

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

SEMINOLE COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PEACEFUL RETREAT WITH CABIN, STOCKED POND, & BLACKTOP ACCESS

Midwest Land Group proudly presents a rare chance to own a private, fully set-up recreational getaway just an hour from both Oklahoma City and Tulsa. Tucked away in a quiet, peaceful setting with convenient blacktop access, this property offers the kind of secluded escape most families are looking for without the long drive. It's the perfect balance — close enough for spontaneous weekend trips, yet far enough removed to truly unwind.

The land itself is a beautiful mix of post oak timber, native grass openings, plentiful trails, and a winding rock-bottom seasonal creek that gives the property character. A stocked pond offers easy fishing for the kids, while whitetail deer and turkeys move regularly through the property. Well-maintained trails make it easy to explore on foot or ATV, and the layout naturally lends itself to hunting, relaxing, and simply enjoying the outdoors. It's the kind of place where kids can roam,

fish, and explore while you enjoy quiet mornings and evenings surrounded by nothing but nature.

The improvements truly set this property apart. The fully furnished, cabin-style home offers a warm and inviting space with wood floors, exposed beams, and high ceilings that bring the whole family together. Covered porches and a screened-in sitting area create the perfect place to unwind after a day outside. A gorgeous kitchen with granite countertops, custom cabinetry, and stainless steel appliances invites sharing meals with friends, with all the conveniences of home. Whether it's a weekend retreat, a hunting getaway, or a place to build family traditions for years to come, this Seminole 40 is a true turnkey opportunity that seldom comes available and often moves quickly. Call Ryan Huggins for a private showing today!



PROPERTY FEATURES

COUNTY: **SEMINOLE** | STATE: **OKLAHOMA** | ACRES: **40**

- Ideal mix of post oak forest with native grass openings
- 45' of elevation change
- 43" average annual rainfall
- 1/2 +/- acre stocked pond
- Largemouth bass and panfish
- 1,700' of gorgeous rock seasonal creek
- Fully fenced
- Mowed ATV and walking trails throughout
- 1/4 mile of blacktop road frontage
- 1/4 mile of gravel county road frontage
- Rural water
- Approximately 1,300 +/- sq. ft. 2-story cabin-style home
- Built in 2016
- 4 bed, 1 bath with high ceilings and custom cabinetry
- Fully furnished, wood floors, exposed beams
- In-wall gun safe
- Covered porches with screened-in sitting area off the bedroom
- Very energy efficient with spray foam insulation
- All electric
- Storm shelter
- Barn with concrete floor and electricity
- 2025 property taxes: \$969
- Whitetail deer and turkeys
- Mature Post Oak, Blackberry, Mexican Plum, Chickasaw Plum
- 1 minute to Cromwell
- 4 minutes to I-40
- 30 minutes to Shawnee
- 60 minutes to OKC and Tulsa Metro



2-STORY CABIN-STYLE HOME



GORGEOUS ROCK SEASONAL CREEK



1/2 +/- ACRE STOCKED POND



POST OAK FOREST & NATIVE GRASS OPENINGS

The land itself is a beautiful mix of post oak timber, native grass openings, plentiful trails, and a winding rock-bottom seasonal creek that gives the property character.



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



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Maps Provided By:

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Source: USGS 10 meter dem
 Interval(ft): 10.0
 Min: 907.9
 Max: 965.5
 Range: 57.6
 Average: 940.7
 Standard Deviation: 11.78 ft



3/30/2026

15-10N-8E
Seminole County
Oklahoma

Boundary Center: 35° 20' 46.65, -96° 26' 36.61

FEMA MAP



Map Center: 35° 20' 46.65, -96° 26' 36.61
 State: OK Acres: 40
 County: Seminole Date: 3/30/2026
 Location: 15-10N-8E
 Township: Wewoka



Maps Provided By:



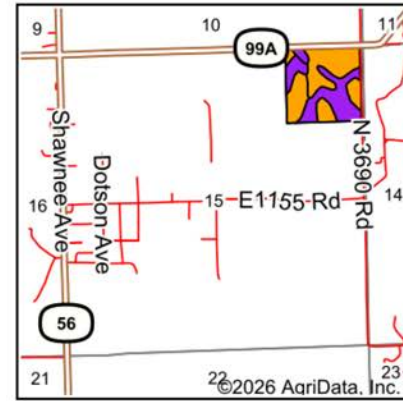
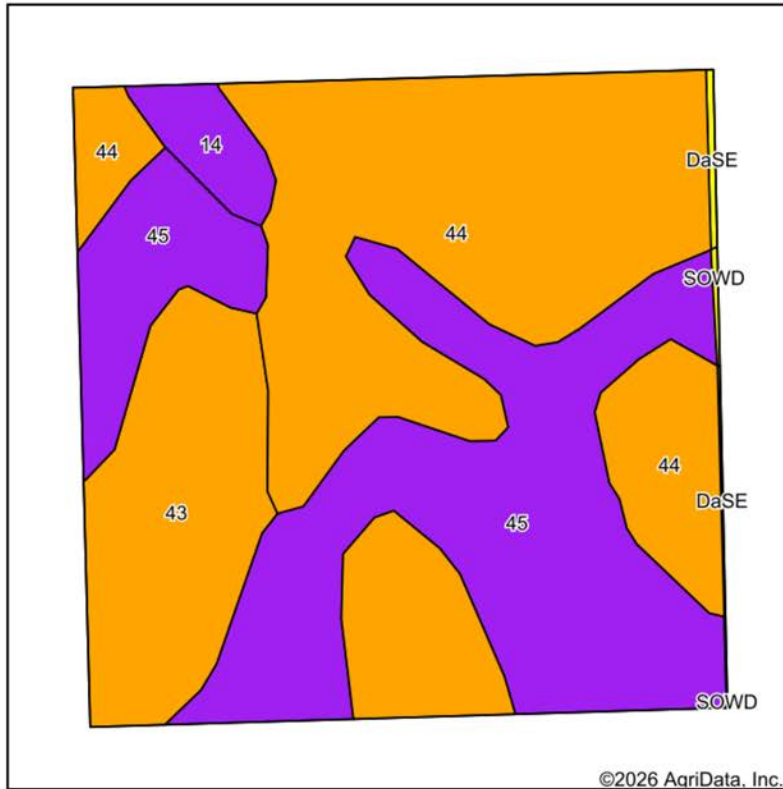
Name	Number	County	NFIP Participation	Acres	Percent
SEMINOLE COUNTY	400497	Seminole	Regular	40.00	100%
Total				40.00	100%

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	36.96	92.4%
A		100-year Floodplain	3.04	7.6%
Total			40.00	100%

Panel	Effective Date	Acres	Percent
40133C0200F	4/7/2021	40.00	100%
Total		40.00	100%

SOILS MAP



State: **Oklahoma**
 County: **Seminole**
 Location: **15-10N-8E**
 Township: **Wewoka**
 Acres: **40**
 Date: **3/30/2026**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

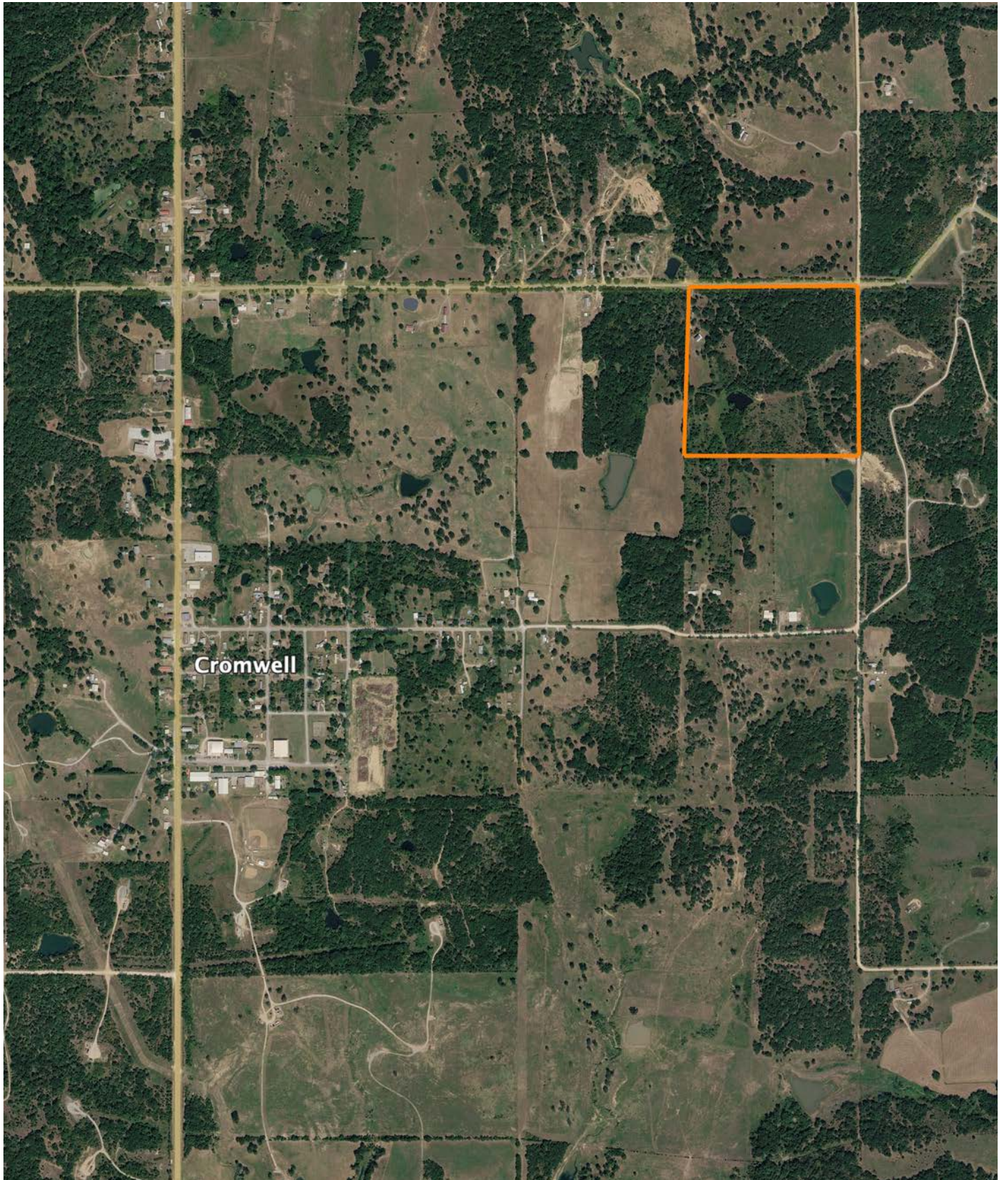
Area Symbol: OK107, Soil Area Version: 24
 Area Symbol: OK133, Soil Area Version: 21

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
44	Stephenville-Darnell complex, 5 to 12 percent slopes	15.78	39.6%		3ft. (Paralithic bedrock)	IIle	3360	36	35	32
45	Stephenville-Darnell complex, 5 to 15 percent slopes, severely eroded	14.56	36.4%		2.1ft. (Paralithic bedrock)	VIle	0	26	26	20
43	Stephenville fine sandy loam, 3 to 5 percent slopes	8.39	21.0%		3ft. (Paralithic bedrock)	IIIle	3315	43	40	41
14	Gowton fine sandy loam, 0 to 1 percent slopes, frequently flooded	1.09	2.7%		> 6.5ft.	VIw	6195	54	48	53
DaSE	Darnell-Stephenville complex, 3 to 12 percent slopes	0.18	0.4%		1.3ft. (Paralithic bedrock)	IVe	2718	32	32	27
Weighted Average							4.15	*n 34.3	*n 33.1	*n 30.1

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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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