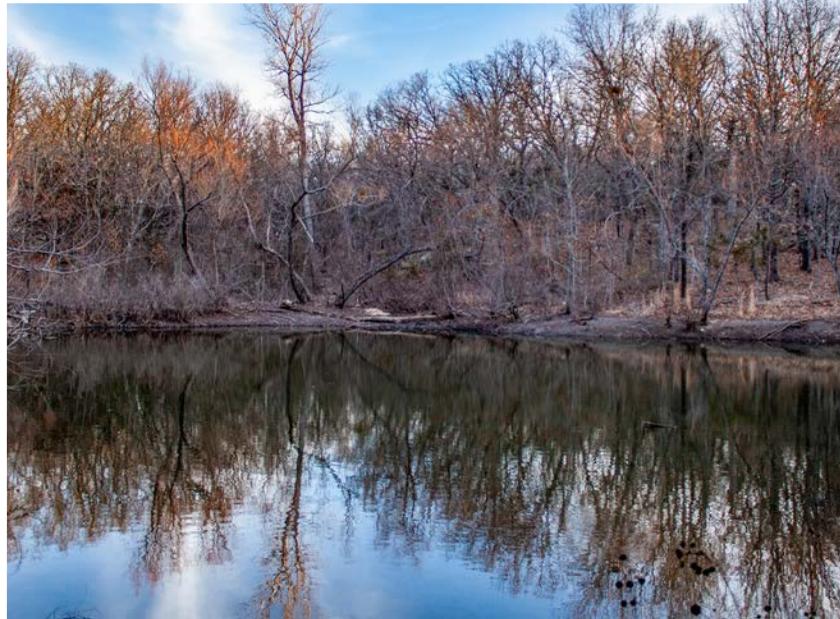
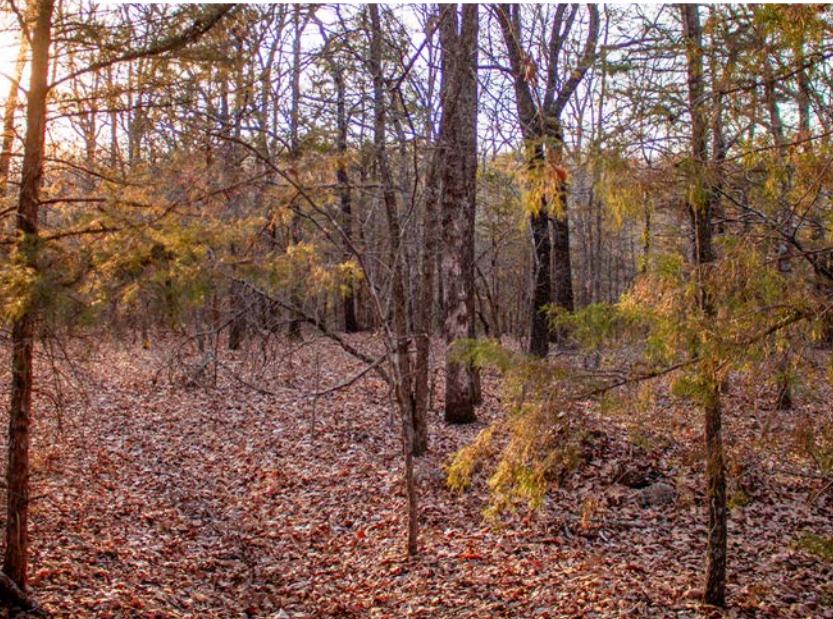


MIDWEST LAND GROUP PRESENTS



585 ACRES
PONTOTOC COUNTY, OK

Francis Road, Byng, Oklahoma 74820



MIDWEST LAND GROUP IS HONORED TO PRESENT

PROVEN GIANT PRODUCER - 585 +/- ACRES IN THE CANADIAN RIVER CORRIDOR

Midwest Land Group proudly presents a 585 +/- acre contiguous hunting and investment powerhouse in the heart of trophy buck country near the Canadian River. Located just 1.3 miles from the river and 0.4 miles from Factory Creek, this property sits in a proven travel corridor that consistently produces jaw-dropping whitetails year after year. The trail camera history here isn't a fluke — it's a pattern. Multiple seasons of documented bruiser bucks confirm what the habitat already suggests: this place has the genetics, nutrition, and security to grow giants consistently. If you're serious about mature deer, this is the kind of property you wait for.

Oil and gas activity has created a hunter's dream, leaving behind over 5.5 miles of established roads and trails that provide effortless access to stand locations, food plot sites, and honey holes across the entire property. With approximately 160 feet of elevation change, 43 inches of annual rainfall, and a dynamic mix of bottomland timber and oak uplands — including bur oak, chinquapin oak, red oak, black oak, and post oak — the habitat diversity and mast production are exceptional. Three rock-

bottom wet-weather creeks, a natural spring, a pond, and multiple lake or pond build sites add water security and future enhancement potential while providing what the whitetails and turkeys need to stay close to home. Cleared powerline and pipeline corridors create long-range shooting opportunities, strut zones, and a premier rut stand location offering 400+ yard visibility in two directions.

Beyond the hunting value, the investment upside is equally compelling. With over 2,640 feet of paved road frontage, electric on site, Pontotoc County Rural Water District #7, and desirable Byng School District — all while remaining outside city limits, the property offers meaningful subdividing or long-term hold potential. Just 15 minutes to Ada, 80 minutes to downtown OKC, under two hours to Tulsa, and approximately 2.5 hours to the Dallas metro, this tract combines accessibility with scale. If you're looking for a legacy hunting property with unmatched history and investment upside, the Pontotoc 585 stands in a league of its own.



PROPERTY FEATURES

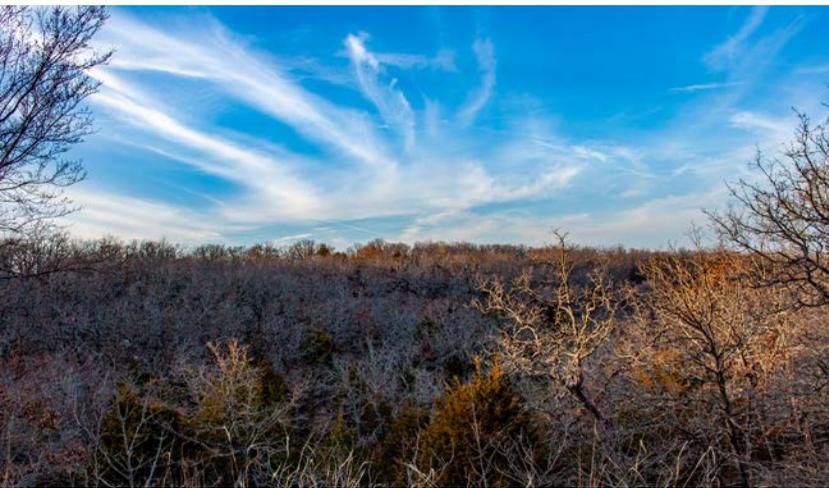
COUNTY: **PONTOTOC** | STATE: **OKLAHOMA** | ACRES: **585**

- Over 2,640' +/- of paved road frontage
- Electric on site
- Pontotoc County Rural Water District #7
- Byng School District
- Out of city limits
- Over 5.5 miles of road and trail system
- 43" average annual rainfall
- 1.3 miles from the Canadian River
- .4 miles from Factory Creek
- 160' +/- of elevation change
- Partially fenced
- Bur oak, chinquapin oak, red oak, black oak, post oak
- Great habitat diversity with bottomland and oak uplands
- Natural spring
- Three rock-bottom wet-weather creeks
- Pond
- Multiple lake/pond build sites
- Pipeline stand location with 400 yard visibility in 2 directions
- Multiple cleared power lines and pipeline shooting lanes
- Whitetail deer, Rio Grande and Eastern Hybrid turkeys
- Years of trail camera history of 165" and up bruiser bucks
- 15 minutes to Ada
- 80 minutes to downtown OKC
- Under 2 hours to Tulsa
- 2.5 hours to Dallas metro



MULTIPLE LAKE/POND BUILD SITES

With over 2,640 feet of paved road frontage, electric on site, Pontotoc County Rural Water District #7, and desirable Byng School District — all while remaining outside city limits, the property offers meaningful subdividing or long-term hold potential.



POND

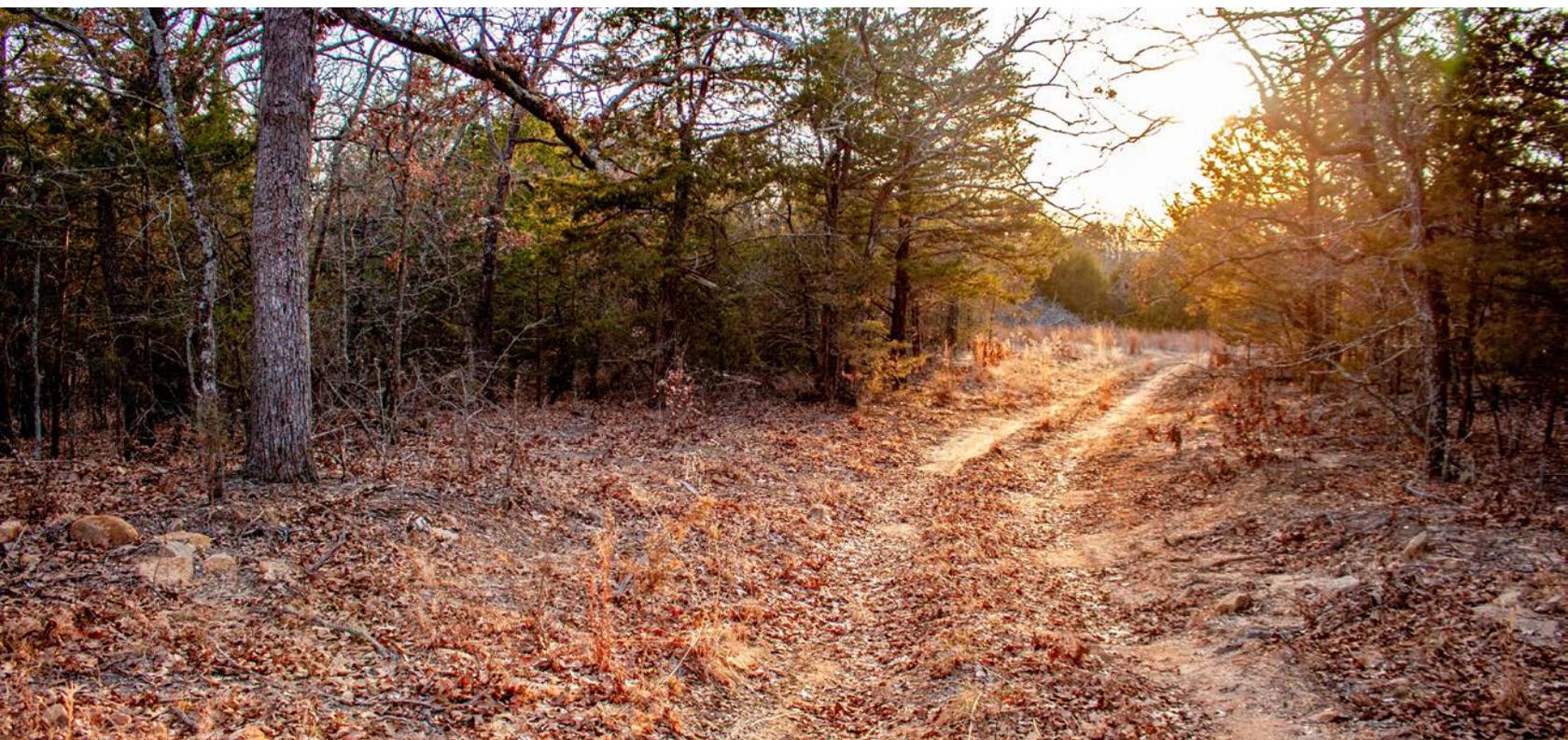
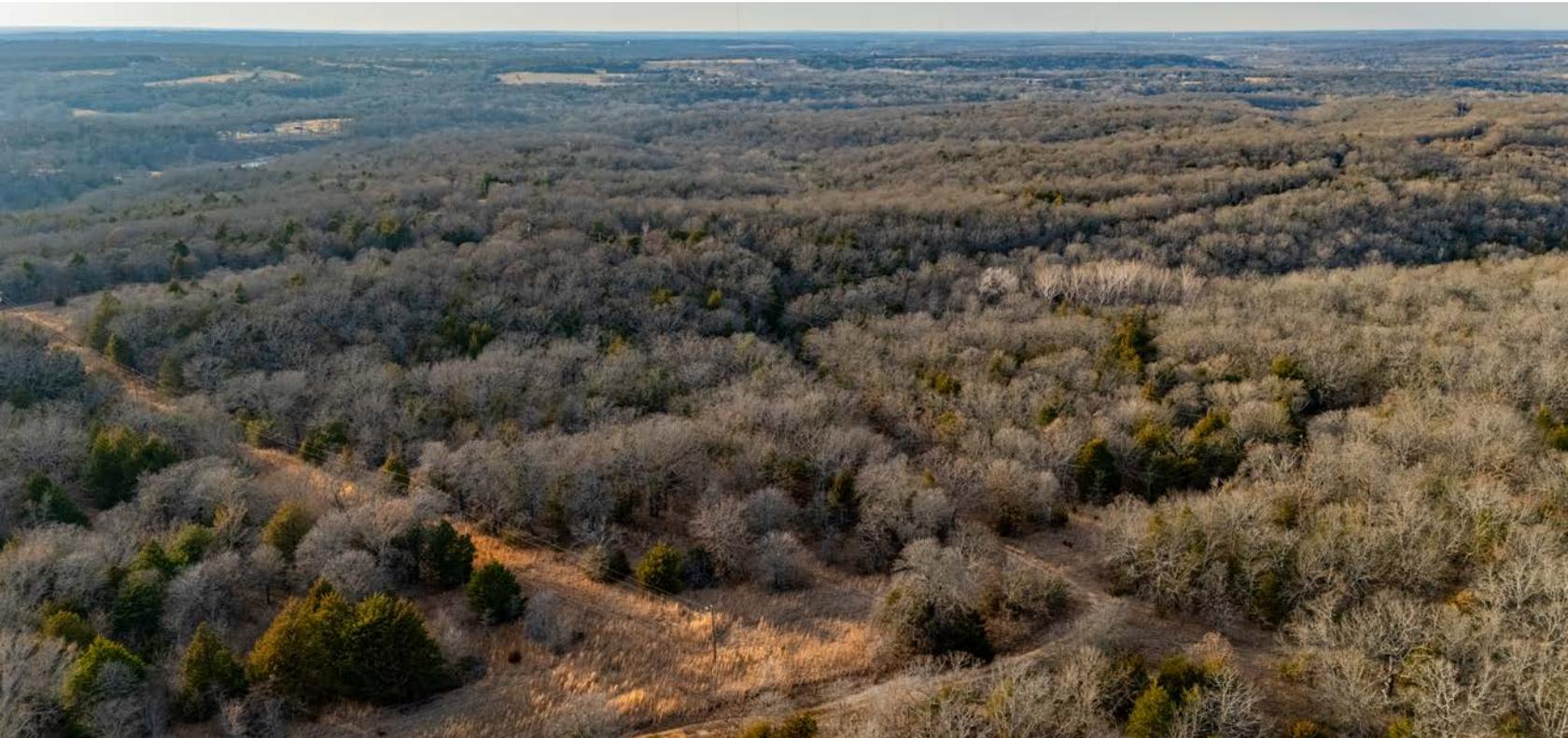


3 ROCK-BOTTOM WET-WEATHER CREEKS



OVER 5.5 MILES OF ROAD AND TRAIL SYSTEM

Oil and gas activity has created a hunter's dream, leaving behind over 5.5 miles of established roads and trails that provide effortless access to stand locations, food plot sites, and honey holes across the entire property.



HUNTING OPPORTUNITIES

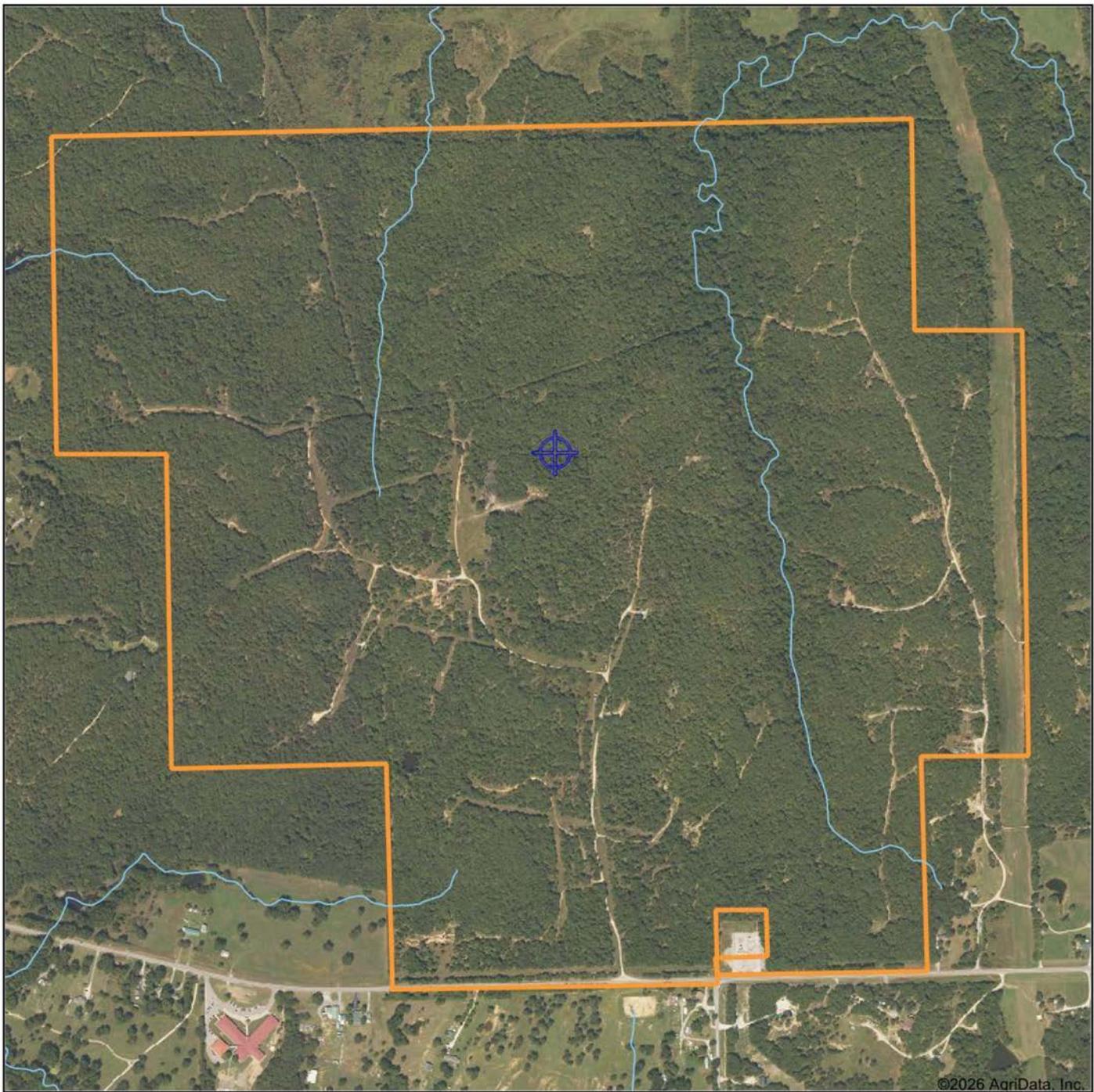
Located just 1.3 miles from the river and 0.4 miles from Factory Creek, this property sits in a proven travel corridor that consistently produces jaw-dropping whitetails year after year.



TRAIL CAMERA PHOTOS



AERIAL MAP



©2026 AgriData, Inc.

Boundary Center: 34° 52' 19.23, -96° 37' 0.61

0ft 955ft 1911ft



Maps Provided By:



© AgriData, Inc. 2025

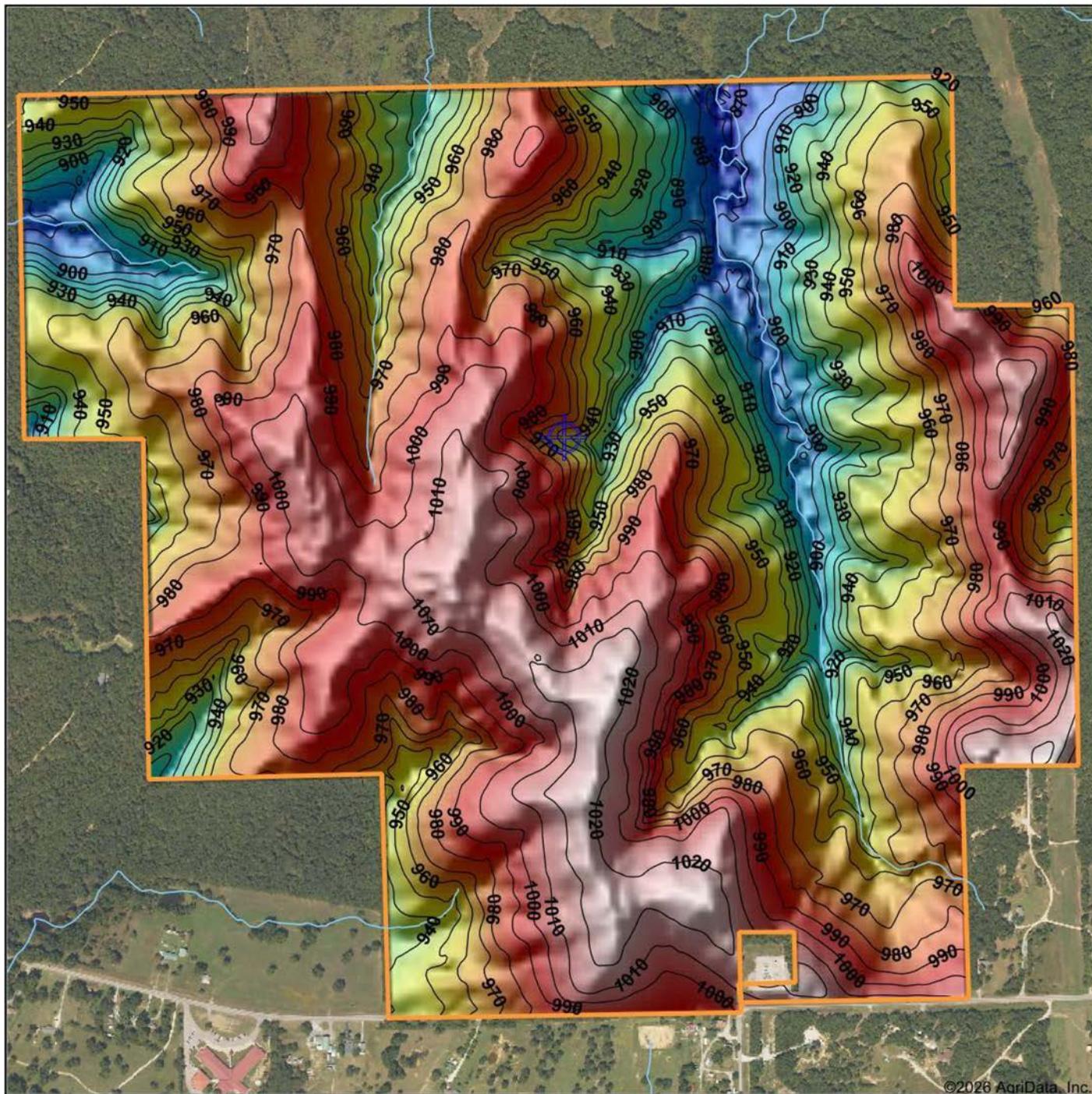
www.AgriDataInc.com

25-5N-6E
Pontotoc County
Oklahoma



2/18/2026

HILLSHADE MAP



©2026 AgriData, Inc.

Low Elevation High



Maps Provided By



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www.AgriDataInc.com

Source: USGS 10 meter dem

Interval(ft): 10

Min: 863.7

Max: 1,032.5

Range: 168.8

Average: 965.9

Standard Deviation: 35.47 ft

0ft 885ft 1770ft

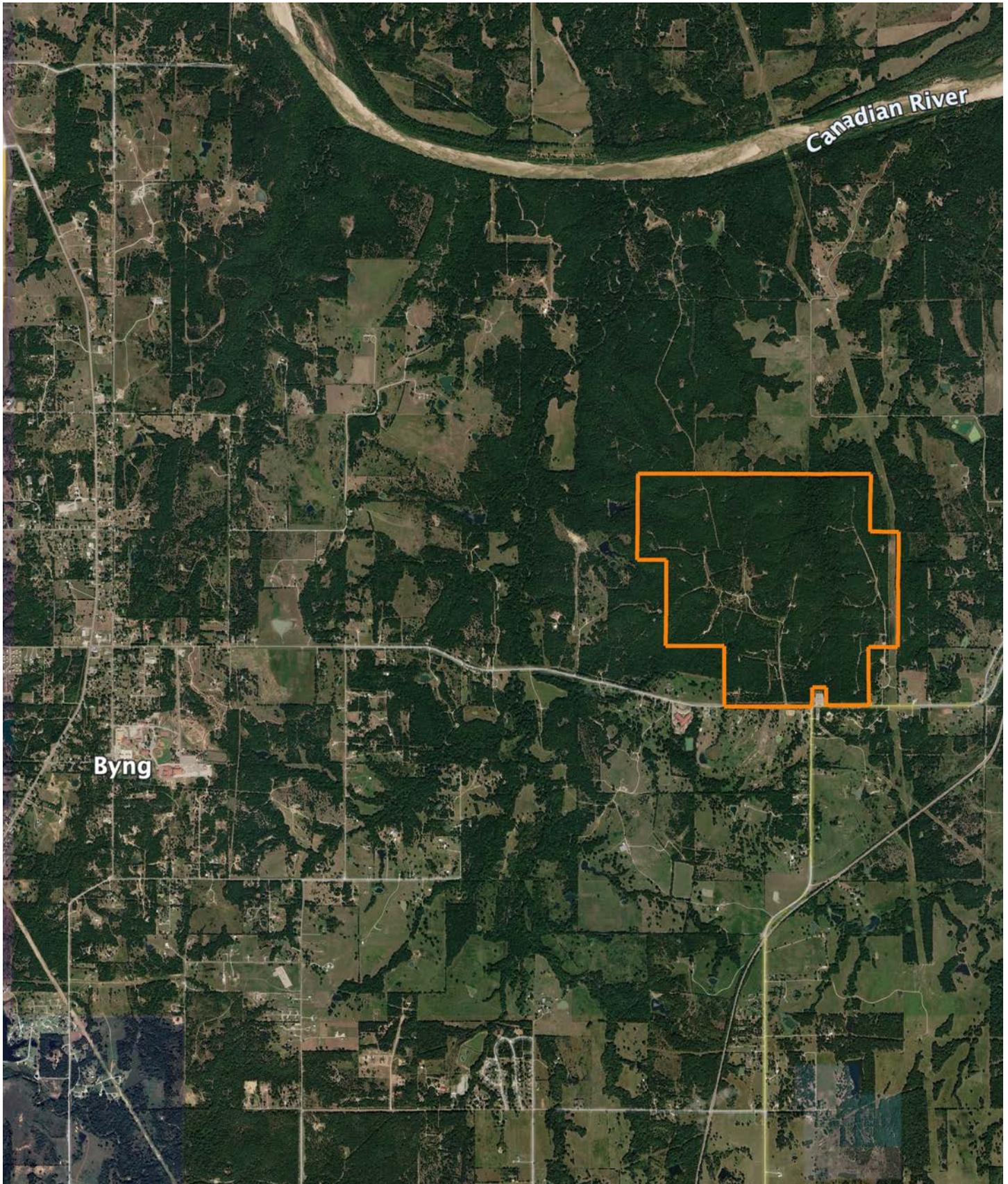


2/18/2026

25-5N-6E
Pontotoc County
Oklahoma

Boundary Center: 34° 52' 19.23, -96° 37' 0.61

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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MidwestLandGroup.com

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