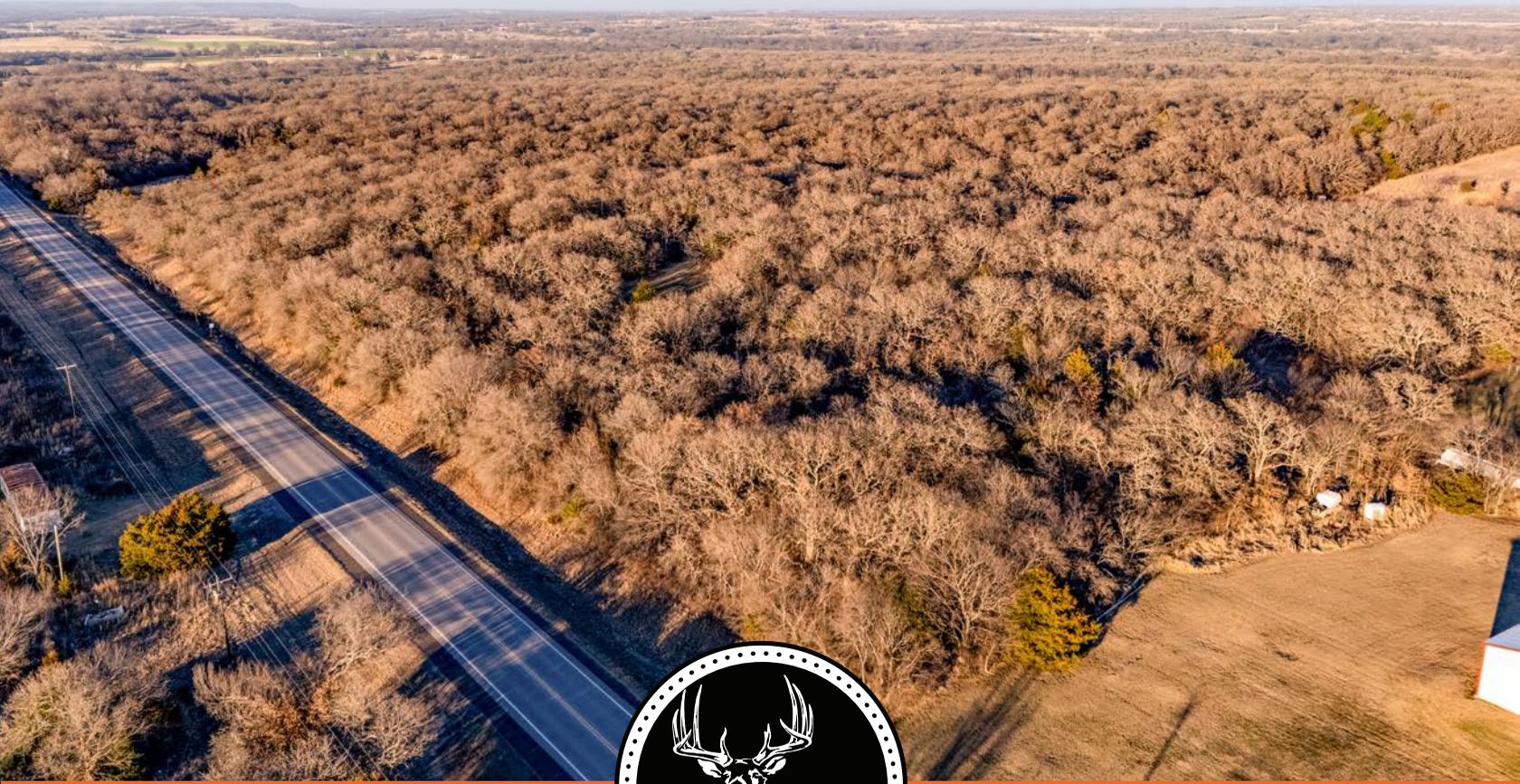


MIDWEST LAND GROUP PRESENTS

16 ACRES IN

GARVIN COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

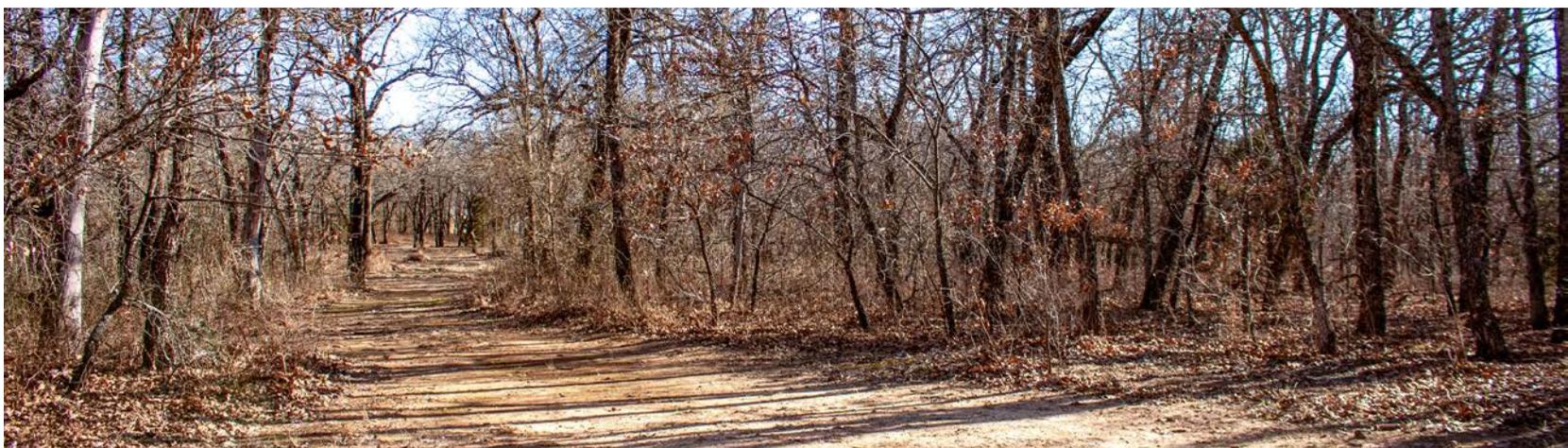
AFFORDABLE RETREAT WITH PRIME BLACKTOP ACCESS

Affordable, versatile, and full of potential — this 16 +/- acre tract along Highway 76 checks all the boxes in a small package. With 1,110 feet of blacktop frontage and electric available at the road, access doesn't get much easier. Whether you're looking for a small hunting honey hole, a family camping getaway, a build site outside city limits, or even a business location with highway visibility, this property offers real flexibility.

The land features approximately 40 feet of elevation change with mature post oaks, blackjack, and plum thickets creating ideal cover for wildlife — a beautiful backdrop for whatever you have in mind. Multiple natural clearings provide ready-made food plot or feeder locations, and walking trails throughout allow easy access across the tract. While there is no trail camera history on this specific property, neighboring properties have documented impressive caliber bucks — photos available upon request. The genetics are here; this is your opportunity to step in, fine-tune the habitat, and

turn a small tract into your own perfectly set-up honey hole before season.

With 37–39 inches of annual rainfall, partially fenced boundaries, and excellent highway frontage, this property offers both immediate recreational value and long-term hold potential. It's also an ideal entry point for someone beginning a 1031 exchange strategy or simply planting a flag in quality ground — with the option to hunt it for a few years and later trade up into something larger. Blacktop road access all the way to a tract like this is increasingly hard to find, especially one with future development upside along a well-traveled highway corridor. Conveniently located just minutes from Ratliff City and Elmore City, 30 minutes to I-35, 45 minutes to Ardmore, 70 minutes to Oklahoma City, and approximately 2.5 hours to Dallas, this 16-acre opportunity delivers flexibility, accessibility, and long-term optionality in one manageable package.



PROPERTY FEATURES

COUNTY: **GARVIN** | STATE: **OKLAHOMA** | ACRES: **16**

- 1,110' of HWY 76 frontage
- Electric at road
- Out of city limits
- Walking trails throughout
- 40 +/- feet of elevation change
- 37-39 inches annual rainfall
- Partially fenced
- Mature post oaks, blackjack, plum
- Multiple clearings for food plots
- 70% in Class III sandy loam soils
- Whitetail deer and Rio Grande turkeys
- No trail camera history but incredible deer on neighboring property
- Excellent small honey hole bowhunting tract
- Convenient camping getaway
- Great highway visibility for business
- 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



MATURE TIMBER

The land features approximately 40 feet of elevation change with mature post oaks, blackjack, and plum thickets creating ideal cover for wildlife — a beautiful backdrop for whatever you have in mind.



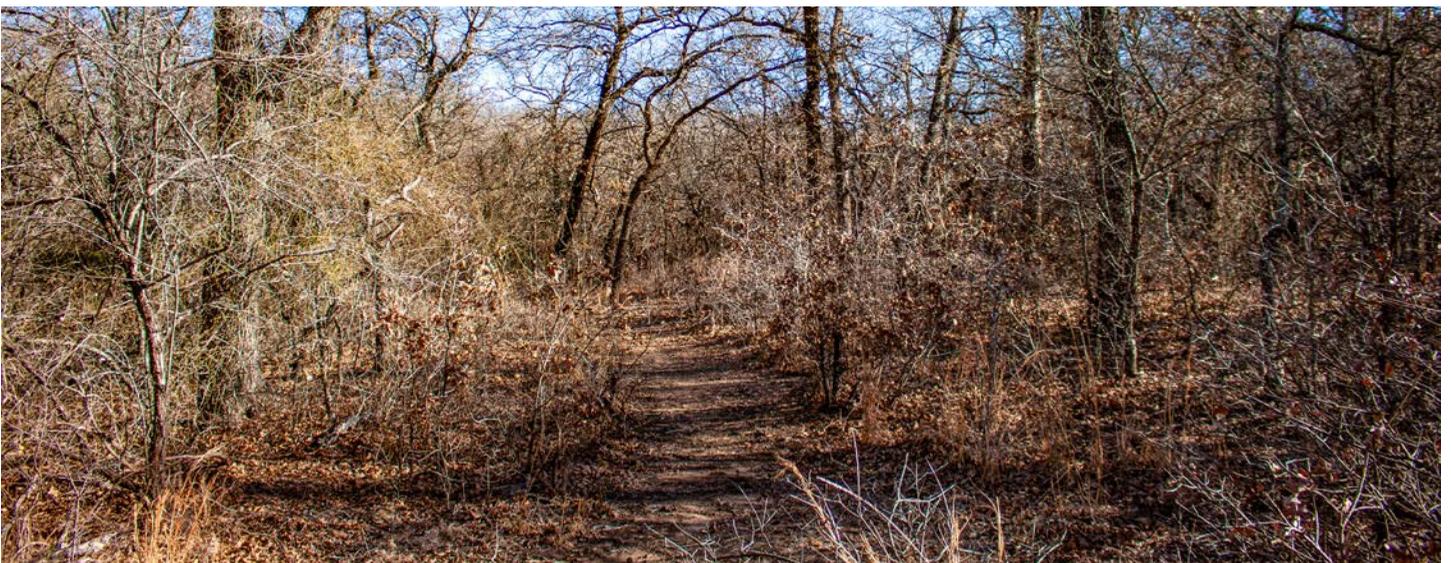
HIGHWAY FRONTAGE



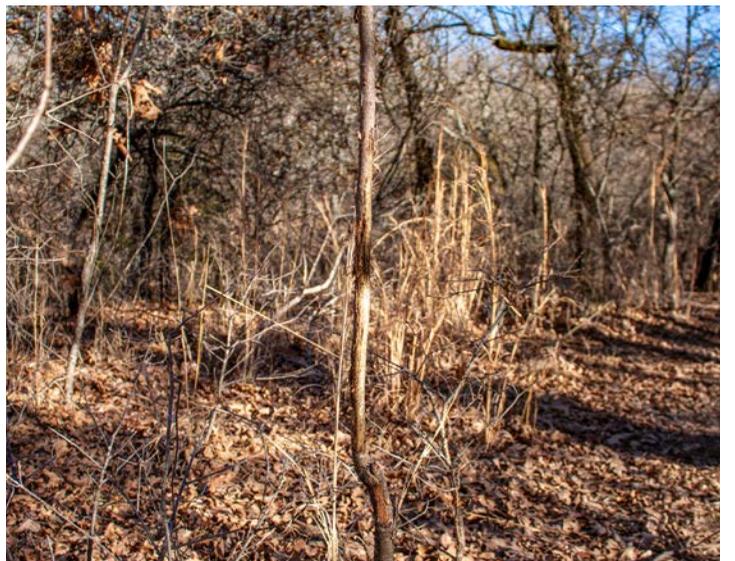
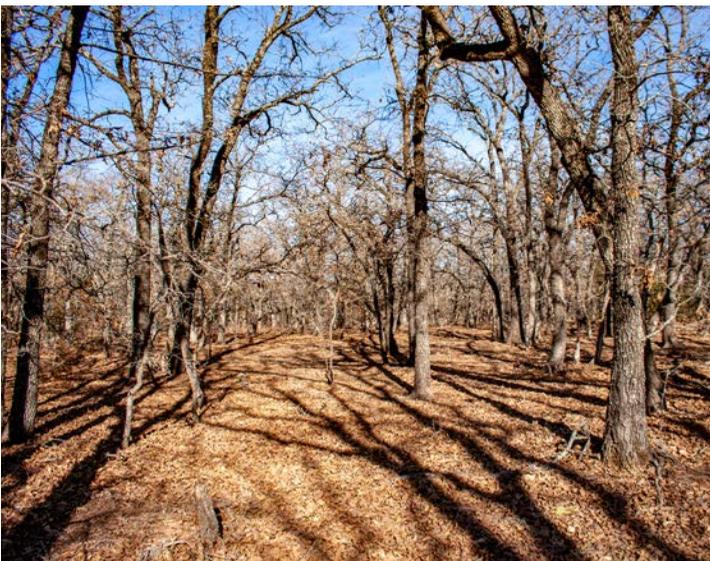
MULTIPLE CLEARINGS



WALKING TRAILS



ADDITIONAL PHOTOS



AERIAL MAP



©2026 AgriData, Inc.

Boundary Center: 34° 33' 9.67, -97° 30' 33.72

0ft 209ft 417ft



Maps Provided By:



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15-1N-3W
Garvin County
Oklahoma



2/25/2026

TOPOGRAPHY MAP



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Source: USGS 3 meter dem

Interval(ft): 10.0

Min: 1,002.3

Max: 1,050.9

Range: 48.6

Average: 1,031.3

Standard Deviation: 10.6 ft

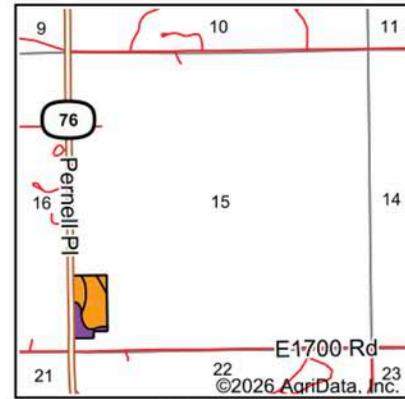
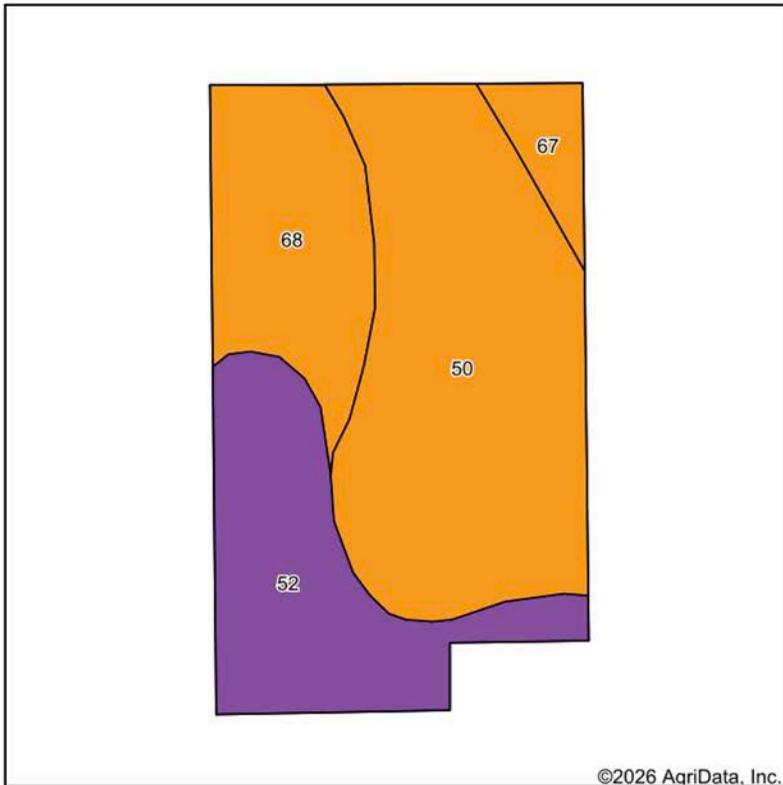


2/25/2026

15-1N-3W
Garvin County
Oklahoma

Boundary Center: 34° 33' 9.67, -97° 30' 33.72

SOILS MAP



State: **Oklahoma**
 County: **Garvin**
 Location: **15-1N-3W**
 Township: **Elmore City**
 Acres: **16.05**
 Date: **2/25/2026**



Maps Provided By:

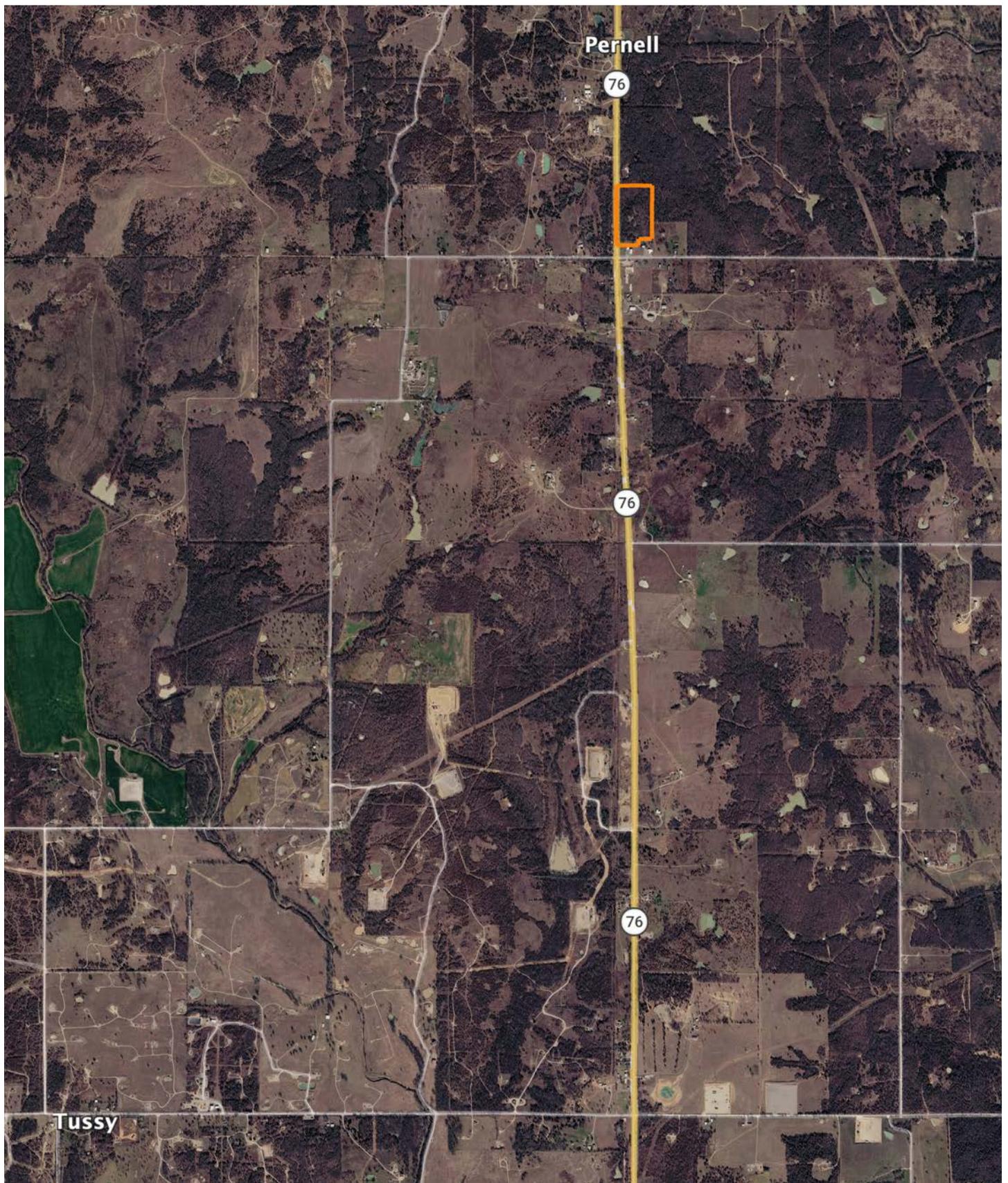


Area Symbol: OK049, Soil Area Version: 23										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
50	Newalla fine sandy loam, 1 to 5 percent slopes	7.89	49.2%		4.8ft. (Densic bedrock)	Ille	3864	49	34	47
52	Newalla fine sandy loam, 3 to 5 percent slopes, eroded	4.21	26.2%		4.8ft. (Densic bedrock)	Vle	0	44	32	42
68	Stephenville fine sandy loam, 3 to 5 percent slopes, moderately eroded	3.24	20.2%		2.4ft. (Paralithic bedrock)	Ille	0	34	34	29
67	Stephenville fine sandy loam, 3 to 5 percent slopes	0.71	4.4%		3ft. (Paralithic bedrock)	Ille	3315	43	40	41
Weighted Average						3.79	2046.1	*n 44.4	*n 33.7	*n 41.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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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