

MIDWEST LAND GROUP PRESENTS

377 ACRES

HUGHES COUNTY, OK

0001 HIGHWAY 9, WETUMKA, OKLAHOMA, 74883



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

377 +/- ACRES IN WETUMKA, OKLAHOMA

Located off Highway 9 in Wetumka, Oklahoma in Hughes County, this 377 +/- acre recreational tract offers highway frontage, diverse habitat, and exceptional hunting potential.

The property consists of approximately 80% timber, providing outstanding cover, bedding, and staging areas for whitetails, plus approximately 20% pasture, creating natural openings ideal for food plots, grazing, or future improvements. A wet-weather creek runs through the property and eventually feeds into Wewoka Creek, which nearly borders the southern boundary of the property, and along with a nice pond, provides plenty of water to hold wildlife year-round. These water features enhance habitat and create natural travel corridors that consistently move deer through the property.

Previously cleared shooting lanes are already in place, giving you a head start on stand placement and hunting setups. The combination of mature hardwood timber, creek bottom terrain, pasture openings, and dependable water sources makes this property a strong candidate for managing and holding mature whitetails. Heavy deer sign is visible throughout the tract.

Large, contiguous acreage with convenient access makes for a great opportunity. Whether you're looking for a private hunting retreat, a long-term recreational investment, or a multi-use land opportunity, this tract checks the boxes. Surface rights only. There is active oil production on the property.

For more information or to schedule a private showing, contact Ryan Huggins at (405) 481-4647..



PROPERTY FEATURES

COUNTY: **HUGHES** | STATE: **OKLAHOMA** | ACRES: **377**

- 377 +/- acres
- Hughes County
- Wetumka, OK
- Approximately 80% timber
- Approximately 20% pasture
- Highway frontage
- Creek bottoms
- Good pond
- Big wet-weather creeks
- Mature hardwoods
- Cleared lanes
- Heavy deer sign
- Whitetail habitat
- Bedding cover
- Travel corridors



TIMBER AND PASTURE

The property consists of approximately 80% timber, providing outstanding cover, bedding, and staging areas for whitetails, plus approximately 20% pasture, creating natural openings ideal for food plots, grazing, or future improvements.



HIGHWAY FRONTAGE

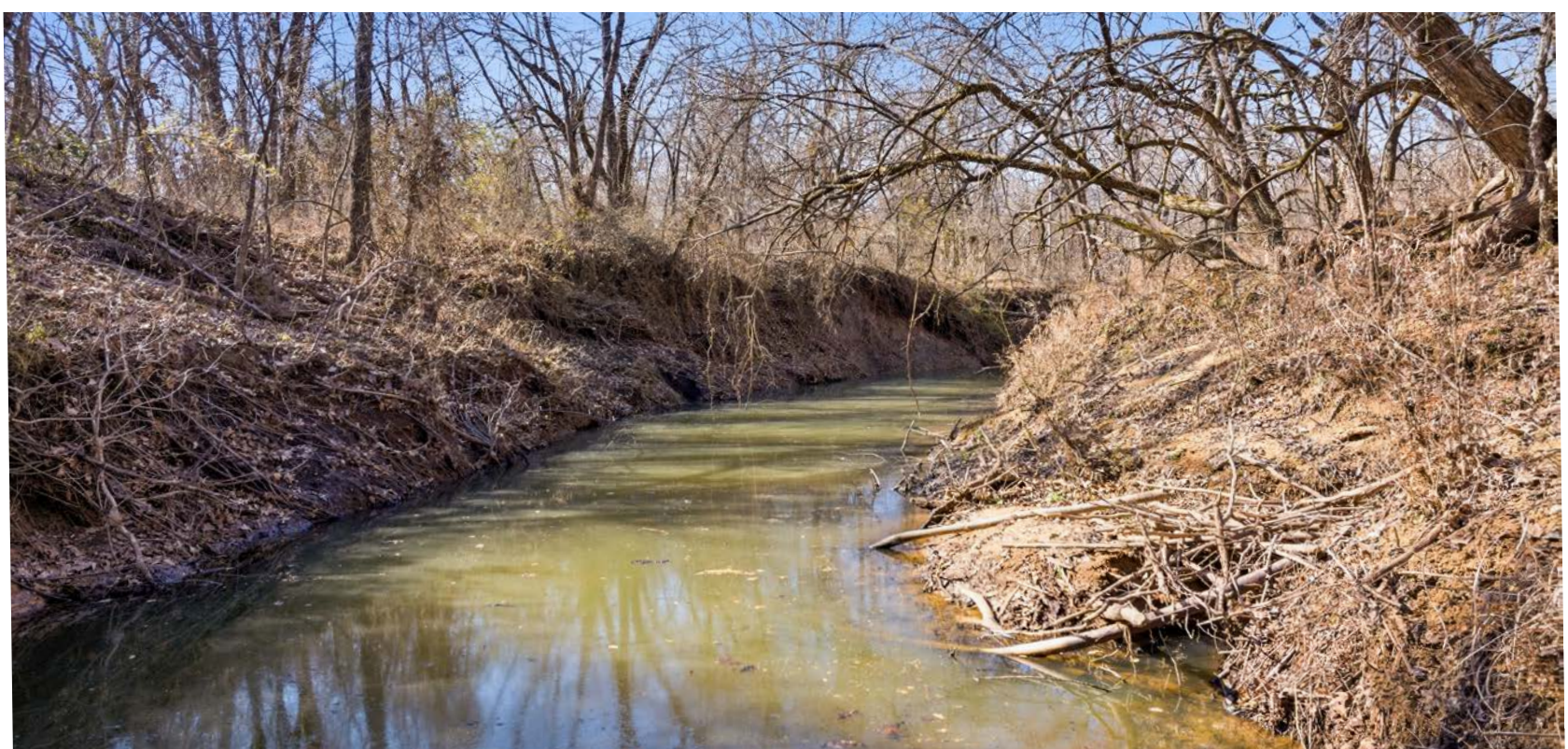


HEAVY DEER SIGN

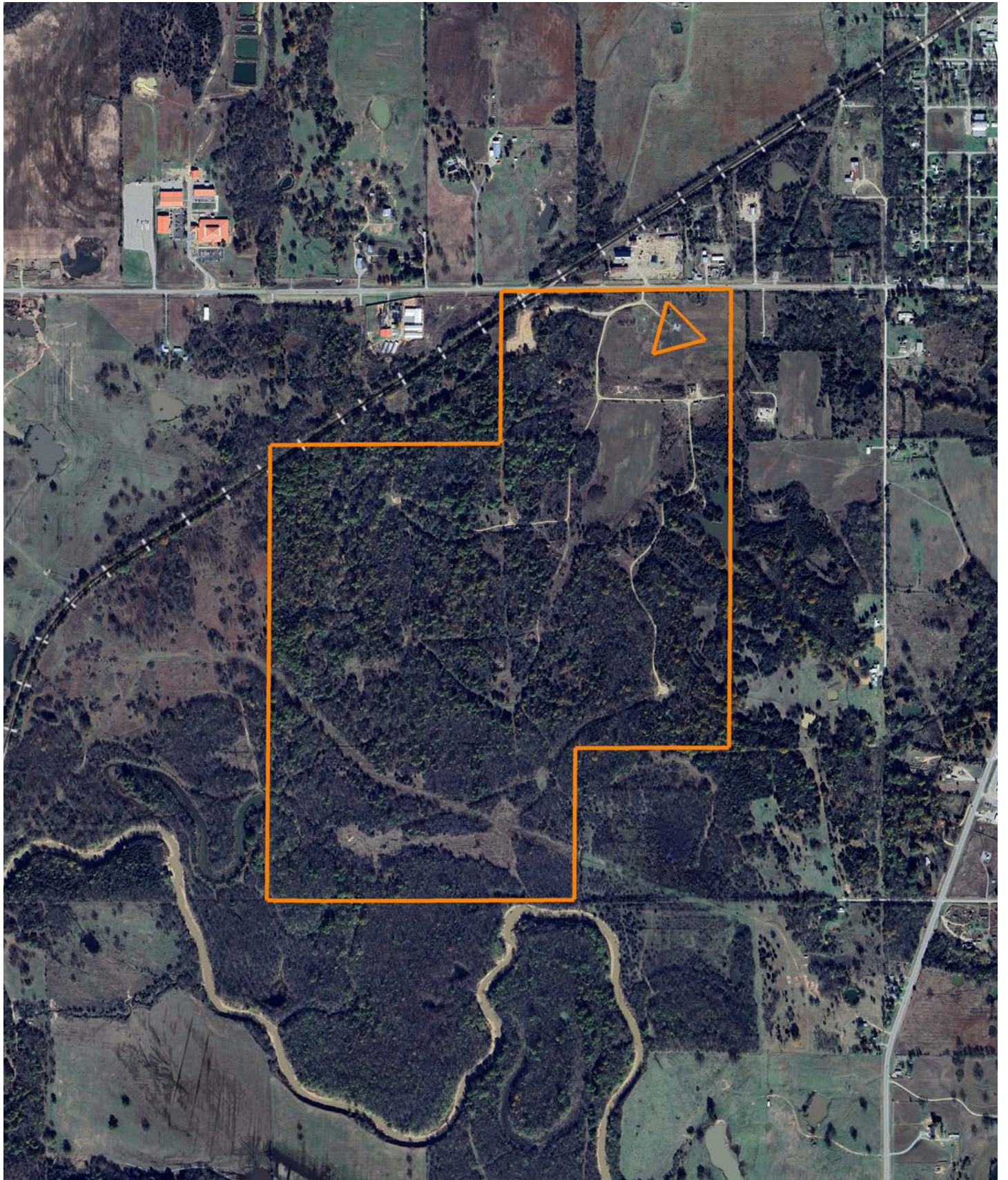


POND AND CREEKS

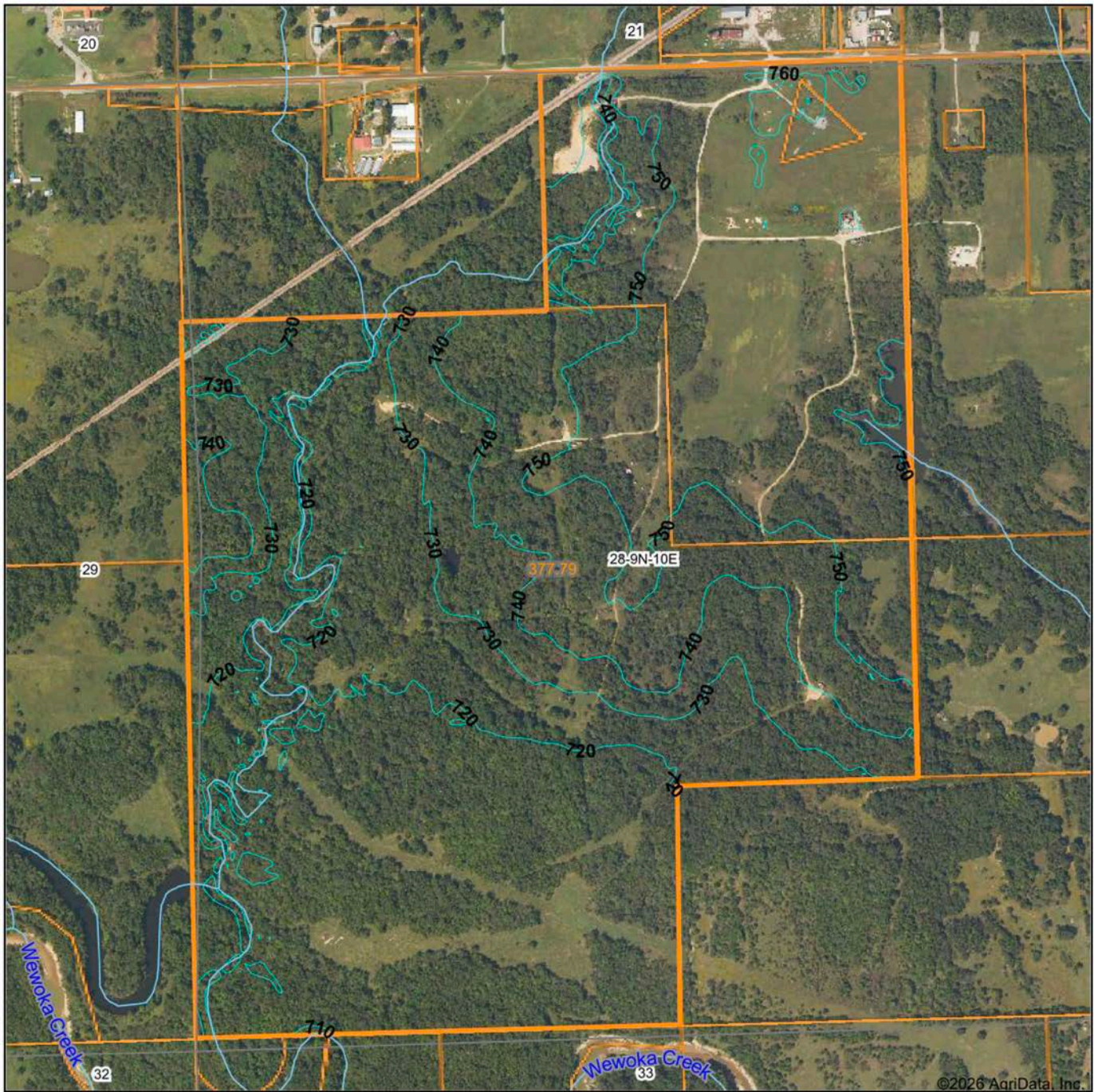
A wet-weather creek runs through the property and eventually feeds into Wewoka Creek, which nearly borders the southern boundary of the property, and along with a nice pond, provides plenty of water to hold wildlife year-round.



AERIAL MAP



TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 702.1

Max: 762.7

Range: 60.6

Average: 735.5

Standard Deviation: 15.72 ft

0ft 849ft 1698ft

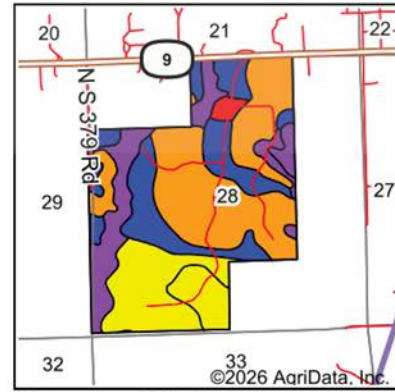
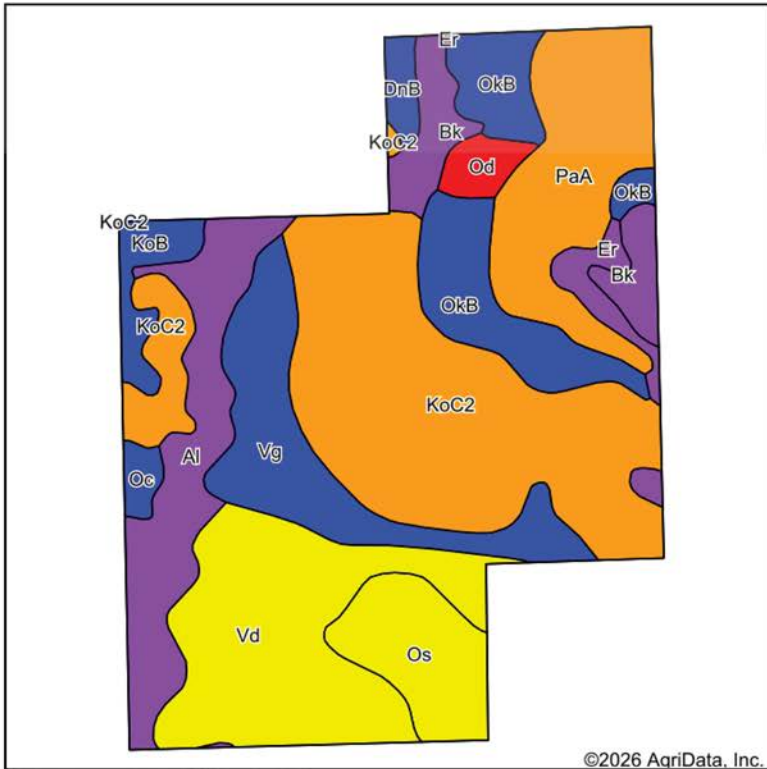


2/15/2026

28-9N-10E
Hughes County
Oklahoma

Boundary Center: 35° 13' 29.18, -96° 15' 28.44

SOIL MAP



State: **Oklahoma**
 County: **Hughes**
 Location: **28-9N-10E**
 Township: **Wetumka**
 Acres: **377.79**
 Date: **2/15/2026**



Maps Provided By:



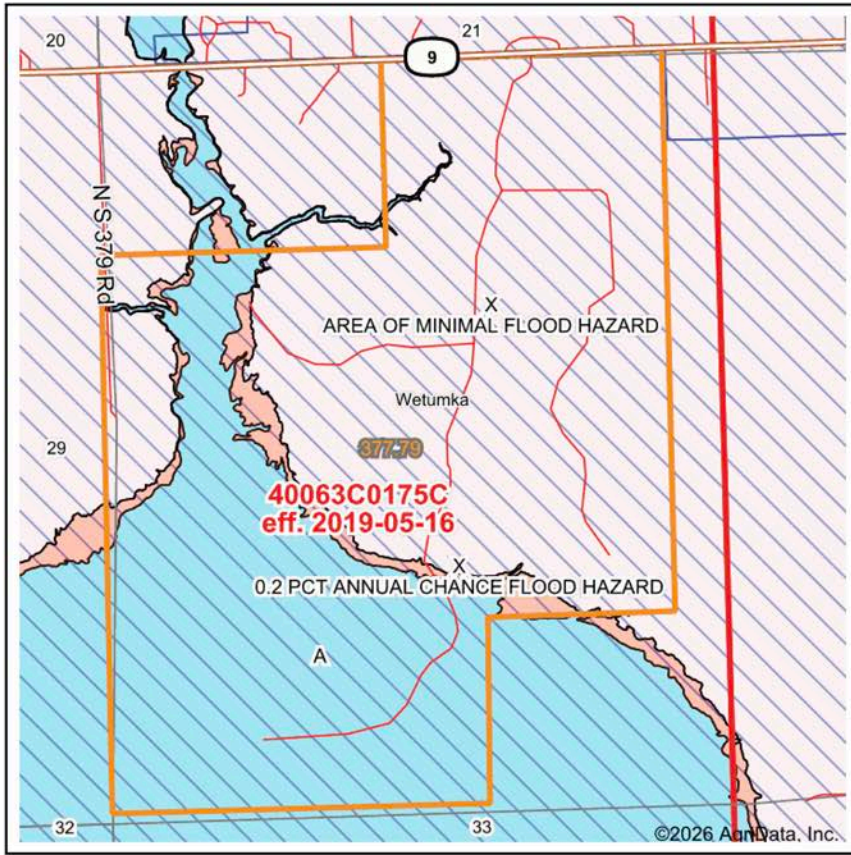
Soils data provided by USDA and NRCS.

Area Symbol: OK063, Soil Area Version: 20

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
KoC2	Kamie fine sandy loam, 3 to 5 percent slopes, eroded	102.86	27.2%		> 6.5ft.	IIIe	158	71	49	49
Vd	Wynona clay loam, 0 to 1 percent slopes, occasionally flooded	59.67	15.8%		> 6.5ft.	IVw	8000	64	64	61
PaA	Parsons silt loam, 0 to 1 percent slopes	41.73	11.0%		1.1ft. (Abrupt textural change)	IIIw	3761	83	82	69
Vg	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	36.67	9.7%		> 6.5ft.	IIw	7758	82	82	75
Al	Verdigris silt loam, 0 to 2 percent slopes, frequently flooded	36.48	9.7%		> 6.5ft.	Vw	8000	65	64	65
OkB	Okemah-Pharoah complex, 1 to 3 percent slopes	33.95	9.0%		> 6.5ft.	IIe	3960	69	58	60
Os	Osage clay, 0 to 1 percent slopes, occasionally flooded	22.09	5.8%		> 6.5ft.	IVw	6396	48	38	48
Bk	Eram-Verdigris complex, 0 to 20 percent slopes	16.06	4.3%		3ft. (Paralithic bedrock)	VIe	5961	61	59	54
KoB	Kamie fine sandy loam, 1 to 3 percent slopes	8.37	2.2%		> 6.5ft.	IIe	3500	75	51	52
Er	Dennis loam, 2 to 8 percent slopes, severely eroded	7.47	2.0%		> 6.5ft.	VIe	4250	64	59	51
Od	Oil-waste land	5.28	1.4%		> 6.5ft.	VIII	0			
DnB	Dennis loam, 1 to 3 percent slopes	4.01	1.1%		> 6.5ft.	IIe	4250	65	54	55
Oc	Madill fine sandy loam, 0 to 1 percent slopes, occasionally flooded	3.15	0.8%		> 6.5ft.	IIe	7752	61	50	49
Weighted Average							3.44	*n 68.6	*n 59.9	*n 57.8

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

FEMA MAP



Map Center: 35° 13' 29.31, -96° 15' 24.61
 State: OK Acres: 377.79
 County: Hughes Date: 2/15/2026
 Location: 28-9N-10E
 Township: Wetumka



Maps Provided By:



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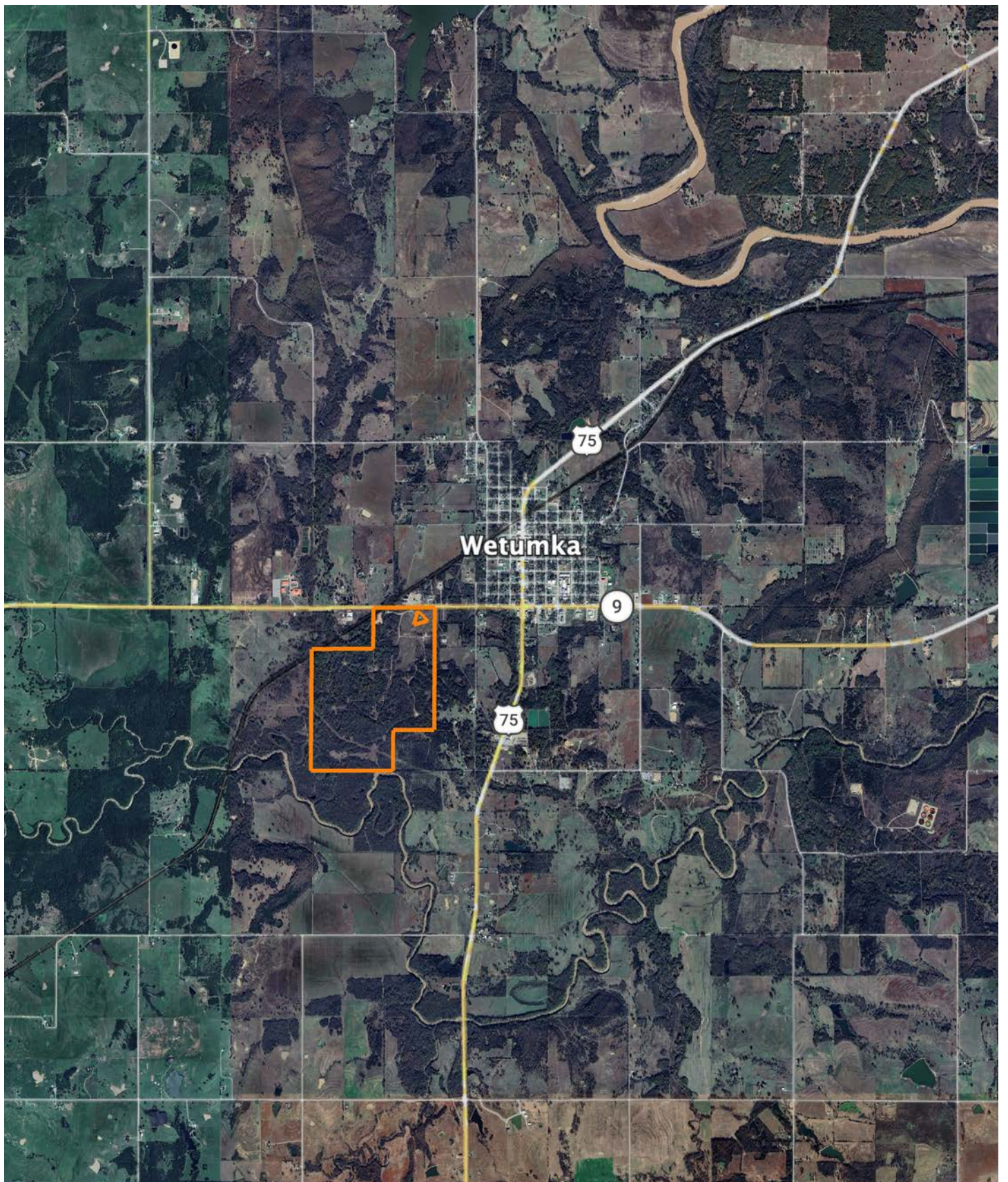
Name	Number	County	NFIP Participation	Acres	Percent
Hughes County Unincorporated Areas	400467	Hughes	Regular	377.79	100%
Total				377.79	100%

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	224.29	59.3%
A		100-year Floodplain	139.72	37.0%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	10.83	2.9%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	2.95	0.8%
Total			377.79	100%

Panel	Effective Date	Acres	Percent
40063C0175C	5/16/2019	377.79	100%
Total		377.79	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

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