

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 in Hughes County, rated a Top 5 Oklahoma buck county by North American Whitetail, this 377 +/- acre recreational tract offers the habitat, water, access, and layout serious hunters look for. With heavy deer sign throughout, mature timber, creek corridors, food plot clearings, pipeline shooting lanes, strut zones, and over four miles of roads and trails, this tract is already set up as a strong hunting property with even more upside for the next owner.

The land is made up primarily of timber with a strong mix of mature hardwoods, bedding cover, staging areas, and natural travel corridors, along with pasture openings and multiple clearings ideal for food plots. Oak diversity includes Chinquapin, red, post, bur, and black oak, while soft mast and fruiting species include blackberry, black cherry, persimmon, pecan, Mexican plum, and sand plum. With approximately 45 inches of annual rainfall, 50 feet of elevation change, and approximately 60% Class II and III sandy or silt loam soils, the property has the natural ingredients to grow strong browse, support food plot development, and hold wildlife. A 2 +/- acre

stocked pond with largemouth bass and bluegill/sunfish, over 1.3 miles of seasonal creek drainage, and Wewoka Creek just feet from the southern boundary add valuable water, habitat diversity, and movement corridors for whitetail deer, turkey, wild hogs, predators, and small game.

Convenient access and practical usability make this tract even more appealing. The property offers 1,990 +/- feet of paved Highway 9 frontage, sits outside city limits, is mostly fenced, and includes an extensive internal road and trail system for hunting access, land management, and year-round recreation. Active oil production is present, and the sale includes surface rights only. With 2025 property taxes of only \$336.34, this Hughes County tract is an excellent opportunity for a dedicated hunting retreat, whitetail management property, weekend getaway, or long-term recreational investment in one of Oklahoma's proven deer counties. Contact Ryan Huggins at (405) 481-4647 for more information or to schedule a private showing.



PROPERTY FEATURES

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

- Hughes County - Rated a Top 5 Oklahoma buck county by North American Whitetail
- 45" annual rainfall
- 50' elevation change
- 60% of soils in fertile Class II and III sandy or silt loam
- Over 4 miles of roads and trails
- Multiple clearings for food plots
- Mostly fenced
- Out of city limits
- 1,990' +/- of paved Highway 9 Frontage
- 2 +/- acre stocked pond
- Largemouth Bass & Bluegill/Sunfish
- Over 1.3 miles of seasonal creek
- Wewoka Creek just feet from south boundary
- Oak diversity including chinquapin, red, post, bur, black
- Fruit including blackberry, black cherry, persimmon, pecan
- Mexican plum and sand plum
- Pipeline shooting lanes and strut zones
- Active oil wells
- Whitetail deer, turkey, wild hog, predators, and small game
- Heavy deer sign throughout
- \$336.34 2025 property taxes



TIMBER AND PASTURE

The land is made up primarily of timber with a strong mix of mature hardwoods, bedding cover, staging areas, and natural travel corridors, along with pasture openings and multiple clearings ideal for food plots.



HIGHWAY FRONTAGE



HEAVY DEER SIGN

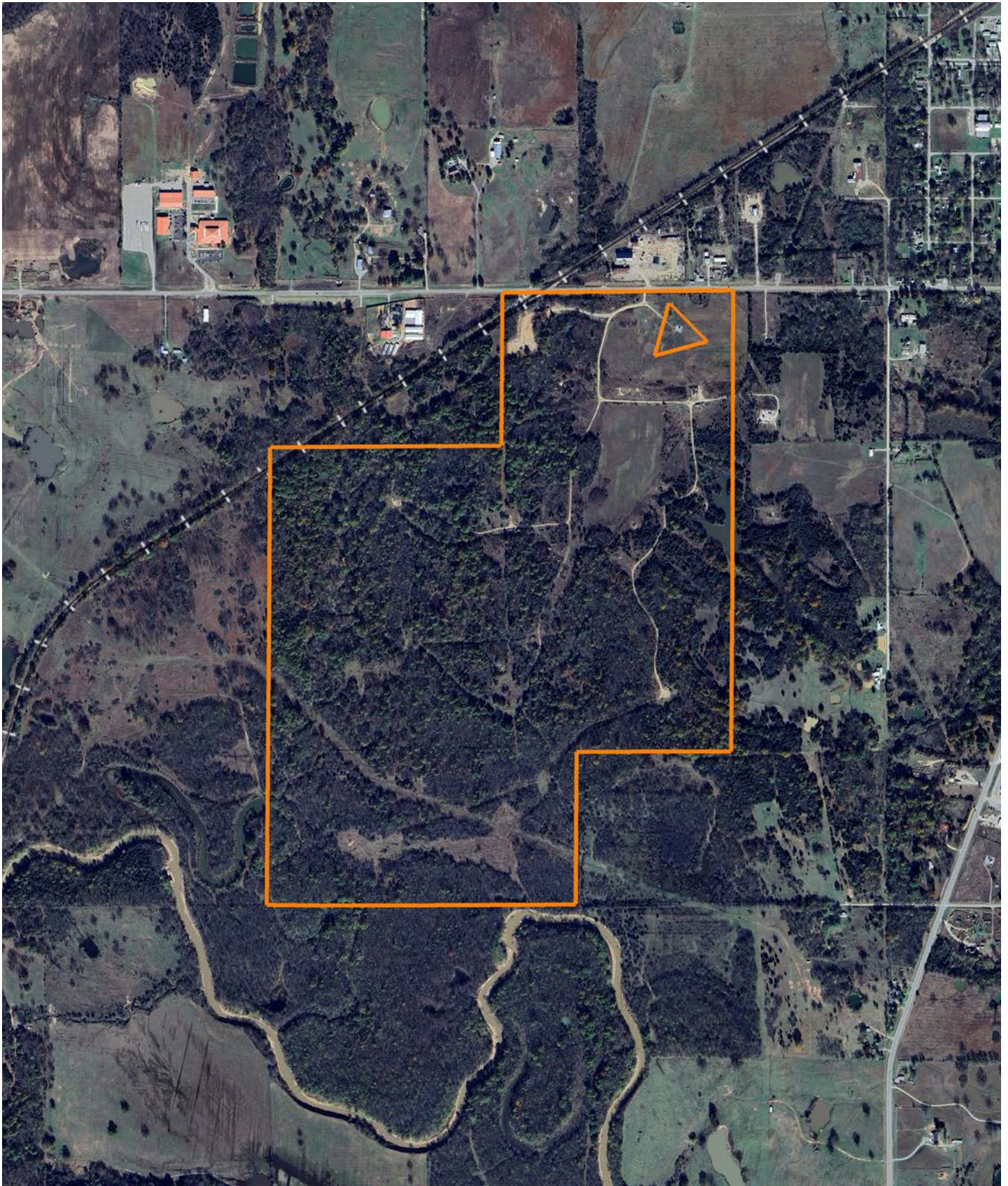


POND AND CREEKS

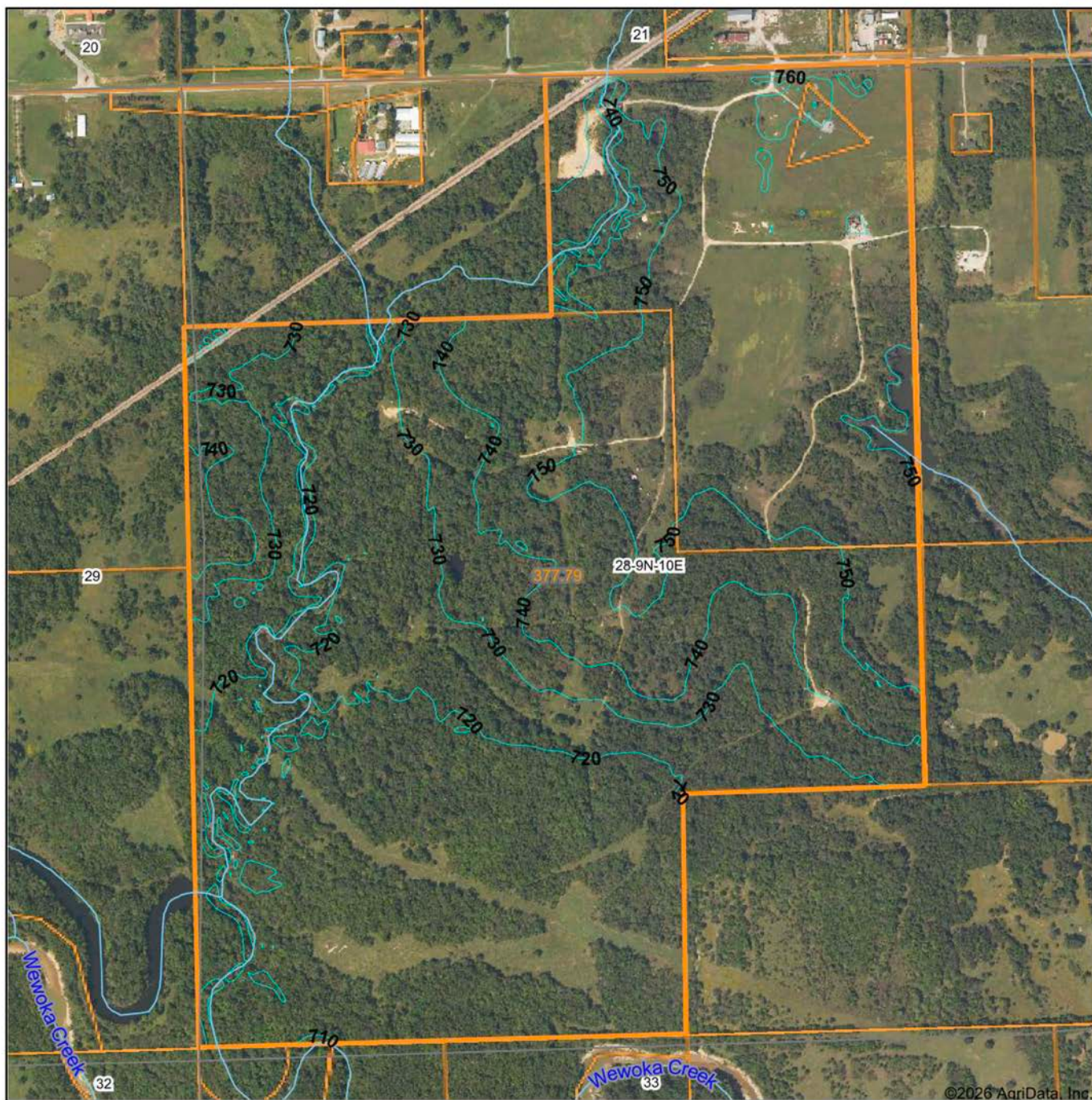
A 2 +/- acre stocked pond with largemouth bass and bluegill/sunfish, over 1.3 miles of seasonal creek drainage, and Wewoka Creek just feet from the southern boundary add valuable water, habitat diversity, and movement corridors for whitetail deer, turkey, wild hogs, predators, and small game.



AERIAL MAP



TOPOGRAPHY MAP



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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

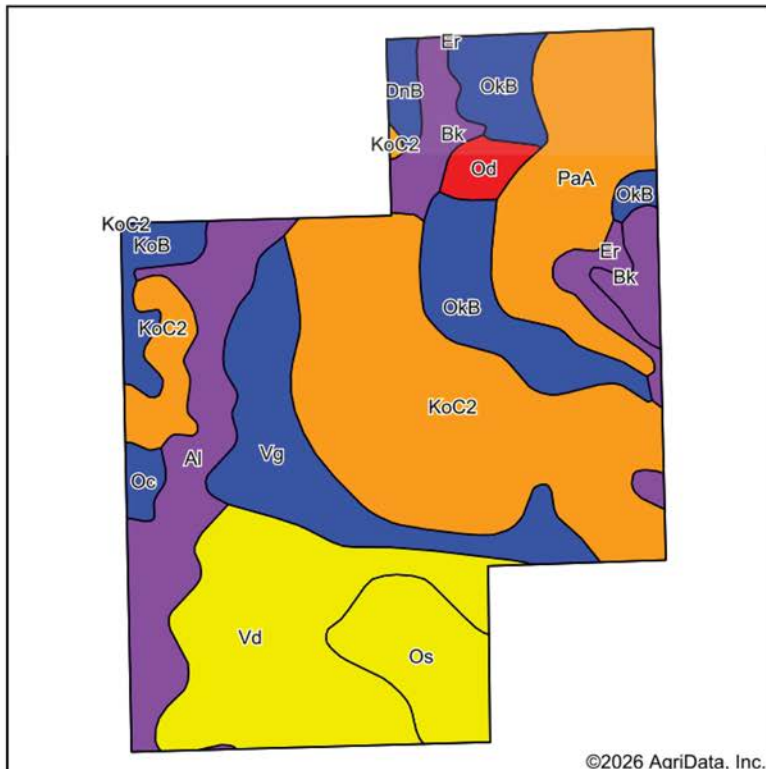


2/15/2026

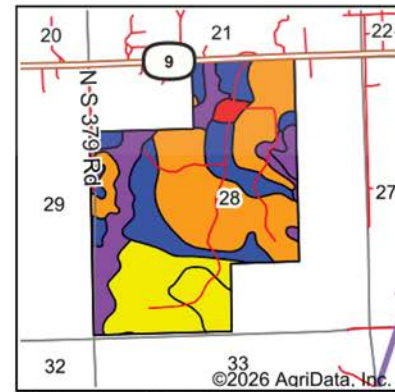
28-9N-10E
Hughes County
Oklahoma

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

SOIL MAP



Soils data provided by USDA and NRCS.



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



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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.	Ile	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)	Vle	5961	61	59	54
KoB	Kamie fine sandy loam, 1 to 3 percent slopes	8.37	2.2%		> 6.5ft.	Ile	3500	75	51	52
Er	Dennis loam, 2 to 8 percent slopes, severely eroded	7.47	2.0%		> 6.5ft.	Vle	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.	Ile	4250	65	54	55
Oc	Madill fine sandy loam, 0 to 1 percent slopes, occasionally flooded	3.15	0.8%		> 6.5ft.	Ile	7752	61	50	49
Weighted Average						3.44	4502.1	*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

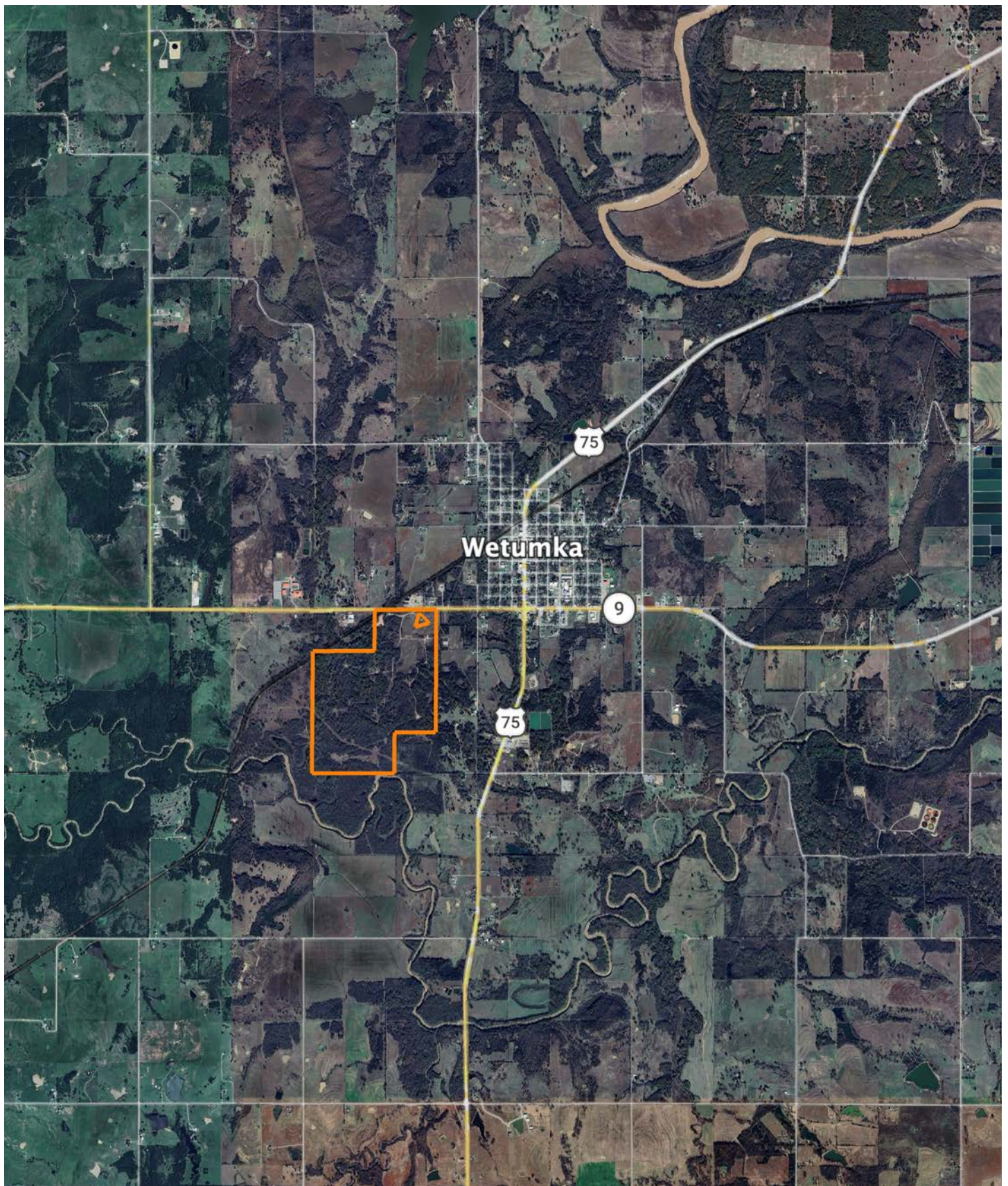


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Name		Number	County	NFIP Participation	Acres	Percent
Hughes County Unincorporated Areas		400467	Hughes	Regular	377.79	100%
Total					377.79	100%
Map Change		Date	Case No.		Acres	Percent
No					0	0%
Zone	SubType		Description		Acres	Percent
X	AREA OF 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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