

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

SEMINOLE COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BUILD, HUNT, AND FARM ALONG CUDJO CREEK

This Seminole County 40 +/- acre tract is a rare blend of elite wildlife habitat and build-ready homestead potential, offering a big opportunity on a manageable acreage. Located just one mile from the Hughes County line and only a half mile west of Highway 56, this property is ideal for someone wanting a dynamite hunting farm, a quiet country build site, or a small homestead where you can farm and hunt right out your back door.

The land is anchored by extremely fertile soils, with approximately 57% of the ground in Class II and 21% in Class III soils—an uncommon advantage for a property of this size. An existing 3.5 +/- acre clearing is perfectly positioned to serve as a secluded destination food source for whitetails and a natural strut zone for spring gobblers. With roughly 42 inches of average annual rainfall, strong native grasses thrive here, adding forage for grazing and cover for wildlife.

The property features approximately 80 feet of elevation change and 750 +/- feet of Cudjo Creek frontage, a year-round, crystal clear live creek, creating natural travel corridors, year-round water, and edge habitat that wildlife

consistently use. Oak upland and bottomland habitats dominate the landscape, with black oak, chinquapin oak, post oak, and a beautiful mature pecan tree providing abundant mast production and ideal roost trees, while a grove of pines on the edge of the 3.5 +/- acre clearing sets up perfectly for a stand location overlooking the food plot. Strong deer sign can be found throughout, and the area supports healthy populations of whitetail deer, turkey, and wild hogs. Hughes County is known for producing record-book whitetails, and with this place's proximity, it no doubt has some quality buck potential.

Electric is available at the county road, and the property is fenced along the east and west boundaries, making future improvements or livestock use straightforward. Conveniently located just 7 minutes from Sasakwa, 13 minutes to Wewoka, 30 minutes to Ada, and within easy reach of both the Oklahoma City and Tulsa metros, this tract offers seclusion without sacrificing access. For the buyer seeking a small but powerful hunting property, or a fertile homestead where wildlife, privacy, and productivity come together, the Seminole 40 stands out as a truly special opportunity.



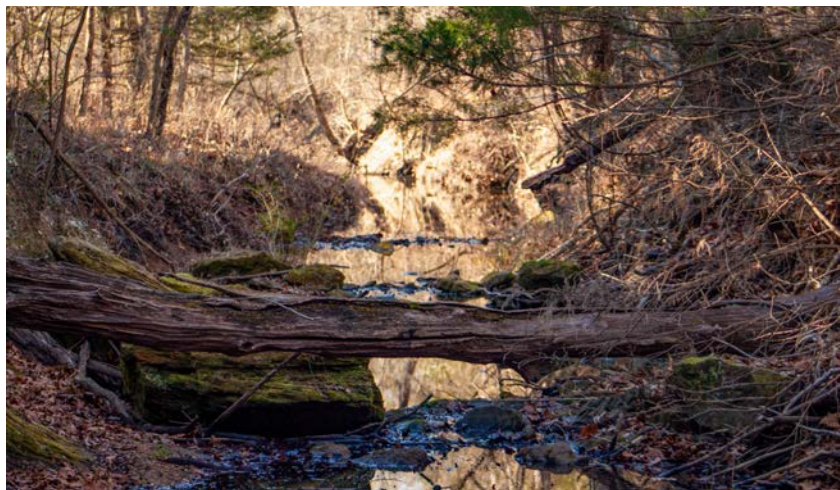
PROPERTY FEATURES

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

- Seminole County, 1 mile from the Hughes County line
- 80 +/- feet of elevation change
- 750 +/- feet of Cudjo Creek frontage
- 57% of the property is in Class II soils
- 21% of the property is in Class III soils
- Electric at County Road
- Oak upland and bottomland habitat
- Fenced on the west and east sides
- Black oak, chinquapin oak, post oak, pecan, pine trees
- 3.5 +/- acres cleared field, perfect for a food plot
- Whitetail deer, turkey, wild hogs
- Just .5 miles west of Highway 56
- 7 minutes to Sasakwa
- 13 minutes to Wewoka
- 30 minutes to Ada
- 80 minutes to Downtown OKC
- 90 minutes to Tulsa



750 +/- FEET OF CUDJO CREEK FRONTAGE



FENCED ON WEST AND EAST SIDES



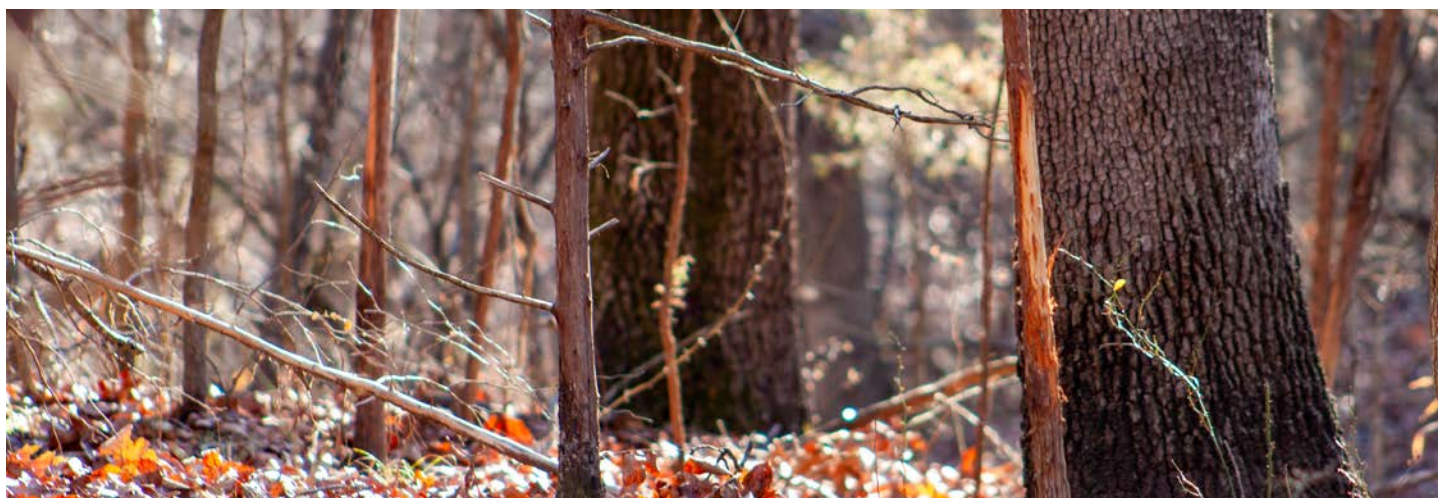
CLASS II AND III SOILS



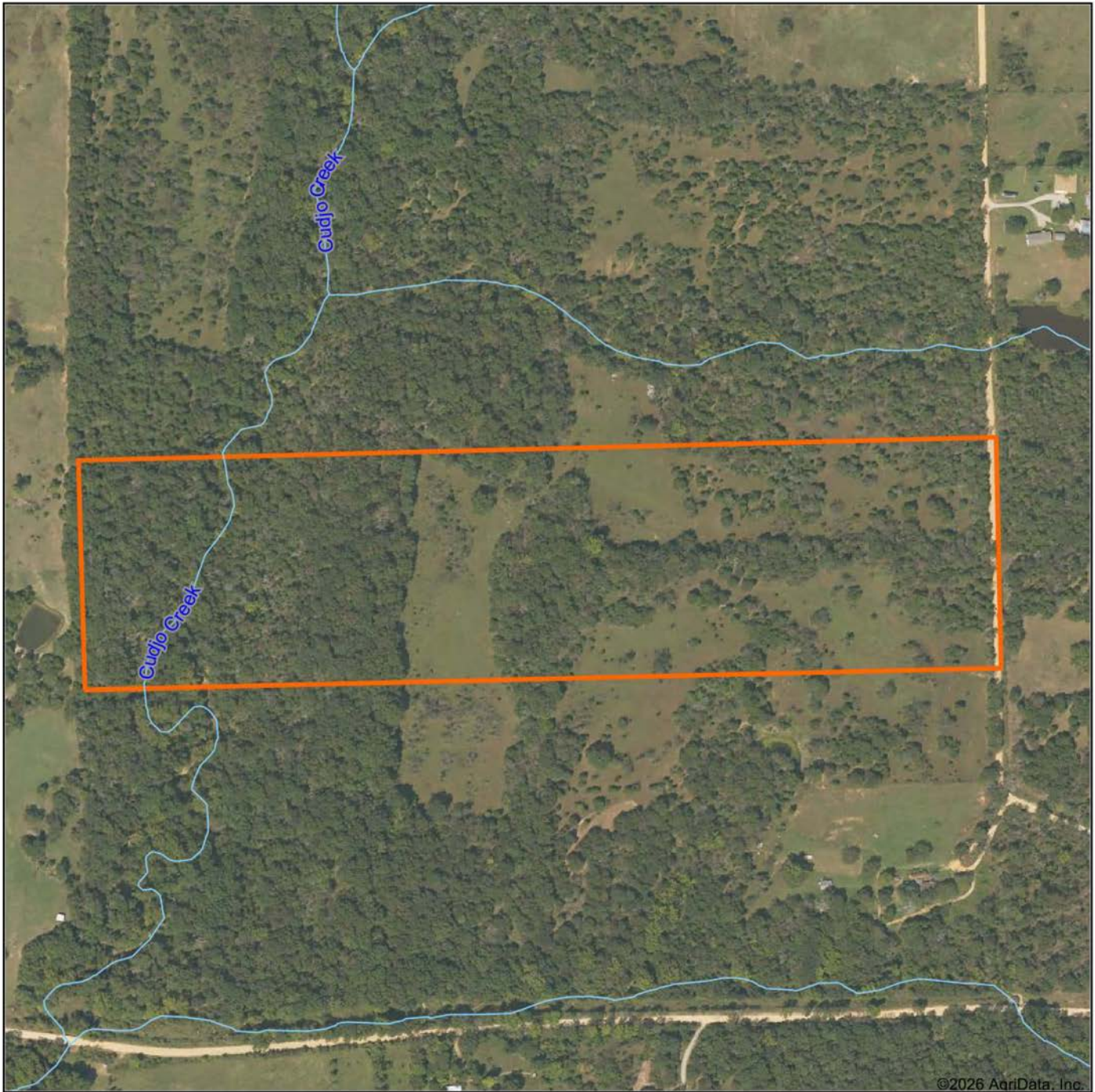
MATURE TIMBER



STRONG BUCK SIGN



AERIAL MAP



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Maps Provided By:



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Boundary Center: 35° 1' 56.63, -96° 30' 57.07

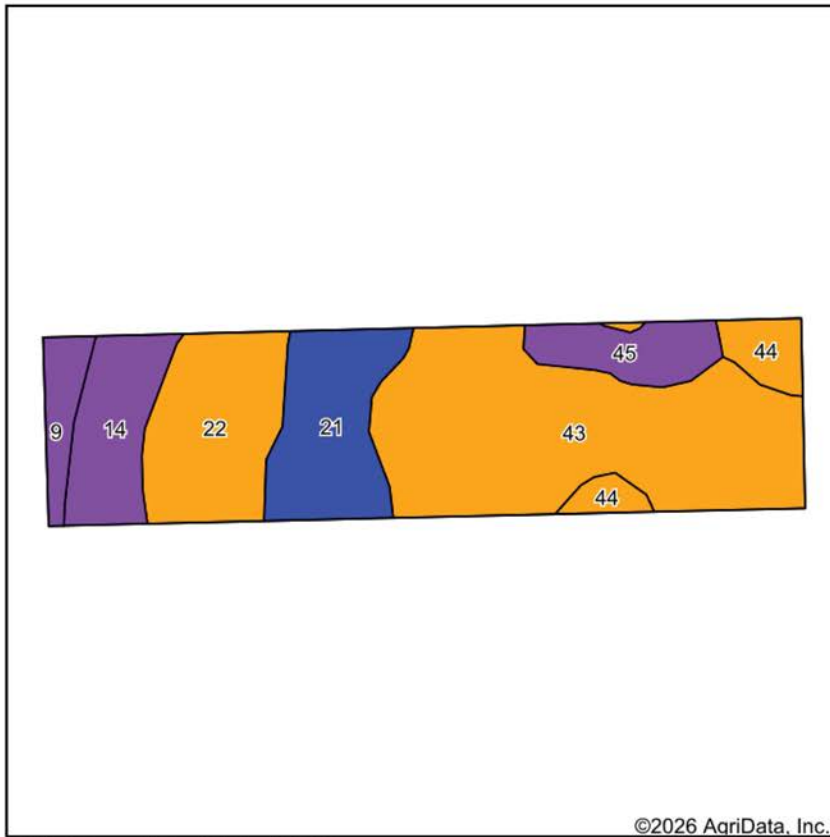
36-7N-7E
Seminole County
Oklahoma

0ft 447ft 893ft

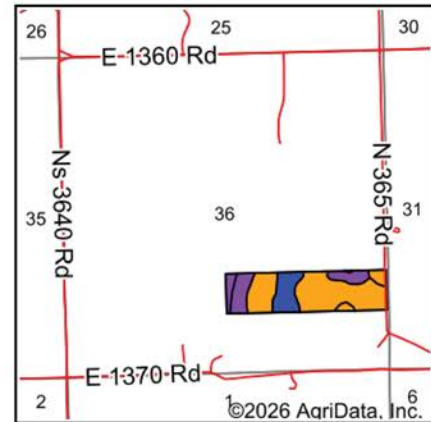


1/12/2026

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Seminole**
 Location: **36-7N-7E**
 Township: **Wewoka**
 Acres: **40.07**
 Date: **1/12/2026**



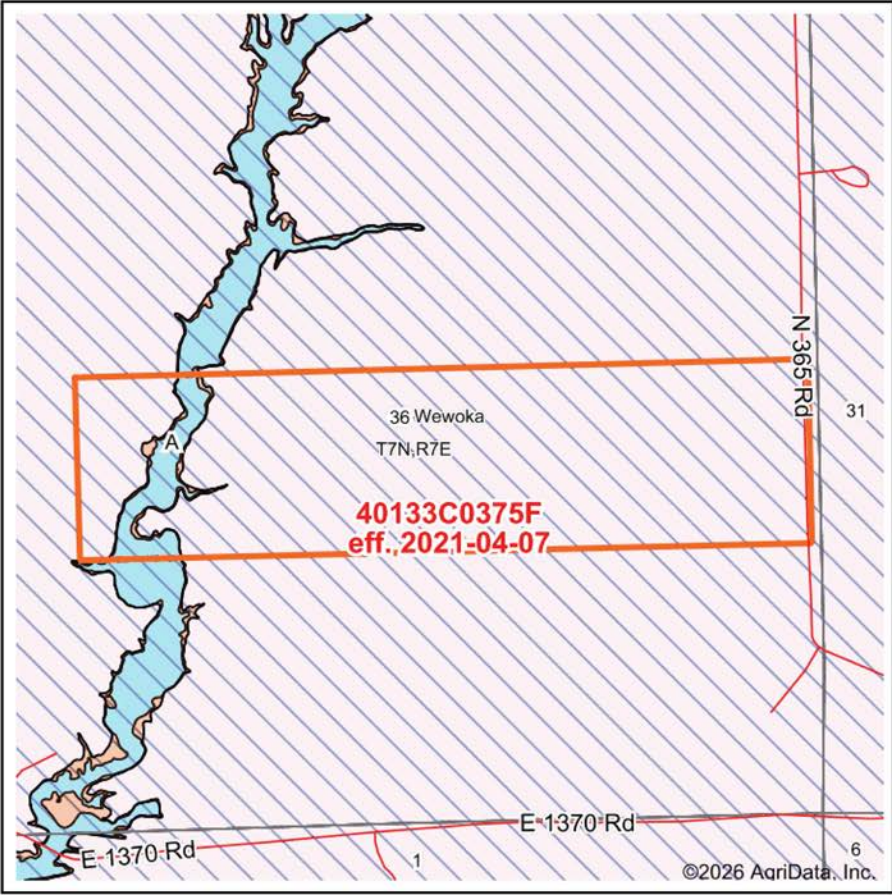
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Area Symbol: OK133, Soil Area Version: 21

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
43	Stephenville fine sandy loam, 3 to 5 percent slopes	17.21	43.0%		3ft. (Paralithic bedrock)	Ille	3315	43	40	43	41	30
22	Konawa fine sandy loam, 3 to 5 percent slopes	6.56	16.4%		> 6.5ft.	Ille	3885	53	47	47	53	43
21	Konawa fine sandy loam, 1 to 3 percent slopes	5.74	14.3%		> 6.5ft.	Ile	3885	56	51	50	56	46
14	Gowton fine sandy loam, 0 to 1 percent slopes, frequently flooded	4.08	10.2%		> 6.5ft.	Vw	6195	54	48	54	53	25
45	Stephenville-Darnell complex, 5 to 15 percent slopes, severely eroded	2.72	6.8%		2.1ft. (Paralithic bedrock)	Vle	0	26	26	24	20	11
44	Stephenville-Darnell complex, 5 to 12 percent slopes	2.18	5.4%		3ft. (Paralithic bedrock)	Ille	3360	36	35	35	32	22
9	Eram-Coweta complex, 5 to 12 percent slopes	1.58	3.9%		2.5ft. (Paralithic bedrock)	Vle	3588	44	37	43	37	38
Weighted Average						3.38	3571.4	*n 46.1	*n 42.2	*n 44.1	*n 44.3	*n 32.5

FEMA MAP



Map Center: 35° 1' 57.12, -96° 30' 56.81
State: OK Acres: 40.07
County: Seminole Date: 1/12/2026
Location: 36-7N-7E
Township: Wewoka



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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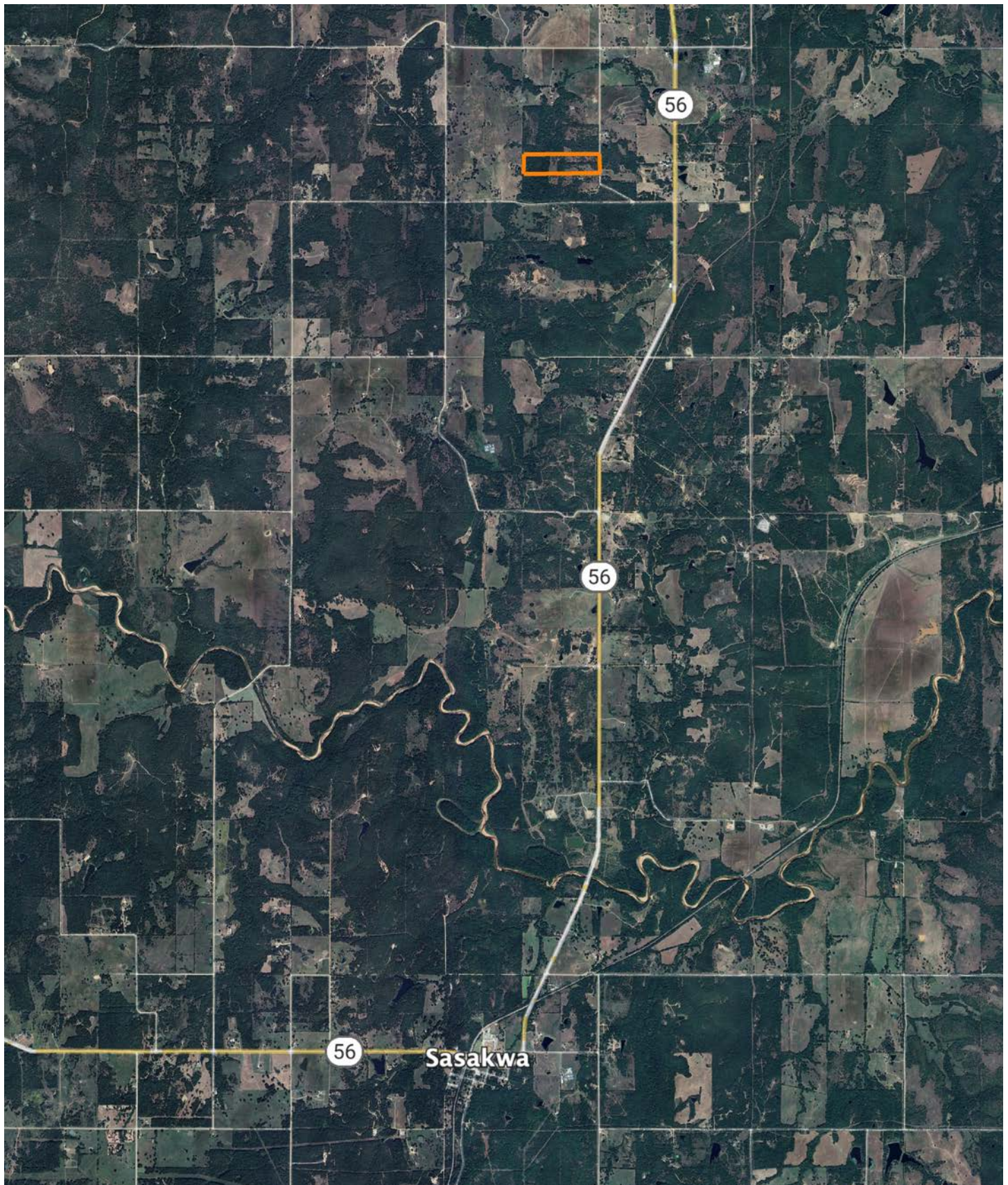
Name	Number	County	NFIP Participation	Acres	Percent
SEMINOLE COUNTY	400497	Seminole	Regular	40.07	100%
Total				40.07	100%

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	37.93	94.7%
A		100-year Floodplain	1.77	4.4%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	0.37	0.9%
Total			40.07	100%

Panel	Effective Date	Acres	Percent
40133C0375F	4/7/2021	40.07	100%
Total		40.07	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

405.481.4647

RHuggins@MidwestLandGroup.com



MidwestLandGroup.com

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