

MIDWEST LAND GROUP PRESENTS



**62.89 ACRES**  
**CLEVELAND COUNTY, OK**

**16303 East Rock Creek Road, Norman, Oklahoma 73026**



MIDWEST LAND GROUP IS HONORED TO PRESENT

# OUTDOOR PARADISE & COUNTRY LIVING WITH WATER VIEWS JUST MINUTES FROM NORMAN

Midwest Land Group proudly presents this 62.89 +/- acre Cleveland County retreat — a rare opportunity to own your own secluded waterfront oasis just minutes from Norman. Accessed by blacktop road yet tucked into a beautifully wooded setting, this property offers the kind of privacy and peace that's hard to find this close to the city. With approximately 70 feet of elevation change, fertile sandy loam soils, and nearly 39 inches of annual rainfall, the land supports a healthy mix of mature oak timber, native pecans, and scattered openings. Trails wind throughout the property, inviting everything from ATV rides to evening walks, while a steel pistol range adds a unique recreational feature.

Water defines both the function and the feel of this property. Three ponds — including one central pond that expands from approximately 3 to 10 acres seasonally — along with a winding creek channel, create a landscape that consistently holds wildlife and enhances the overall setting. The ponds are stocked with bass, crappie, and bluegill, making it easy to step out your back door for an evening of fishing. Ducks and geese frequent the water, while whitetail deer, wild turkey, and dove thrive in the surrounding timber and openings. It's the kind of place where kids can spend their days exploring the woods,

fishing the ponds, and learning the outdoors firsthand, while you enjoy hunting ground that feels private, quiet, and truly your own. Existing openings have been planted for food plots, and with the strong soils and moisture, produce nutrition that the wildlife have grown comfortable utilizing.

The improvements make this property as practical as it is enjoyable. The hilltop brick home with a walkout basement offers approximately 2,755 square feet per appraisal, featuring 4 bedrooms, 3.5 bathrooms, a large pantry, a wood-burning fireplace, and a picture window that brings the pond views right into the living space. A second home or mother-in-law suite provides flexibility for extended family, and an additional 500 square feet, 1 bed, 1 bath home offers guest accommodations or rental income potential. The 40'x60' insulated and heated shop includes three bay doors, two sinks, a walk-in cooler, and a butcher room — ideal for hunters or homesteaders. Additional features include pipe livestock pens, two water wells, a concrete-floor barn, and an RV carport with power. Located just 3 minutes from Lake Thunderbird, 20 minutes to Norman and OU, and 30 minutes to OKC, this property offers a rare blend of seclusion, recreation, and everyday livability.

# PROPERTY FEATURES

COUNTY: **CLEVELAND** | STATE: **OKLAHOMA** | ACRES: **62.89**

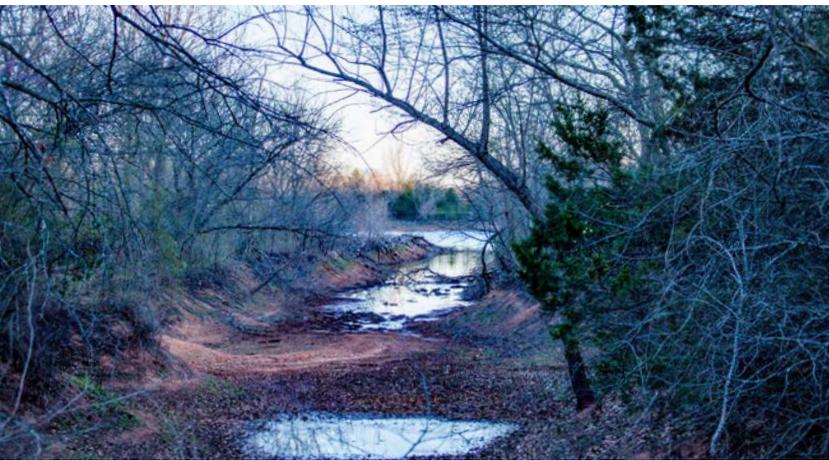
- Wooded oasis
- Blacktop road access
- 70' of elevation change
- 39" average annual rainfall
- 3 ponds - one measuring from 3-10 acres from aerial photos seasonally
- Bass, bluegill/sunfish, crappie
- Creek channel
- Trails for ATV and walking
- Steel pistol range
- Fertile sandy loam soils
- Pipe livestock pens
- 2 water wells
- Brick home with a walkout basement
- 2,755 square foot home per appraisal
- 4 bed, 3.5 baths
- Large pantry, wood-burning fireplace, picture window
- Second home or mother-in-law suite
- Additional 500 square foot 1 bed, 1 bath home for a second income or guests
- 40'x60' large insulated heated shop with 3 bay doors
- 2 shop sinks, a walk-in cooler, and a butcher room
- Additional shed/barn with concrete floor
- RV carport with power
- 2025 property taxes \$2,663
- Whitetail deer, wild turkey, dove, waterfowl
- Diverse oaks, fruiting, and native pecan trees
- 3 minutes to Lake Thunderbird boat ramp
- 20 minutes to Norman and University of Oklahoma Campus
- 30 minutes to Moore and downtown Oklahoma City



# 3 PONDS AND CREEK CHANNEL

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Three ponds — including one central pond that expands from approximately 3 to 10 acres seasonally — along with a winding creek channel, create a landscape that consistently holds wildlife and enhances the overall setting. The ponds are stocked with bass, crappie, and bluegill, making it easy to step out your back door for an evening of fishing.



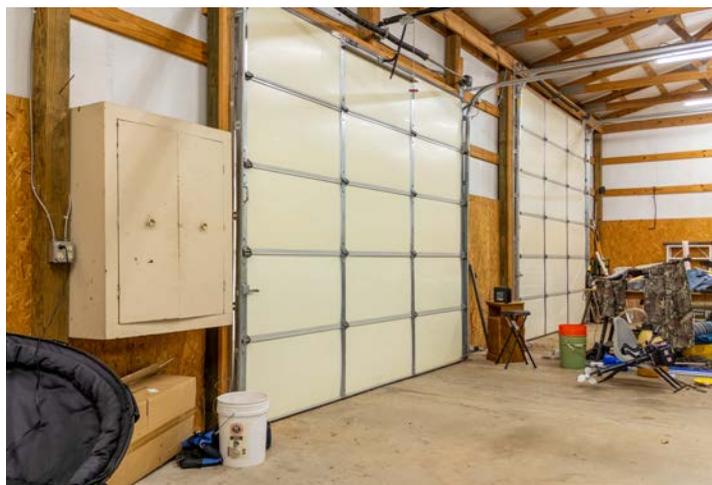
# STEEL PISTOL RANGE

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# 40'X60' LARGE INSULATED HEATED SHOP

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# WHITETAIL DEER, WILD TURKEY, WATERFOWL

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Ducks and geese frequent the water, while whitetail deer, wild turkey, and dove thrive in the surrounding timber and openings. Existing openings have been planted for food plots, and with the strong soils and moisture, produce nutrition that the wildlife have grown comfortable utilizing.



# 4 BED, 3.5 BATH BRICK HOME

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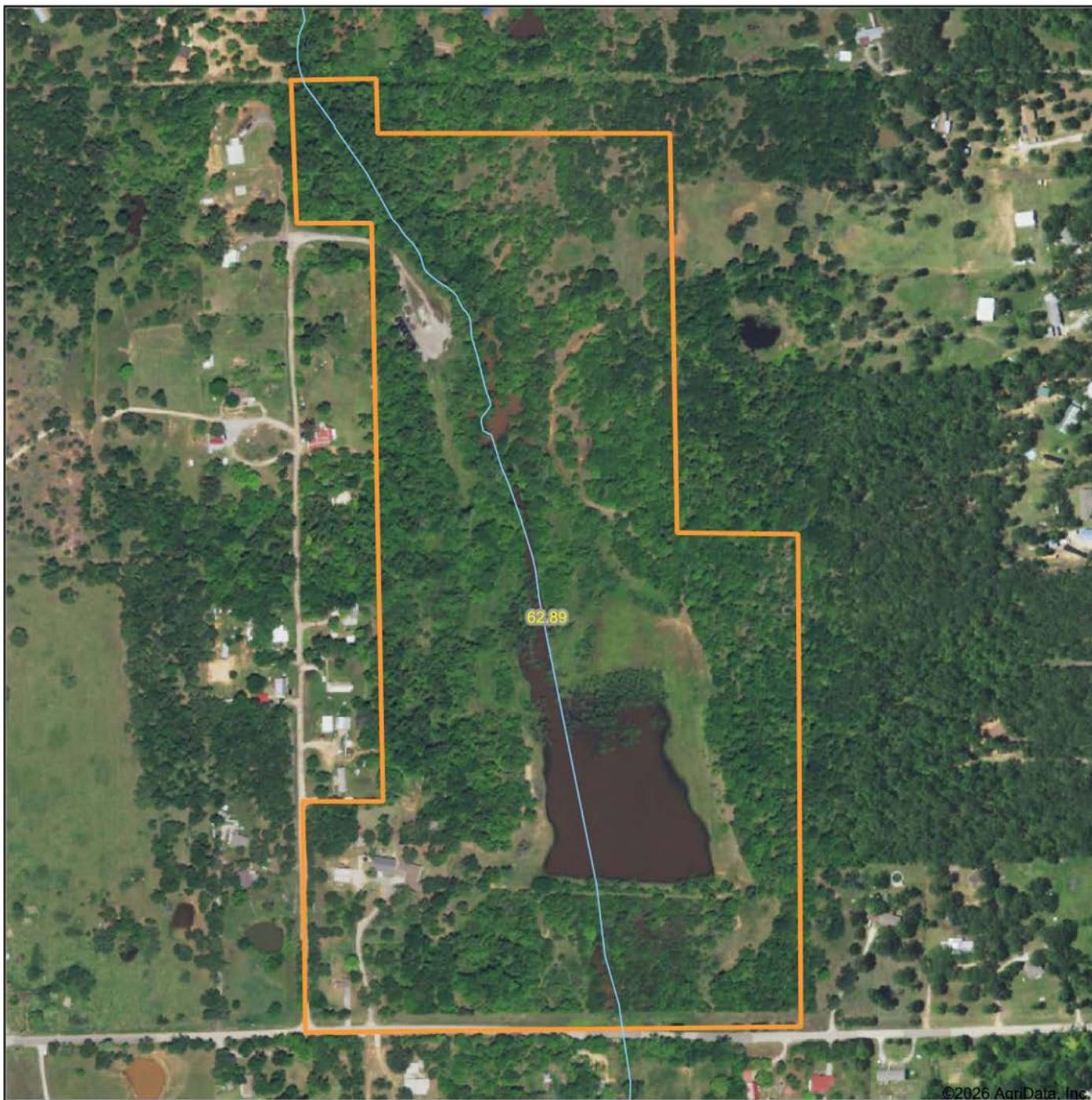


# SECOND HOME

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# AERIAL MAP



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Boundary Center: 35° 15' 1.38, -97° 12' 0.34

0ft 433ft 866ft



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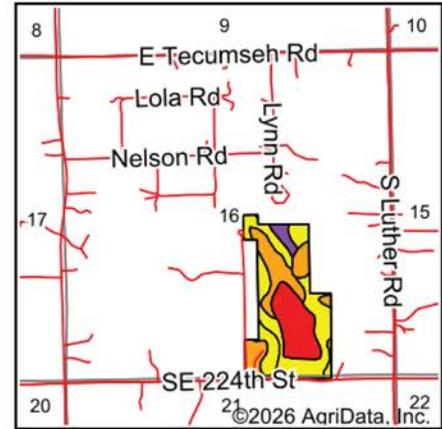
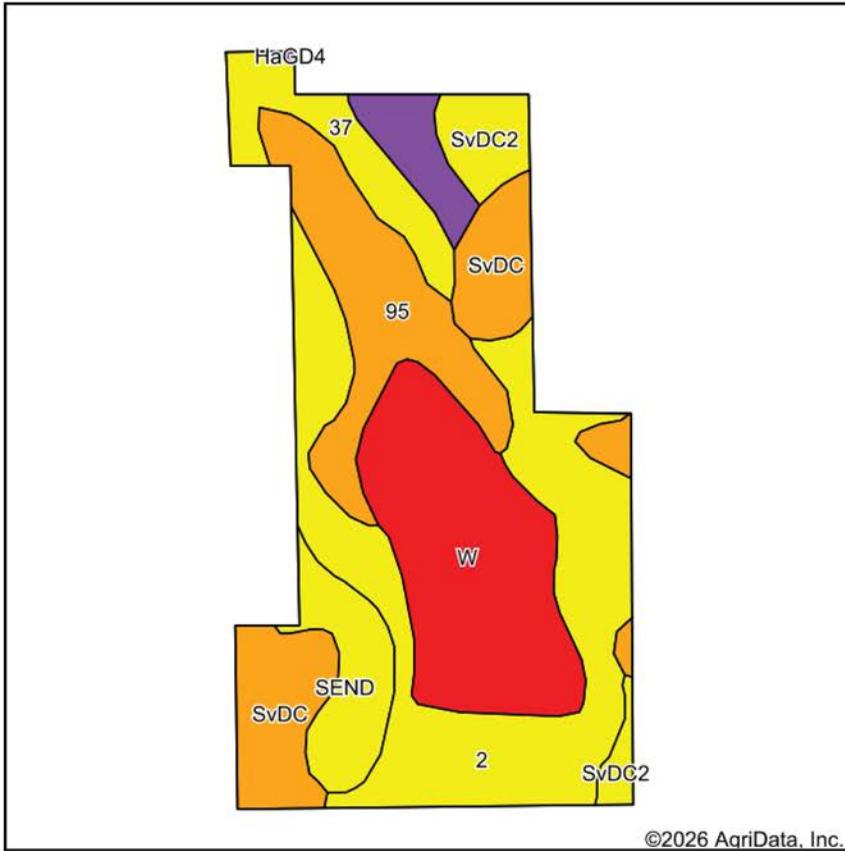
**16-9N-1E**  
**Cleveland County**  
**Oklahoma**



3/24/2026



# SOILS MAP



State: **Oklahoma**  
 County: **Cleveland**  
 Location: **16-9N-1E**  
 Township: **East Cleveland**  
 Acres: **62.89**  
 Date: **3/24/2026**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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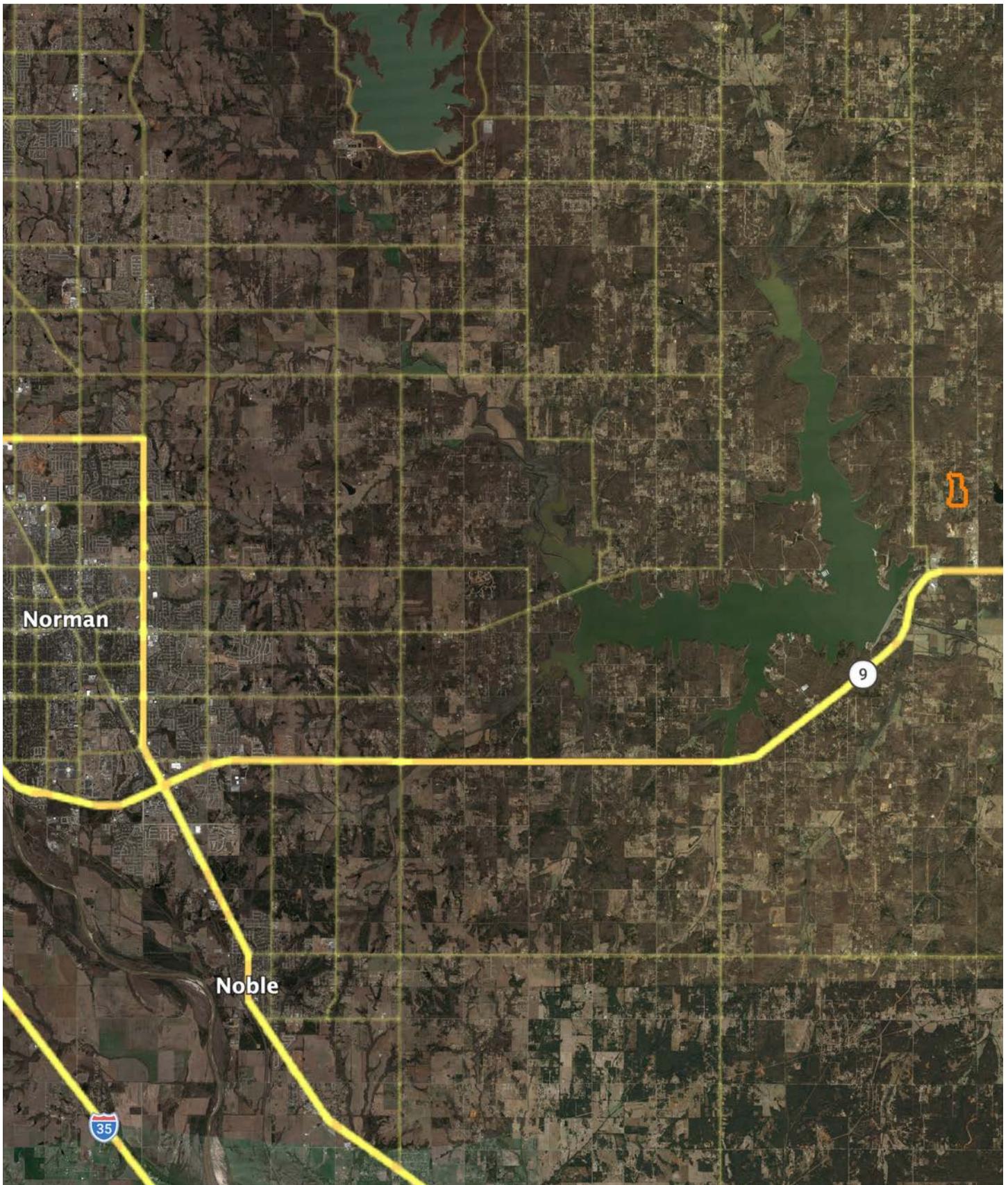
Area Symbol: OK027, Soil Area Version: 23

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
2	Harrah fine sandy loam, 5 to 8 percent slopes	18.49	29.3%		> 6.5ft.	IVe	4030	55	52	55
W	Water	13.83	22.0%		> 6.5ft.	VIII	0			
95	Pulaski fine sandy loam, 0 to 1 percent slopes, occasionally flooded	8.89	14.1%		> 6.5ft.	IIIe	5525	50	48	50
SvDC	Stephenville-Darnell complex, 1 to 5 percent slopes	8.05	12.8%		2.7ft. (Paralithic bedrock)	IIIe	3324	36	35	31
37	Harrah fine sandy loam, 5 to 8 percent slopes, moderately eroded	4.27	6.8%		> 6.5ft.	IVe	2858	48	44	48
SEND	Stephenville-Darnell-Newalla complex, 3 to 8 percent slopes	4.13	6.6%		2.7ft. (Paralithic bedrock)	IVe	3324	36	33	32
SvDC2	Stephenville-Darnell complex, 1 to 5 percent slopes, eroded	2.93	4.7%		2.4ft. (Paralithic bedrock)	IVe	537	30	30	25
SEND4	Stephenville-Darnell-Newalla complex, 3 to 8 percent slopes, gullied	2.30	3.7%		2.1ft. (Paralithic bedrock)	VIe	315	25	4	25
<b>Weighted Average</b>						<b>4.68</b>	<b>2840.2</b>	<b>*n 35.8</b>	<b>*n 33.3</b>	<b>*n 34.6</b>

\*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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**MidwestLandGroup.com**

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