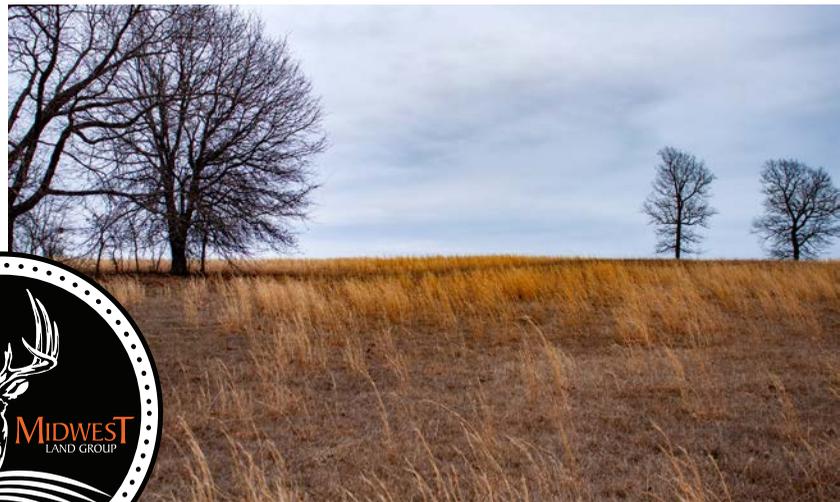


MIDWEST LAND GROUP PRESENTS

370 ACRES IN

PONTOTOC COUNTY OKLAHOMA



28300 COUNTY ROAD 1590, TUPELO, OK 74572

MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIER RANCH LIVING ON SCENIC LEADER CREEK

Midwest Land Group proudly presents the Pontotoc 370 — a turn-key ranch where thoughtful infrastructure, productive pasture, and a beautiful hilltop home come together to create a complete country living experience. Set at the end of a quiet, dead-end county road, the property offers privacy and wide-open views across 370 +/- acres with no neighbors in sight. The custom home, built in 2022, sits perfectly positioned to overlook the ranch through large picture windows that bring the landscape inside. With approximately 2,530 square feet per tax records, plus a sunroom and additional upstairs room, the 4-bedroom, 2-bath home offers spacious living highlighted by beautiful ceilings, a large kitchen, and a truly impressive pantry designed for everyday life.

The land itself is highly productive and well organized for livestock operations. Approximately 280 +/- acres are in pasture supported by strong native and improved grasses, while about 90 acres of timber provide shade, wildlife habitat, and scenic beauty. Nearly 100 acres are comprised of Class II silt loam soils, and productive bottomland along Leader Creek supports excellent grazing. The ranch is tightly fenced with barbed wire and field fencing—much of it new—and divided into 10 pastures designed for rotational grazing. A solar-powered water well feeds five hydrants across the paddocks, while rural water services the home. Leader Creek winds through the property for roughly 1.3 miles,

offering year-round character to the ranch and even the occasional opportunity to find arrowheads and artifacts along its banks.

Recreation and family enjoyment are just as much a part of this property as its working capability. Two stocked ponds—one approximately 2 acres and another ½ acre—provide great bass fishing and a perfect spot for kids to spend afternoons by the water. The mix of timber, creek bottom, and pasture also supports excellent wildlife habitat with whitetail deer, wild turkey, dove, and waterfowl regularly seen on the property. Infrastructure is equally impressive, with a large 60'x120' barn, a 30'x40' shop with plumbing and electric, a 40'x120' open barn with a concrete floor, and working pens ready for livestock handling.

Located just 11 minutes from Tupelo and 25 minutes from Ada, you're never far from the essentials! The Pontotoc 370 offers the rare opportunity to step into a finished ranch that is ready to operate and enjoy from day one. Whether your vision is running livestock, raising a family in the country, or simply owning a beautiful piece of Oklahoma where hunting, fishing, and ranch life all come together, this property delivers the full package.

PROPERTY FEATURES

COUNTY: **PONTOTOC** | STATE: **OKLAHOMA** | ACRES: **370**

- Productive pasture
- 90 +/- Wooded
- 70' of elevation change
- 42" average annual rainfall
- 2 stocked ponds - 2 acres and 1/2 acre
- Great bass
- 1.3 miles of Leader Creek (great spots to find artifacts and arrowheads)
- Productive bottomland soils for native and improved grass pastures
- 97 +/- acres in Class II silt loam soils
- Tight barbed and field fencing and cross fencing (much of it new)
- 10 pastures fenced for rotational grazing
- End of dead-end county road
- Rural water at home
- Solar-powered water well supplies 5 hydrants in paddocks
- Custom home built in 2022
- Extremely well-built foundation - 4' footings in checkerboard pattern
- 2,530 square foot home per tax records, but added a sunroom and an upstairs room
- 4 bed, 2 bath - 1.5 stories
- Gorgeous ceilings and a spacious pantry
- 2-car garage
- 60'x120' large barn
- 30'x40' insulated shop with plumbing and electric
- 40'x120' concrete floor open barn
- Working pens
- 2025 property taxes \$4,315
- Whitetail deer, wild turkey, dove, waterfowl
- Diverse oaks, fruiting, and native pecan trees
- 11 minutes to Tupelo
- 25 minutes to Ada
- 100 minutes to OKC
- 2.5 hours to Dallas and Tulsa metro



CUSTOM HOME BUILT IN 2022

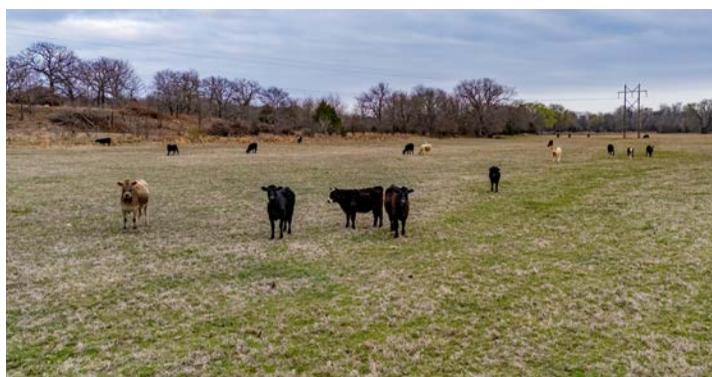
With approximately 2,530 square feet per tax records, plus a sunroom and additional upstairs room, the 4-bedroom, 2-bath home offers spacious living highlighted by beautiful ceilings, a large kitchen, and a truly impressive pantry designed for everyday life.



2 STOCKED PONDS



10 PASTURES FENCED



90 +/- ACRES WOODED



HUNTING OPPORTUNITIES

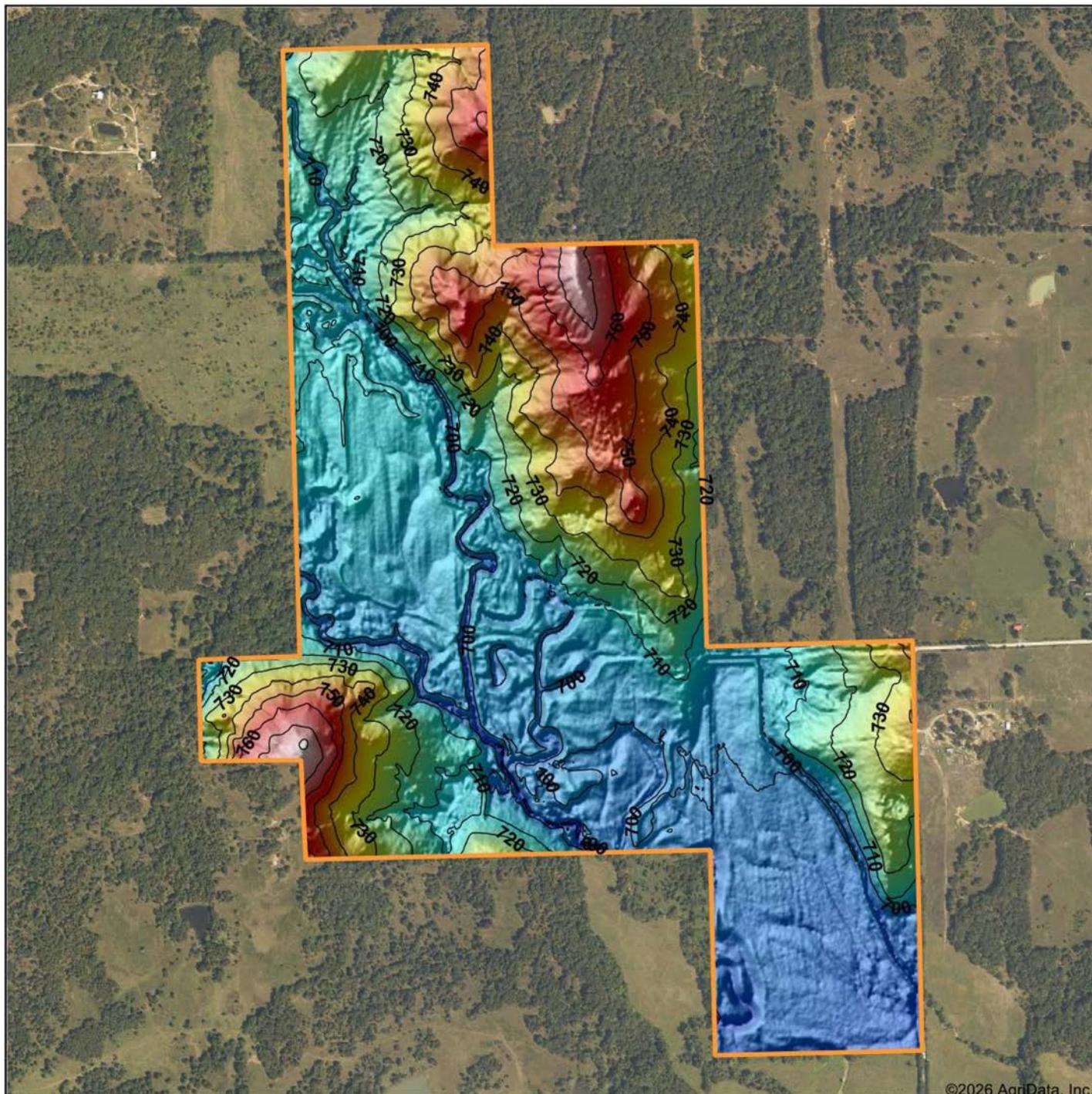


MULTIPLE OUTBUILDINGS

Infrastructure is equally impressive, with a large 60'x120' barn, a 30'x40' shop with plumbing and electric, a 40'x120' open barn with a concrete floor, and working pens ready for livestock handling.



HILLSHADE MAP



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Low Elevation High



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 3 meter dem

Interval(ft): 10

Min: 685.6

Max: 782.1

Range: 96.5

Average: 718.2

Standard Deviation: 19.82 ft

0ft 1014ft 2029ft

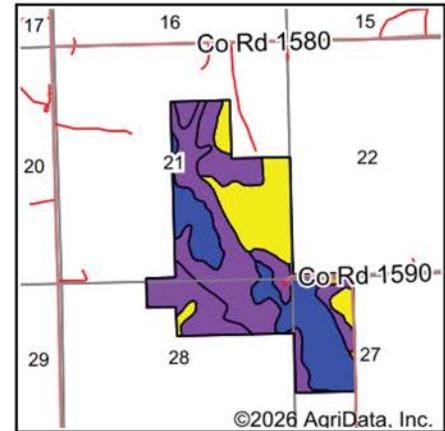
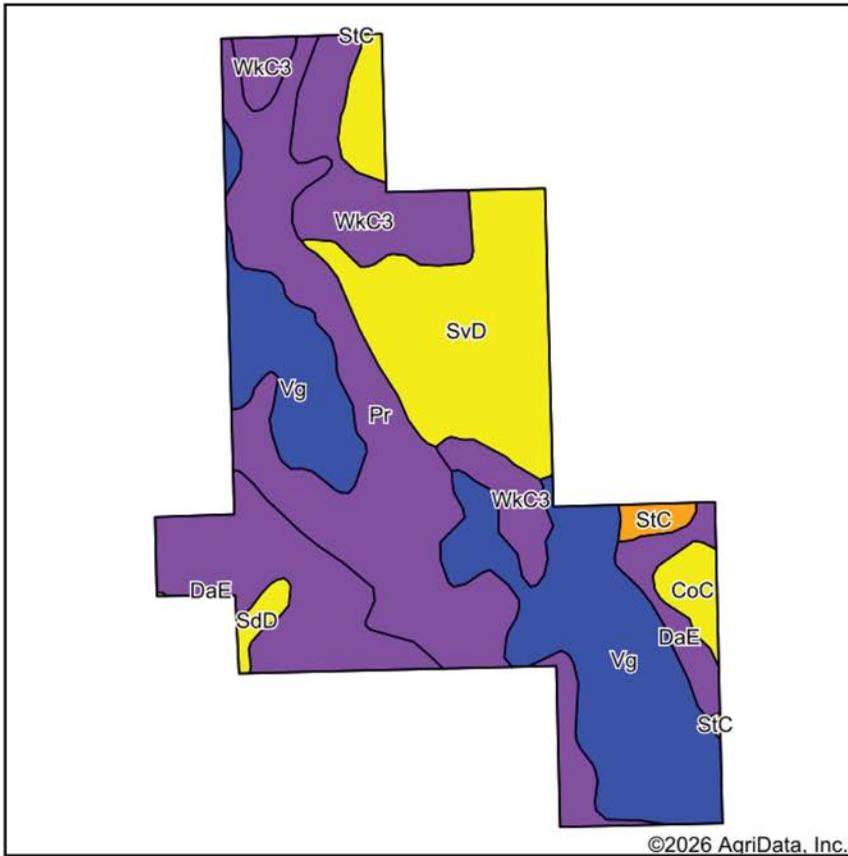


3/10/2026

21-3N-8E
Pontotoc County
Oklahoma

Boundary Center: 34° 42' 39.59, -96° 27' 45.64

SOILS MAP



State: **Oklahoma**
 County: **Pontotoc**
 Location: **21-3N-8E**
 Township: **Southeast Pontotoc**
 Acres: **372.22**
 Date: **3/10/2026**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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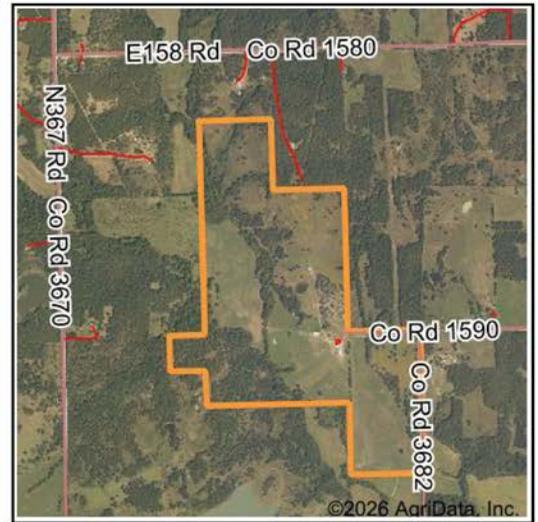
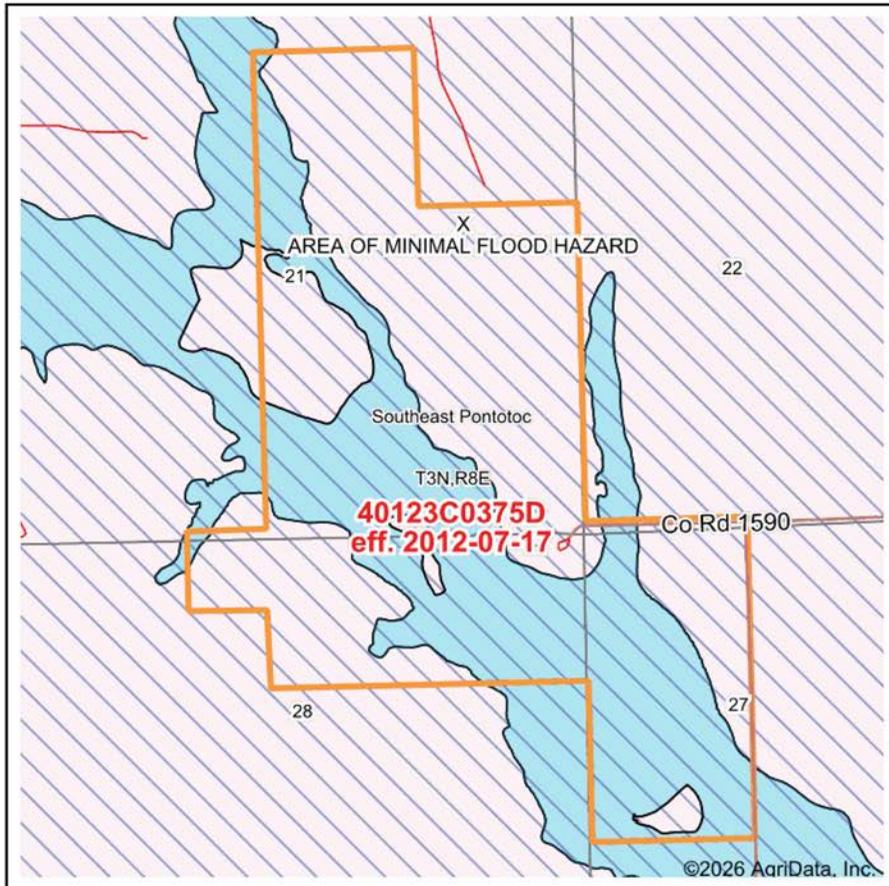


Soils data provided by USDA and NRCS.

Area Symbol: OK123, Soil Area Version: 21

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
Vg	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	97.82	26.4%		> 6.5ft.	IIw	7758	82	82	75
Pr	Verdigris and Cleora soils, 0 to 3 percent slopes, frequently flooded	94.10	25.3%		> 6.5ft.	Vw	7825	59	58	52
SvD	Stephenville-Darnell complex, 3 to 8 percent slopes	70.09	18.8%		2.9ft. (Paralithic bedrock)	IVe	3180	34	33	31
DaE	Darnell-Stephenville complex, 5 to 20 percent slopes	50.63	13.6%		1.2ft. (Paralithic bedrock)	VIe	2700	28	27	23
WkC3	Newalla-Stephenville complex, 3 to 8 percent slopes, severely eroded	45.14	12.1%		3.9ft. (Paralithic bedrock)	VIe	0	34	29	28
CoC	Coweta fine sandy loam, 3 to 5 percent slopes	7.14	1.9%		1.2ft. (Paralithic bedrock)	IVs	2769	32	27	25
StC	Stephenville fine sandy loam, 3 to 5 percent slopes	3.90	1.0%		3ft. (Paralithic bedrock)	IIIe	3315	43	40	41
SdD	Steedman silty clay loam, 3 to 8 percent slopes	3.40	0.9%		2.9ft. (Paralithic bedrock)	IVe	4497	42	30	36
Weighted Average						4.23	5112	*n 52.2	*n 50.8	*n 46.5

FEMA MAP



Map Center: 34° 42' 39.59, -96° 27' 46.98
 State: OK Acres: 372.22
 County: Pontotoc Date: 3/10/2026
 Location: 21-3N-8E
 Township: Southeast Pontotoc



Maps Provided By:



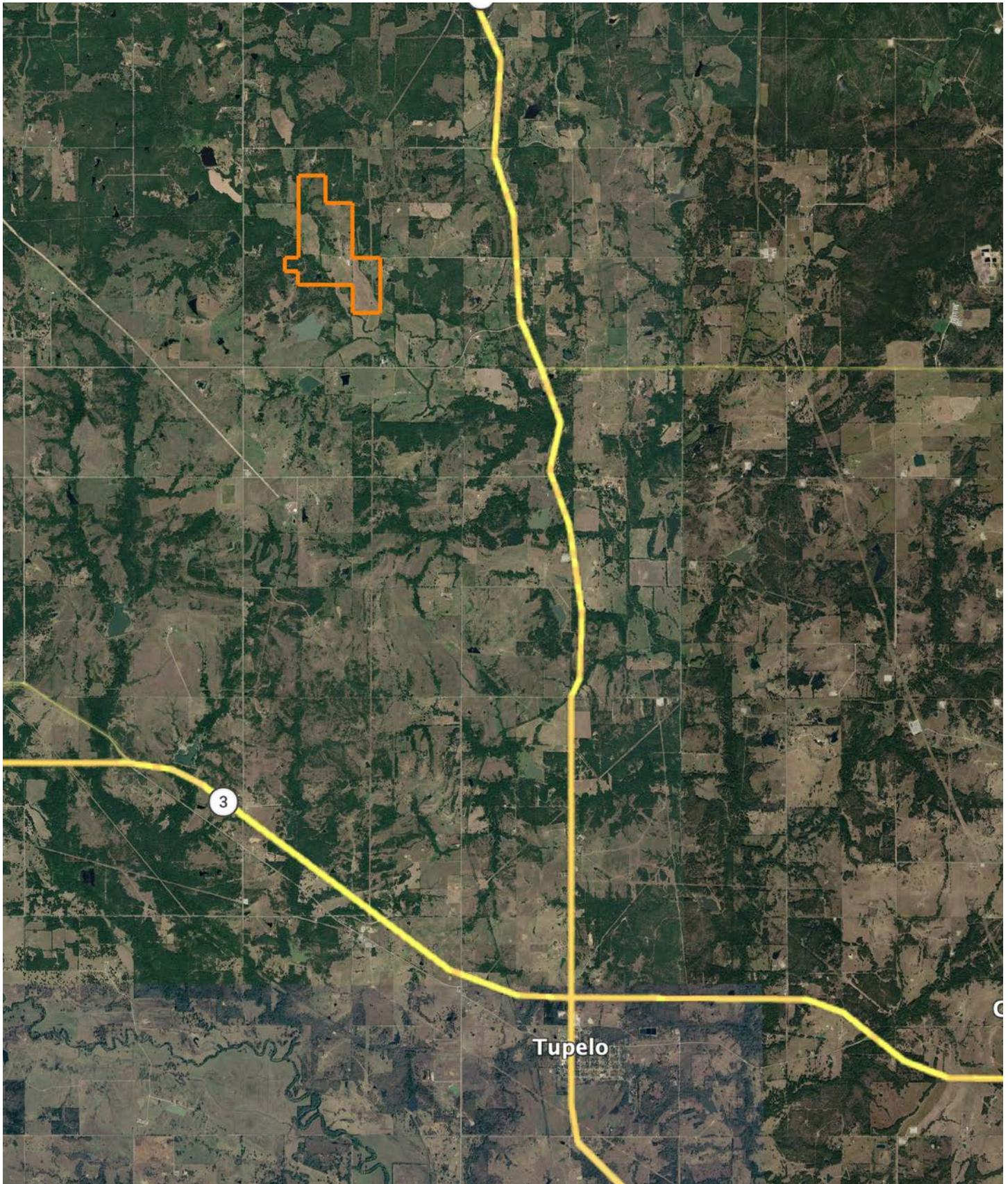
Name	Number	County	NFIP Participation	Acres	Percent
PONTOTOC COUNTY	400495	Pontotoc	Regular	372.22	100%
Total				372.22	100%

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	198.23	53.1%
A		100-year Floodplain	148.73	40.0%
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	20.29	5.5%
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	2.89	0.8%
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	2.08	0.6%
Total			372.22	100%

Panel	Effective Date	Acres	Percent
40123C0375D	7/17/2012	372.22	100%
Total		372.22	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 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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