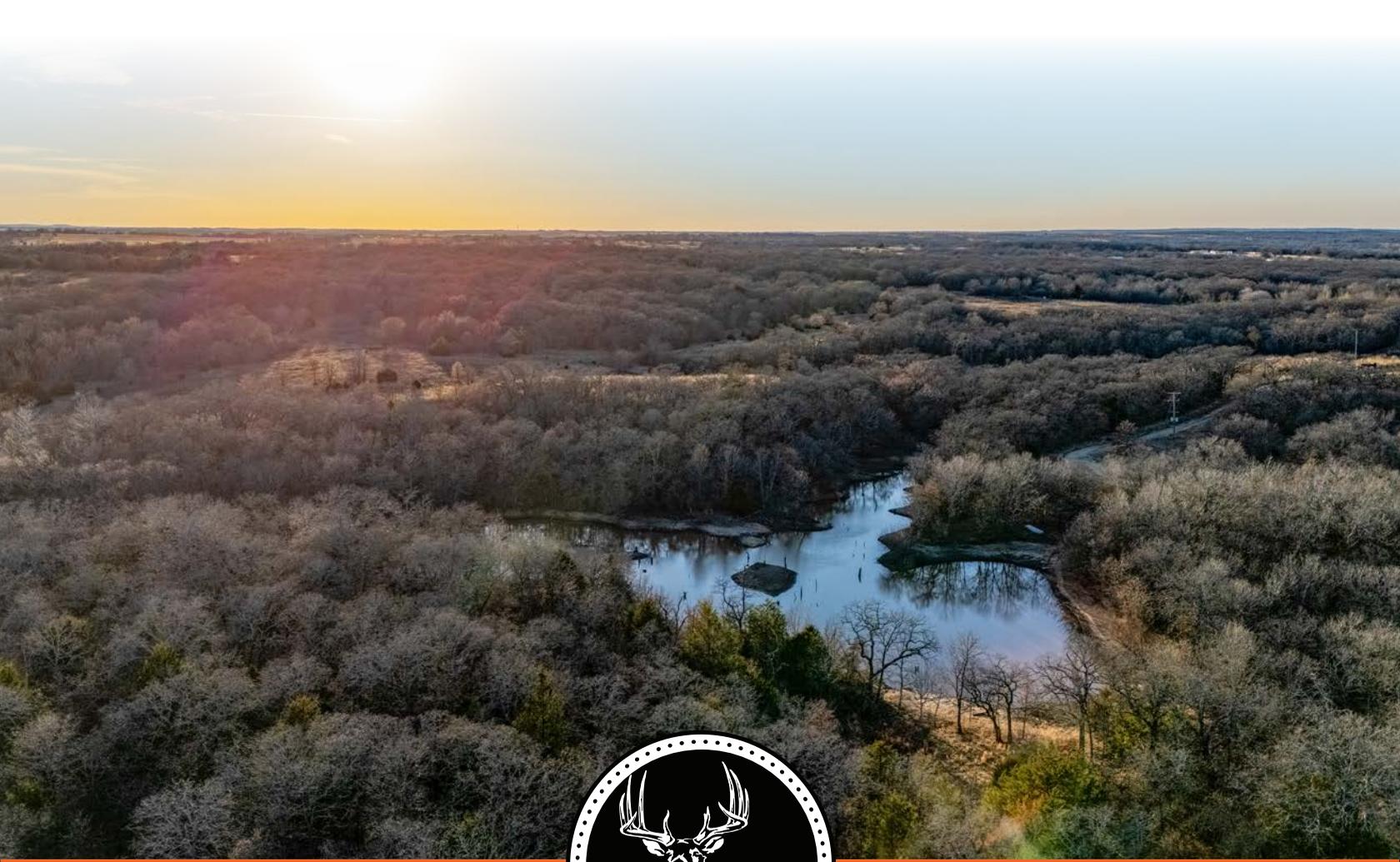


MIDWEST LAND GROUP PRESENTS

109 ACRES IN

GARVIN COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SECLUDED SANCTUARY WITH MATURE WHITETAILS AND LARGE STOCKED POND

The Garvin 109 is one of those perfectly sized hunting tracts that feels right the moment you step onto it. Tucked at the end of a quiet, dead-end road with nearly 2,000 feet of county road frontage and just 0.3 miles from Highway 76, it offers a rare balance of accessibility and seclusion. In multiple visits lasting hours, we never saw or heard a single vehicle pass. Deer movement, however, that's a different story. Years of trail camera history reveal that mature bucks move in daylight — a strong indicator of how well the layout, habitat, and low-pressure access come together.

Rolling oak woodlands blend seamlessly with prairie openings and pipeline corridors, creating natural travel routes and ideal stand locations. With approximately 110 feet of elevation change and 37–39 inches of annual rainfall, the terrain and cover work together to hold deer year-round. A large 2 +/- acre stocked pond with scenic fingers extending into the landscape offers excellent fishing opportunities. While not a waterfowl destination, the pond has proven to draw ducks and offers some

fun opportunistic hunts during the season. Rio Grande turkeys are abundant and love the openings combined with mature roost trees. While the property is truly a wall-hanger factory as it sits, adding one large or several smaller food plots in the established openings could yield some incredible results.

Electric is available on site and on the road. The property lies outside city limits, and good internal trails provide easy access to stand sites and fishing in the pond. There are multiple gorgeous build sites for a cabin, barndominium, or home with electric not far from any location. Partially fenced and with minimal oil and gas activity on the north side, the tract is highly functional while maintaining its secluded hunting feel. Located just 8 minutes to Ratliff City, 13 minutes to Elmore City, 30 minutes to I-35, 45 minutes to Ardmore, 70 minutes to OKC, and about 2.5 hours to Dallas, the Garvin 109 offers a rare opportunity to own a standout buck producer with outstanding pond and turkey habitat in a convenient location.



PROPERTY FEATURES

COUNTY: **GARVIN** | STATE: **OKLAHOMA** | ACRES: **109**

- 1,950' +/- county road frontage
- Quiet dead-end road
- Just 0.3 miles on gravel from Highway 76 blacktop
- Electric on-site and at road
- Out of city limits
- Good trails throughout
- 110 +/- feet of elevation change
- 37-39 inches of annual rainfall
- Fertile sandy loam soils (65% in Class III)
- Partially fenced
- Rolling oak cross timbers habitat and prairie openings
- Large 2 +/- acre stocked pond
- Pipeline with switchgrass planting
- Multiple clearings for food plots
- Whitetail Deer and Rio Grande Turkeys
- Consistent daylighting of mature bucks on camera
- Managed for big deer - seller has not harvested a buck
- Great layout and stand locations
- 3 active oil and gas wells on the north side of the property
- 8 minutes to Ratliff City
- 13 minutes to Elmore City
- 30 minutes to I-35
- 45 minutes to Ardmore
- 70 minutes to OKC Metro
- 150 minutes to Dallas Metro



WHITETAIL DEER AND RIO GRANDE TURKEYS

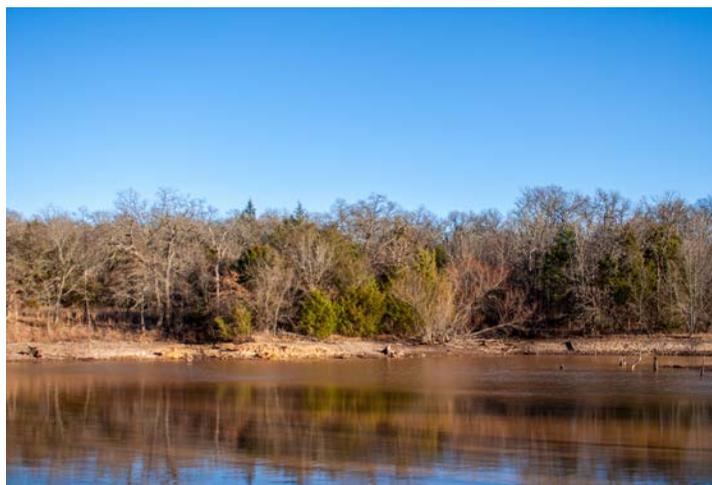
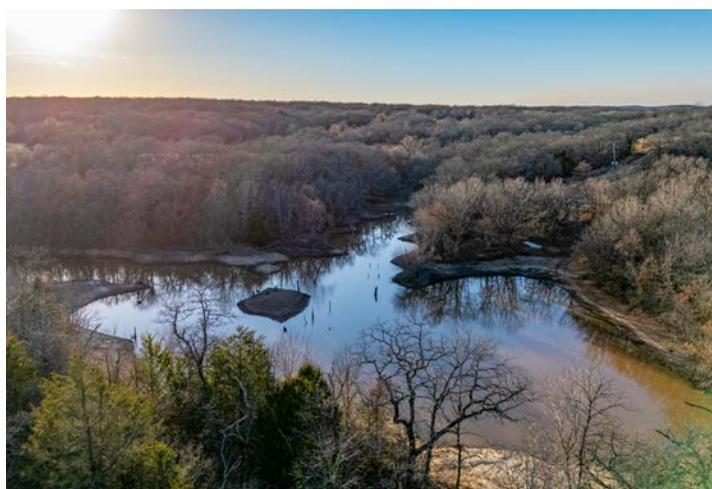
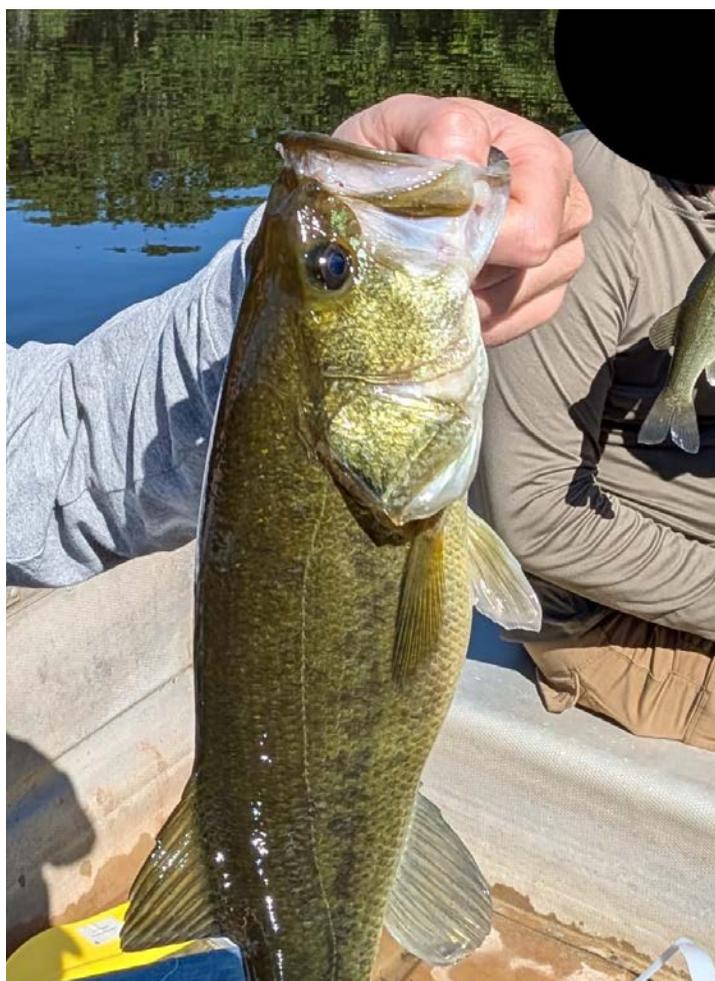
With approximately 110 feet of elevation change and 37–39 inches of annual rainfall, the terrain and cover work together to hold deer year-round. Rio Grande turkeys are abundant and love the openings combined with mature roost trees.



OUT OF CITY LIMITS

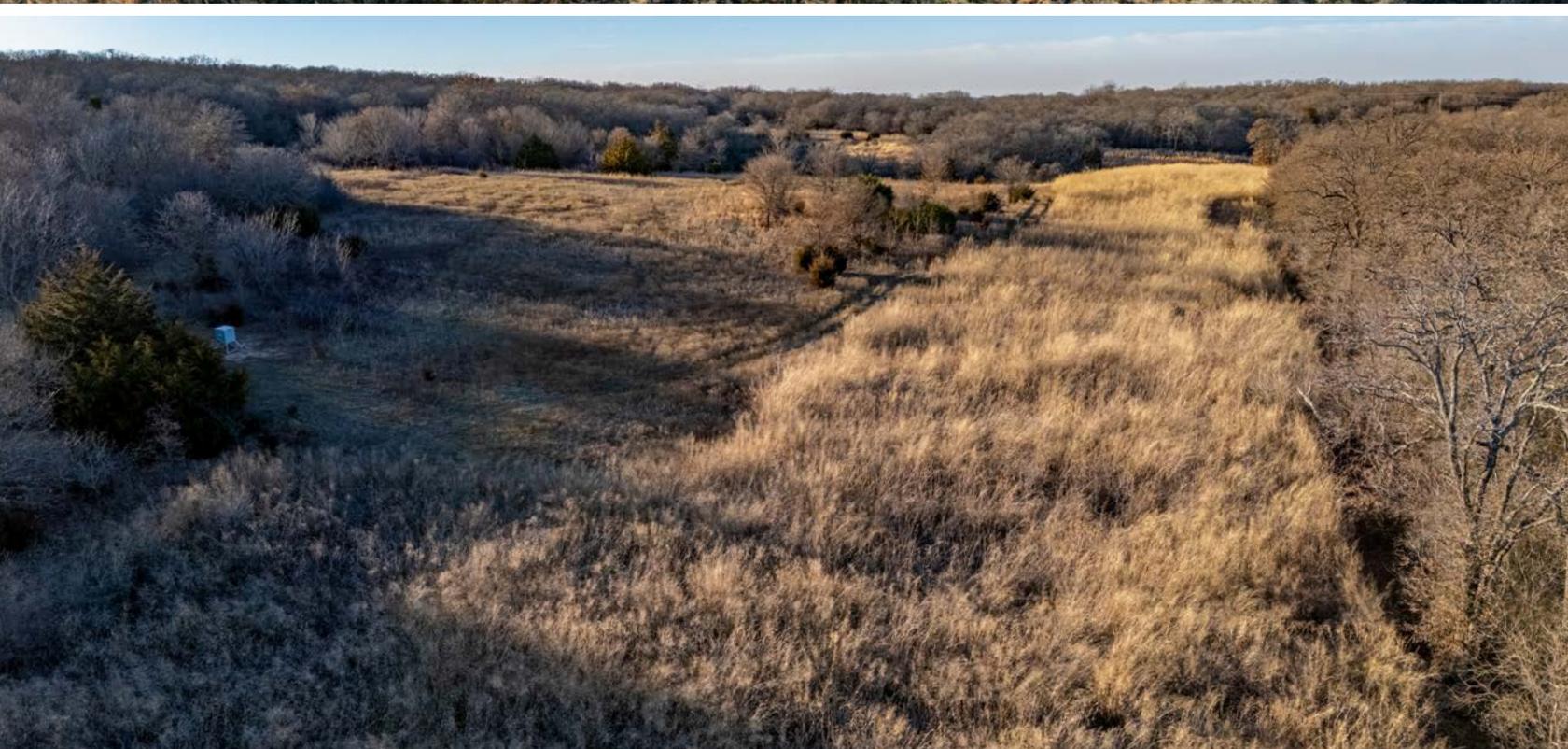


LARGE 2 +/- ACRE STOCKED POND



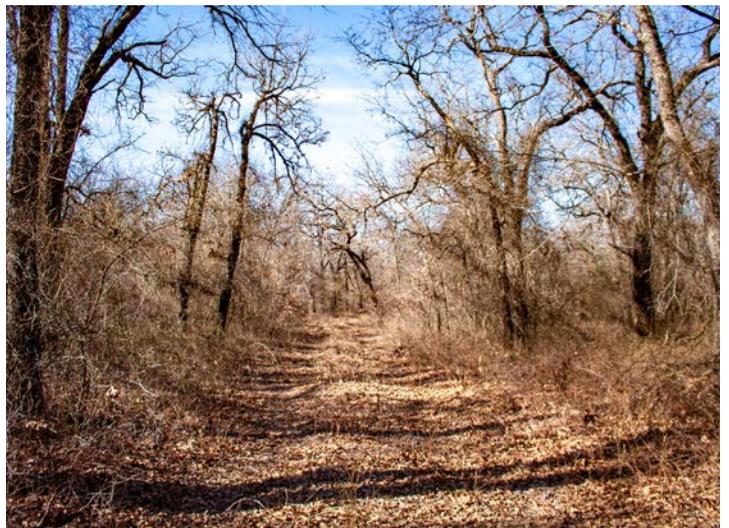
GREAT LAYOUT AND STAND LOCATIONS

The property lies outside city limits, and good internal trails provide easy access to stand sites and fishing in the pond.



ROLLING OAK CROSS TIMBERS HABITAT

Rolling oak woodlands blend seamlessly with prairie openings and pipeline corridors, creating natural travel routes and ideal stand locations.



AERIAL MAP



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Boundary Center: 34° 33' 11.68, -97° 30' 6.17



Maps Provided By:



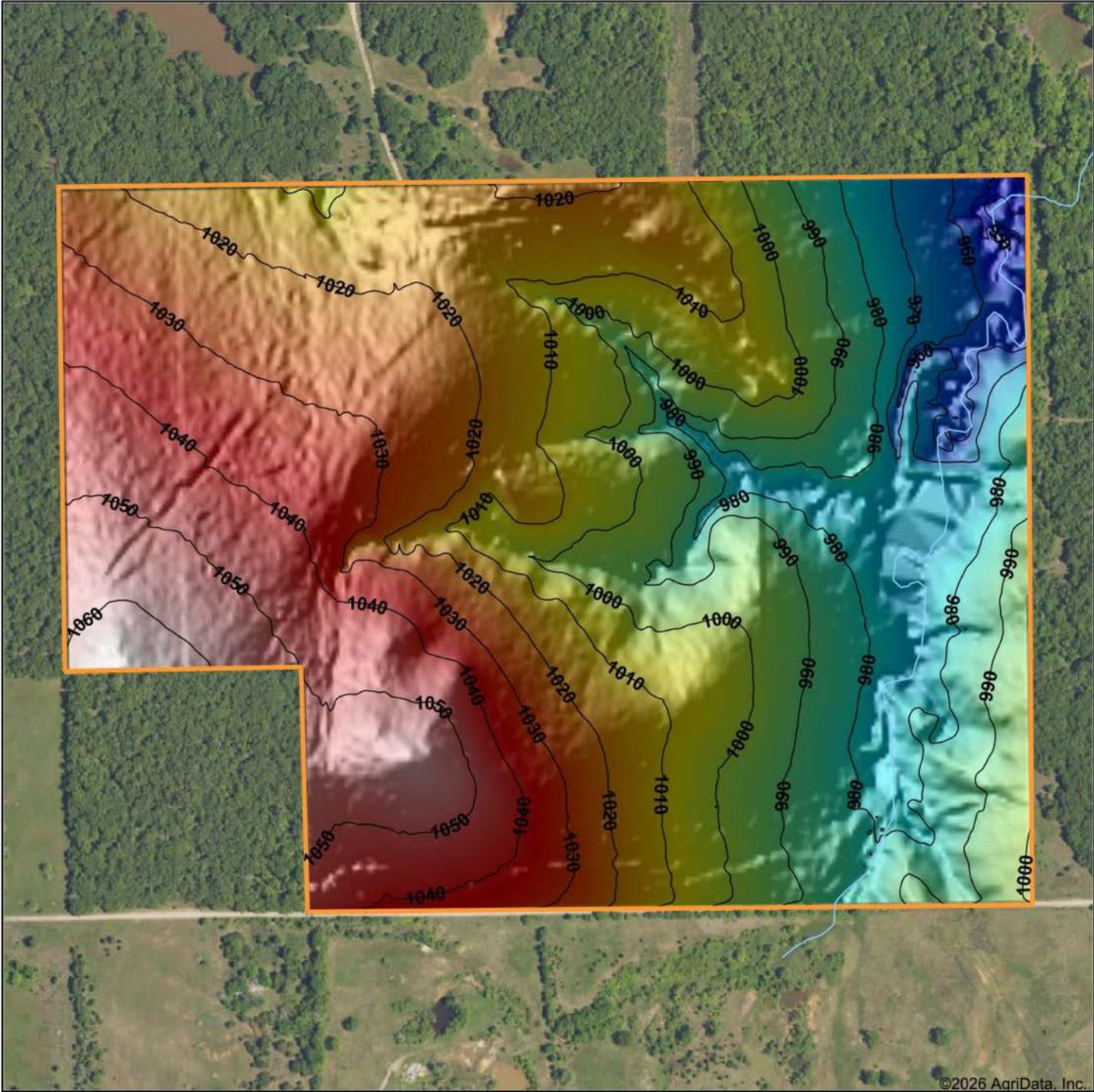
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15-1N-3W
Garvin County
Oklahoma

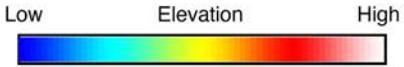


2/24/2026

HILLSHADE MAP



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Source: USGS 3 meter dem
 Interval(ft): 10
 Min: 947.8
 Max: 1,067.3
 Range: 119.5
 Average: 1,011.0
 Standard Deviation: 26.35 ft



15-1N-3W
 Garvin County
 Oklahoma

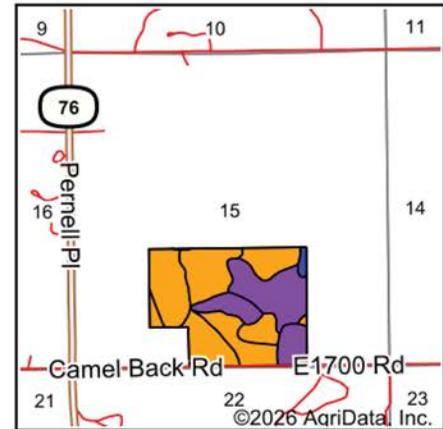
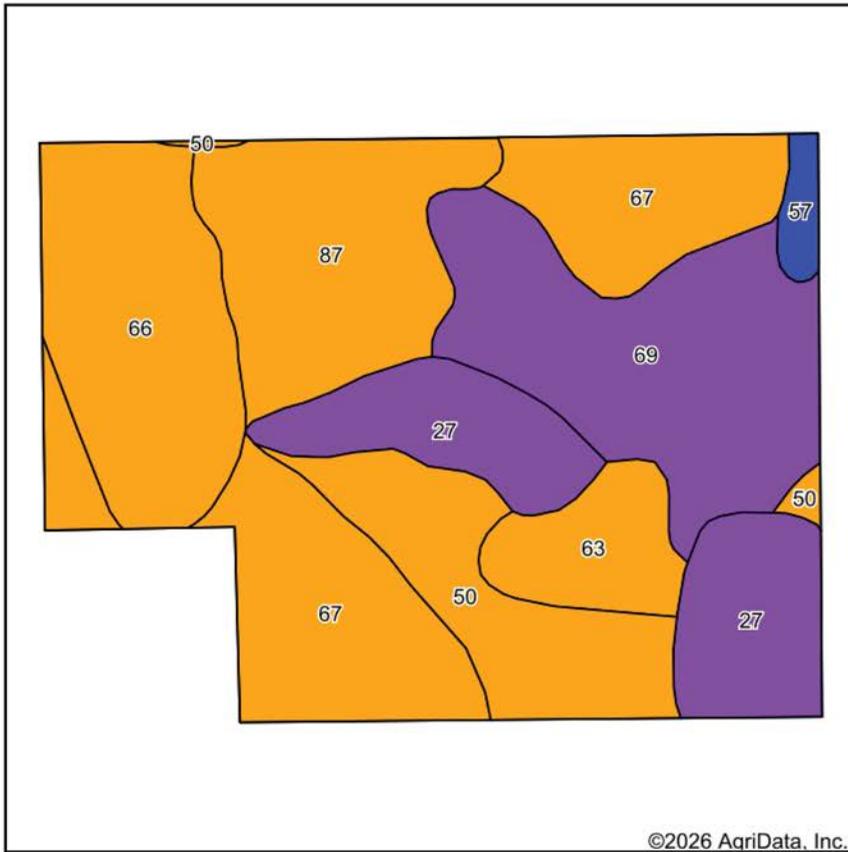
Boundary Center: 34° 33' 11.68, -97° 30' 6.17

Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING

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SOILS MAP



State: **Oklahoma**
 County: **Garvin**
 Location: **15-1N-3W**
 Township: **Elmore City**
 Acres: **109**
 Date: **2/24/2026**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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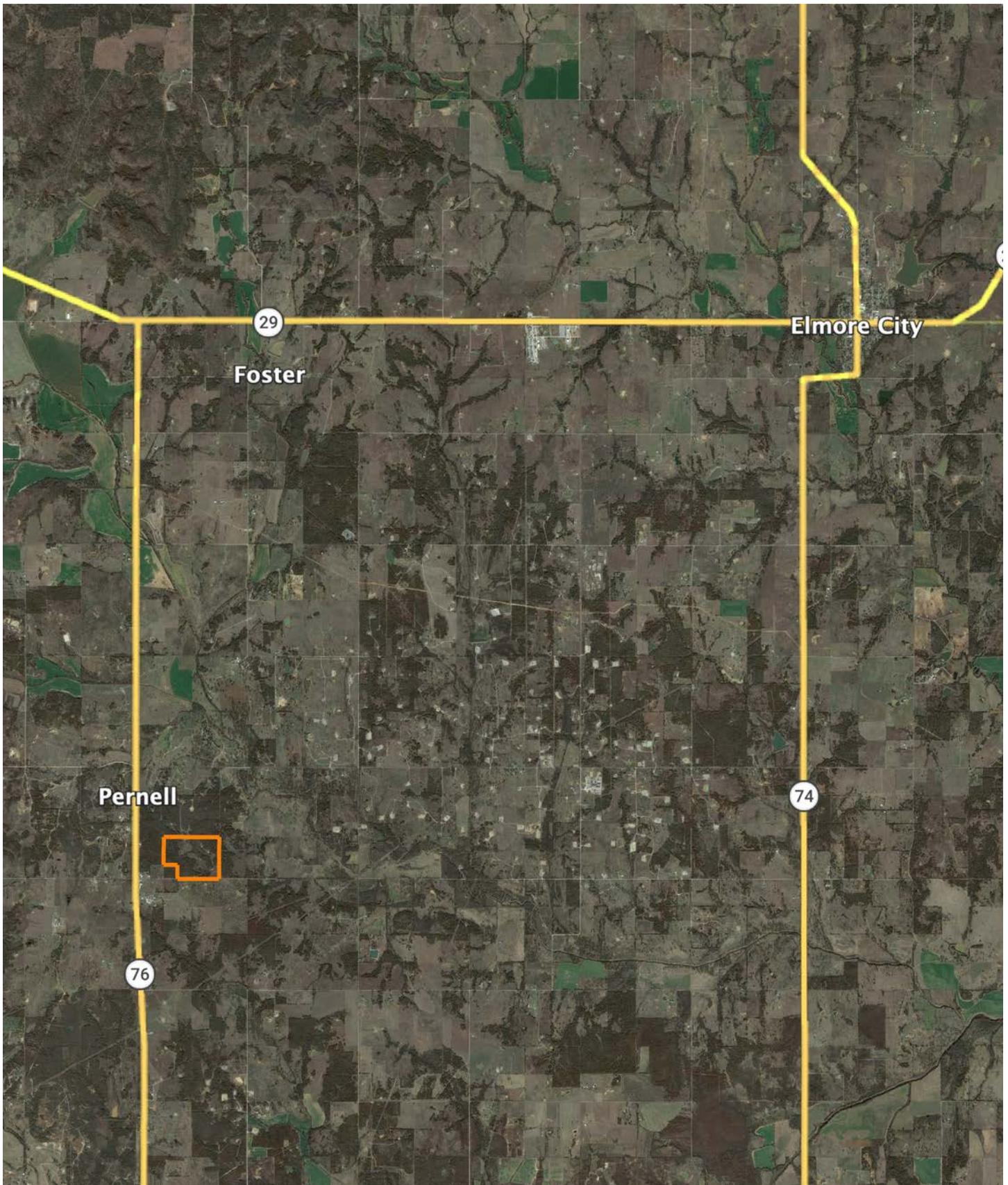
Soils data provided by USDA and NRCS.

Area Symbol: OK049, Soil Area Version: 23

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 Soybeans
67	Stephenville fine sandy loam, 3 to 5 percent slopes	22.80	21.0%		3ft. (Paralithic bedrock)	IIIe	3315	43	40	41
69	Stephenville-Darnell complex, 5 to 20 percent slopes	20.83	19.1%		2ft. (Paralithic bedrock)	VIe	3255	27	26	22
66	Stephenville fine sandy loam, 1 to 3 percent slopes	16.41	15.1%		3ft. (Paralithic bedrock)	IIIe	3120	43	40	40
87	Zaneis loam, 3 to 5 percent slopes	15.18	13.9%		4.8ft. (Paralithic bedrock)	IIIe	4130	67	57	67
27	Grainola clay loam, 5 to 20 percent slopes	14.97	13.7%		2.9ft. (Paralithic bedrock)	VIe	3650	38	26	36
50	Newalla fine sandy loam, 1 to 5 percent slopes	11.65	10.7%		4.8ft. (Densic bedrock)	IIIe	3864	49	34	47
63	Renfrow silt loam, 3 to 5 percent slopes, eroded	5.80	5.3%		> 6.5ft.	IIIs	0	49	36	46
57	Port silt loam, 0 to 1 percent slopes, occasionally flooded	1.36	1.2%		> 6.5ft.	IIw	5795	70	55	70
Weighted Average						3.97	3346.9	*n 43.9	*n 37.1	*n 41.4

*n: The aggregation method is "Weighted Average using all components"

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

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