft.	Vle	3500	51	45	46	45	51
7	Bernow fine sandy loam, 1 to 3 percent slopes	31.97	10.6%		> 6.5ft.	lle	3325	70	49	50	55	70
10	Bernow fine sandy loam, 5 to 8 percent slopes	29.21	9.7%		> 6.5ft.	IVe	3325	69	48	49	54	69
14	Boggy fine sandy loam, 0 to 1 percent slopes, frequently flooded	28.10	9.3%		> 6.5ft.	Vw	0	39	25	38	31	15
54	Larue loamy fine sand, 0 to 3 percent slopes	26.19	8.7%		> 6.5ft.	IIIe	425	39	36	35	30	39
9	Bernow fine sandy loam, 1 to 5 percent slopes, eroded	9.65	3.2%		> 6.5ft.	IIIe	0	66	46	47	48	66
60	Pickton loamy fine sand, 0 to 3 percent slopes	0.29	0.1%		> 6.5ft.	IIIe	4744	57	47	47	38	57

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 McLoud 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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