

MIDWEST LAND GROUP PRESENTS

377 ACRES  
**HUGHES COUNTY, OK**

0001 HIGHWAY 9, WETUMKA, OKLAHOMA, 74883



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# 377 +/- ACRES IN WETUMKA, OKLAHOMA

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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 Tony Prideaux (918) 960-1226.



# PROPERTY FEATURES

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

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- 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

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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 FRONTRAGE

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## HEAVY DEER SIGN

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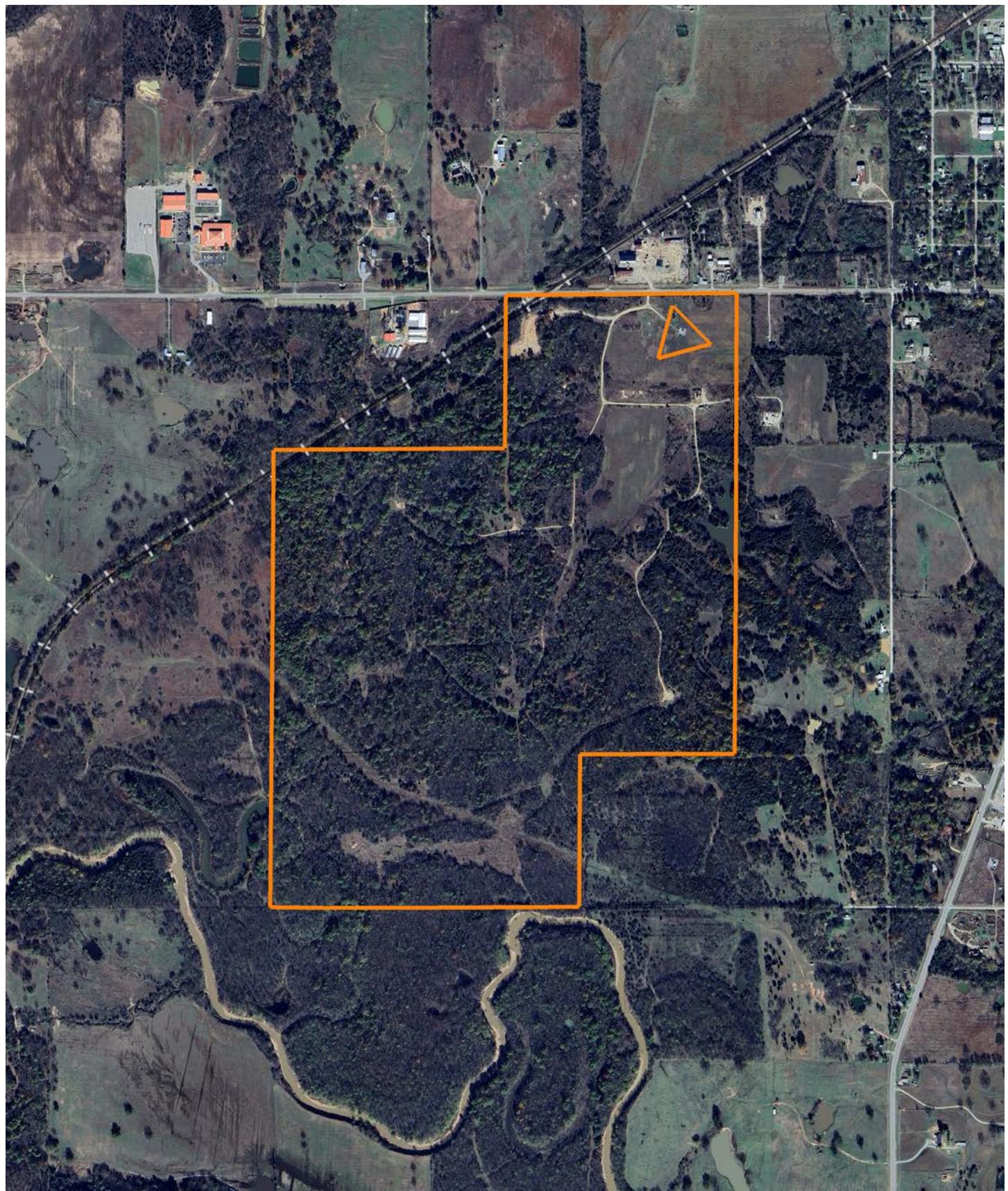
# POND AND CREEKS

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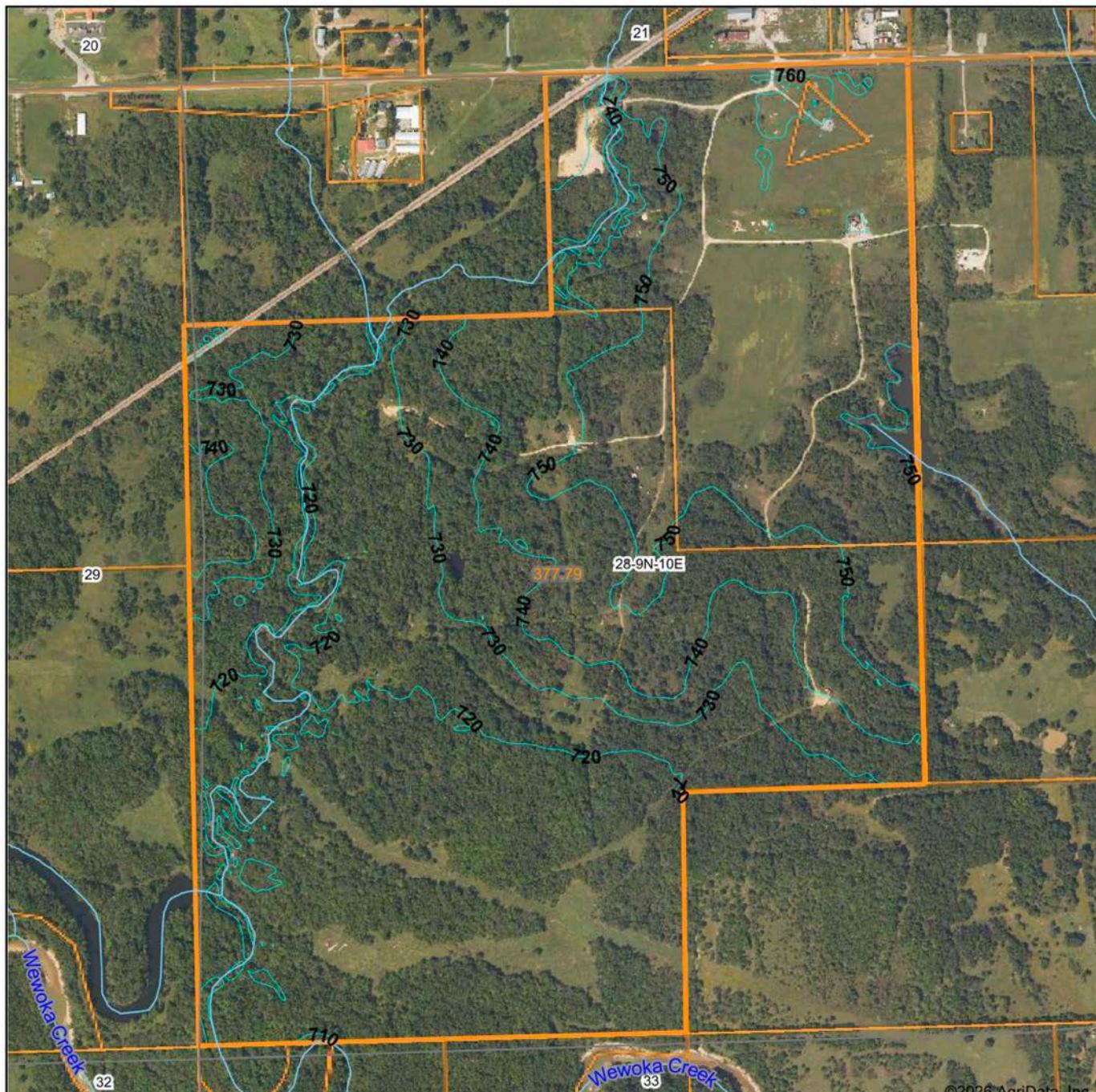
A wet-weather creek runs through the property and eventually feeds into Wewoka Creek, which nearly borders the southern boundary of the property, and along with a nice pond, provides plenty of water to hold wildlife year-round.



# AERIAL MAP



# TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 10 meter dem

0ft 849ft 1698ft

Interval(ft): 10.0

Min: 702.1

Max: 762.7

Range: 60.6

Average: 735.5



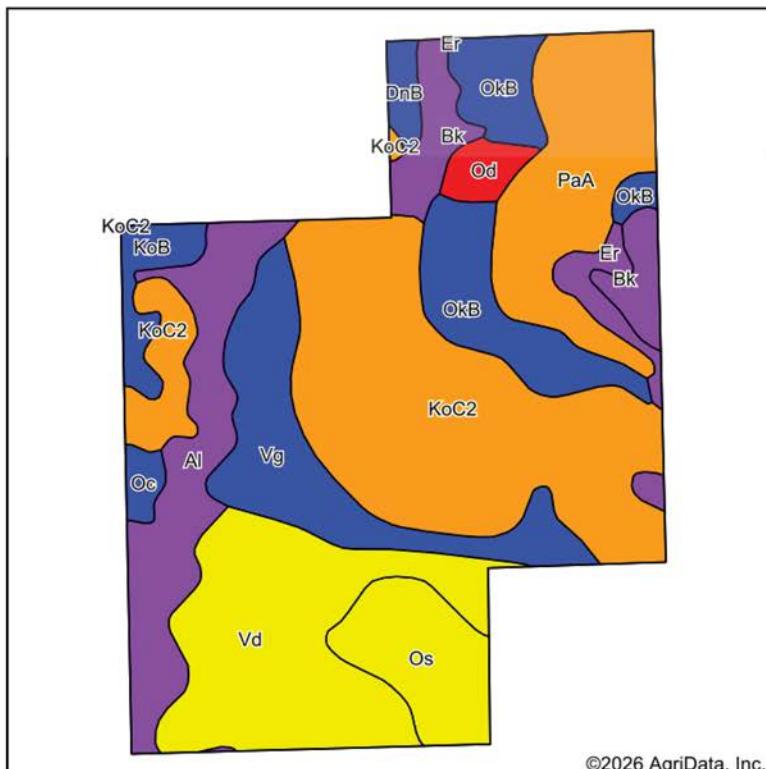
28-9N-10E  
Hughes County  
Oklahoma

Standard Deviation: 15.72 ft

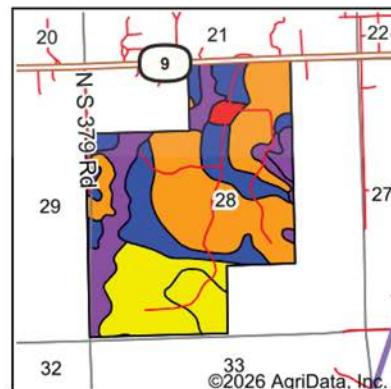
Boundary Center: 35° 13' 29.18", -96° 15' 28.44"

2/15/2026

# 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



Maps Provided By:  
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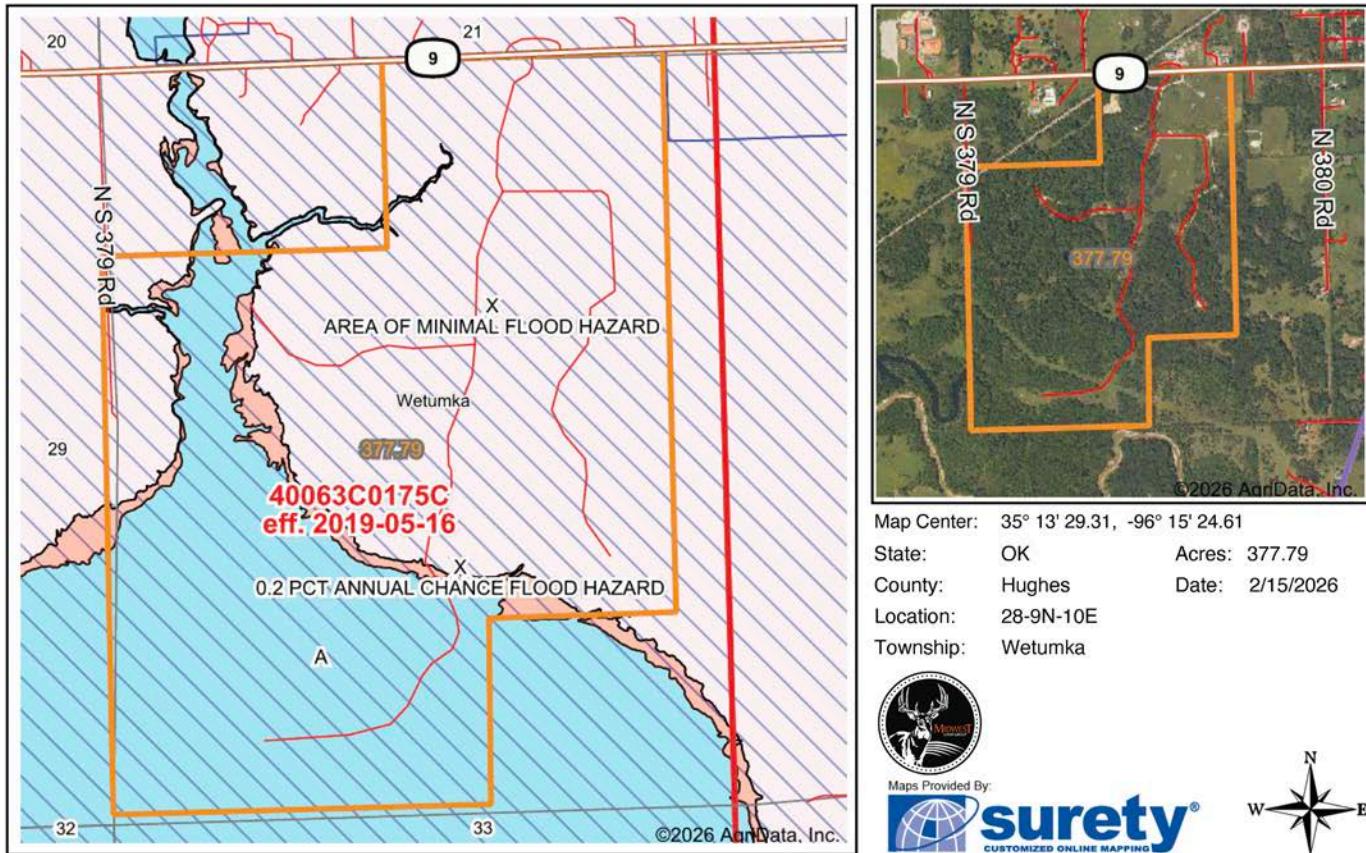


Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
KoC2	Kamie fine sandy loam, 3 to 5 percent slopes, eroded	102.86	27.2%	Orange	> 6.5ft.	IIle	158	71	49	49
Vd	Wynona clay loam, 0 to 1 percent slopes, occasionally flooded	59.67	15.8%	Yellow	> 6.5ft.	IVw	8000	64	64	61
PaA	Parsons silt loam, 0 to 1 percent slopes	41.73	11.0%	Orange	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%	Dark Blue	> 6.5ft.	IIw	7758	82	82	75
Al	Verdigris silt loam, 0 to 2 percent slopes, frequently flooded	36.48	9.7%	Purple	> 6.5ft.	Vw	8000	65	64	65
OkB	Okemah-Pharaoh complex, 1 to 3 percent slopes	33.95	9.0%	Dark Blue	> 6.5ft.	IIle	3960	69	58	60
Os	Osage clay, 0 to 1 percent slopes, occasionally flooded	22.09	5.8%	Yellow	> 6.5ft.	IVw	6396	48	38	48
Bk	Eram-Verdigris complex, 0 to 20 percent slopes	16.06	4.3%	Purple	3ft. (Paralithic bedrock)	Vle	5961	61	59	54
KoB	Kamie fine sandy loam, 1 to 3 percent slopes	8.37	2.2%	Dark Blue	> 6.5ft.	IIle	3500	75	51	52
Er	Dennis loam, 2 to 8 percent slopes, severely eroded	7.47	2.0%	Purple	> 6.5ft.	Vle	4250	64	59	51
Od	Oil-waste land	5.28	1.4%	Red	> 6.5ft.	VIII	0			
DnB	Dennis loam, 1 to 3 percent slopes	4.01	1.1%	Dark Blue	> 6.5ft.	IIle	4250	65	54	55
Oc	Madill fine sandy loam, 0 to 1 percent slopes, occasionally flooded	3.15	0.8%	Blue	> 6.5ft.	IIle	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"

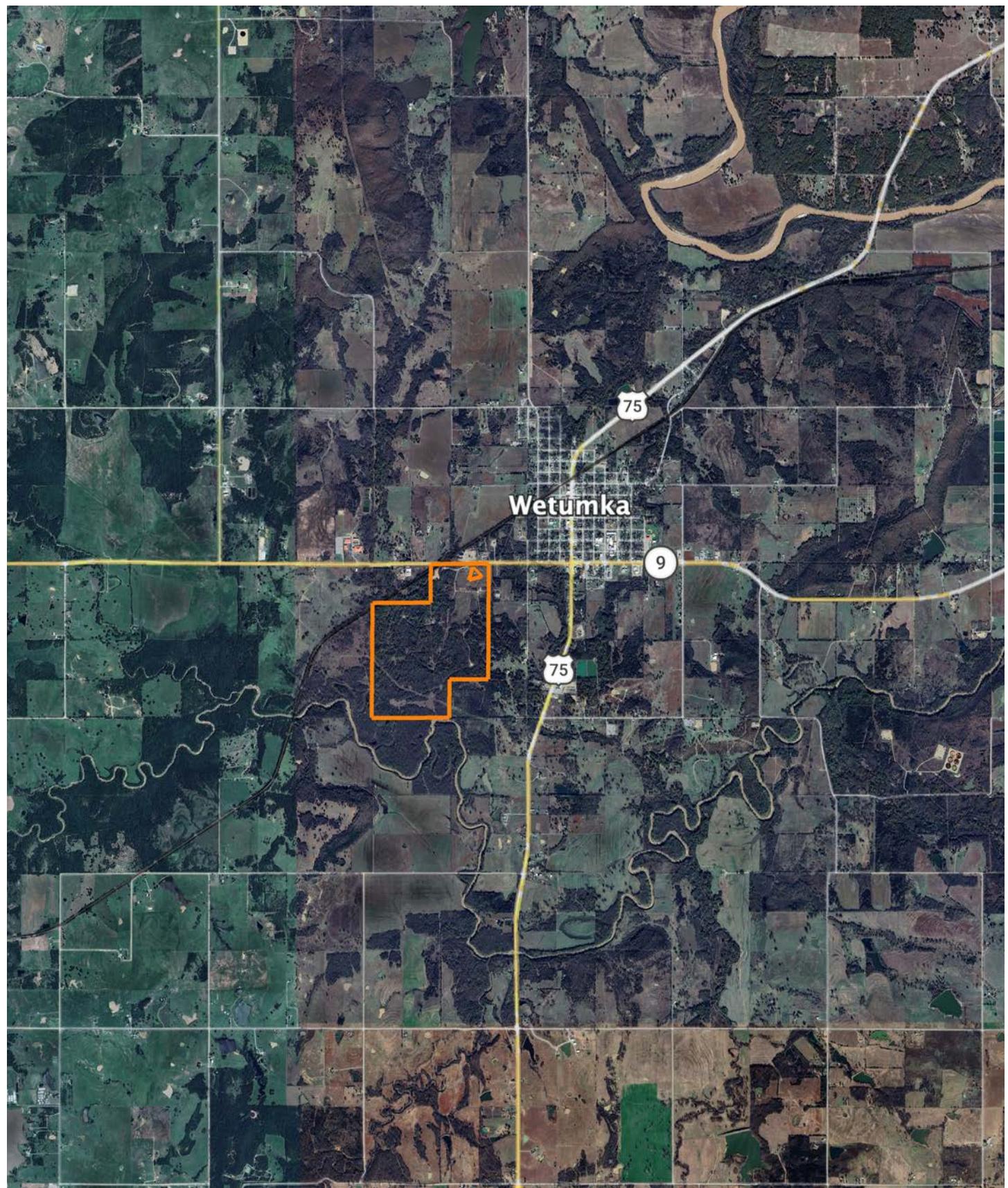
\*c: Using Capabilities Class Dominant Condition Aggregation Method

# FEMA MAP



Name	Number	County	NFIP Participation	Acres	Percent
Hughes County Unincorporated Areas	400467	Hughes	Regular	377.79	100%
				<b>Total</b>	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%
				<b>Total</b>	377.79 100%
Panel	Effective Date		Acres	Percent	
40063C0175C	5/16/2019		377.79	100%	
				<b>Total</b>	377.79 100%

# OVERVIEW MAP



# AGENT CONTACT

Tony Prideaux is a licensed land agent serving Oklahoma, Kansas, and Arkansas, specializing in farm, ranch, recreational, and investment properties. A land steward himself, Tony lives on a 64-acre property in Claremore, Oklahoma, where he's gained firsthand experience in the value and potential of land ownership—something he continually enhances through thoughtful improvements.

Tony is committed to providing honest, boots-on-the-ground service backed by market expertise, elite marketing, and clear, consistent communication. Whether assisting a client in buying or selling a ranch, hunting tract, homestead, or row crop production ground, he approaches each transaction with integrity and a personal dedication to doing the job right.

He shares life with his wife, Talia, a successful residential real estate agent, and together they've raised two daughters, Jorden and Ryaegan. Tony and Talia are also proud Godparents to their Godsons, Noah and Levi. Outside of land sales, Tony invests his time mentoring men in the Hope Is Alive recovery program and volunteering in ministry within correctional facilities throughout Oklahoma—work that keeps him grounded in purpose and aligned with his faith. If you're looking to buy or sell land in Oklahoma, Kansas, or Arkansas, Tony would be honored to serve you.



**TONY PRIDEAUX, LAND AGENT**

**918.960.1226**

TPrideaux@MidwestLandGroup.com



## MidwestLandGroup.com

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