

MIDWEST LAND GROUP PRESENTS

56.8 ACRES IN

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# McCLAIN COUNTY OKLAHOMA



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MIDWEST LAND GROUP IS HONORED TO PRESENT

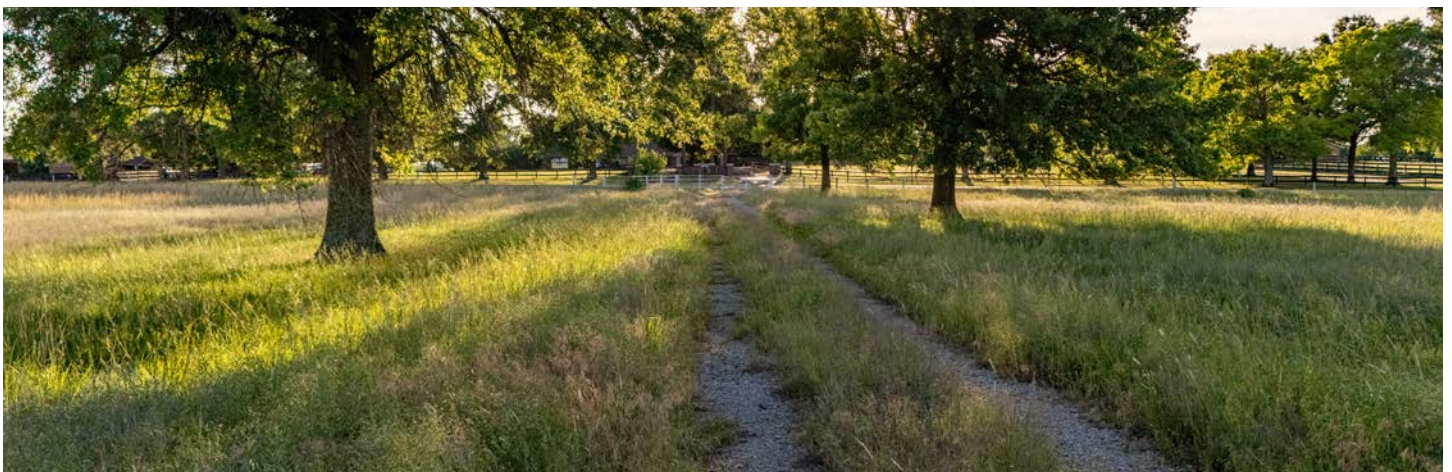
# RARE BLACKTOP ACREAGE OPPORTUNITY NEAR PURCELL & I-35

Midwest Land Group proudly presents this 56.8 +/- acre opportunity just outside rapidly growing Purcell - a highly usable tract positioned for country living, agricultural use, or long-term investment. Located outside city limits within the Purcell school district and only minutes from I-35, this property offers the increasingly rare combination of productive soils, blacktop access, utilities, and development potential. Whether your vision is building a custom home on acreage, expanding a horse or livestock operation, producing hay, or simply securing quality ground in the path of progress, this tract checks all the boxes.

The land is exceptionally productive with approximately 91% Grant silt loam class II soils, making it well-suited for grazing, hay production, or future improvements. Strong stands of coastal Bermuda and native grasses already thrive across the gently sloped terrain. Fully fenced with quality pipe corners and bracing, the property is ready for livestock immediately. Two pipe-gated entrances

with a gravel drive provide easy access, while mature red oaks lining the entrance create an attractive setting for a future homesite. The views of manicured horse ranches add to the rural charm. An existing Purcell water tap with a hydrant is already on site, and electric is available from either the east or south boundaries, and fiber internet is nearby.

From an investment standpoint, this tract is hard to beat. With approximately 2,640 feet of frontage along Horse Avenue and an additional 2,640 feet along State Highway 74, it offers excellent visibility and accessibility with multiple future use possibilities. The property lies just 3 minutes from Purcell, 20 minutes to Norman, 30 minutes to Oklahoma City, and approximately 2 hours to Tulsa, placing it directly in the path of continued growth while still offering the feel of open country living. For buyers seeking room to build, grow, and invest in a rapidly expanding area without sacrificing the feel of the open country, be sure to act fast before it's gone.



# PROPERTY FEATURES

COUNTY: **McCLAIN** | STATE: **OKLAHOMA** | ACRES: **56.8**

- 56.8 +/- acres of productive pasture
- 38" average annual rainfall
- 91% Grant silt loam class II soils
- Strong stand of improved and native grasses
- Blacktop road on two sides
- 2640' of Horse Avenue frontage
- 2640' State Highway 74 frontage
- Electric on east and south
- Water meter and hydrant on site
- Fiber availability
- Gentle sloping 40' of elevation change
- 2 pipe gate entrances with gravel road
- Fully fenced with pipe bracing and corners
- Mature red oaks along entrance
- Loafing shed
- 2025 property taxes were \$88
- Out of city limits
- 2 minutes to I-35
- Purcell schools
- 2 pad sites and pipeline
- 3 minutes to Purcell
- 20 minutes to Norman
- 30 minutes to Oklahoma City
- 2 hours to Tulsa



# STRONG SOILS AND GRASSES

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The land is exceptionally productive with approximately 91% Grant silt loam class II soils, making it well-suited for grazing, hay production, or future improvements. Strong stands of coastal Bermuda and native grasses already thrive across the gently sloped terrain.



# PURCELL WATER



# BLACKTOP ACCESS



# FULLY FENCED & GATED

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Fully fenced with quality pipe corners and bracing, the property is ready for livestock immediately. Two pipe-gated entrances with a gravel drive provide easy access, while mature red oaks lining the entrance create an attractive setting for a future homesite.



# ADDITIONAL PHOTOS

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# AERIAL MAP



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Boundary Center: 34° 57' 38.44, -97° 23' 29.26

0ft 434ft 867ft



Maps Provided By:



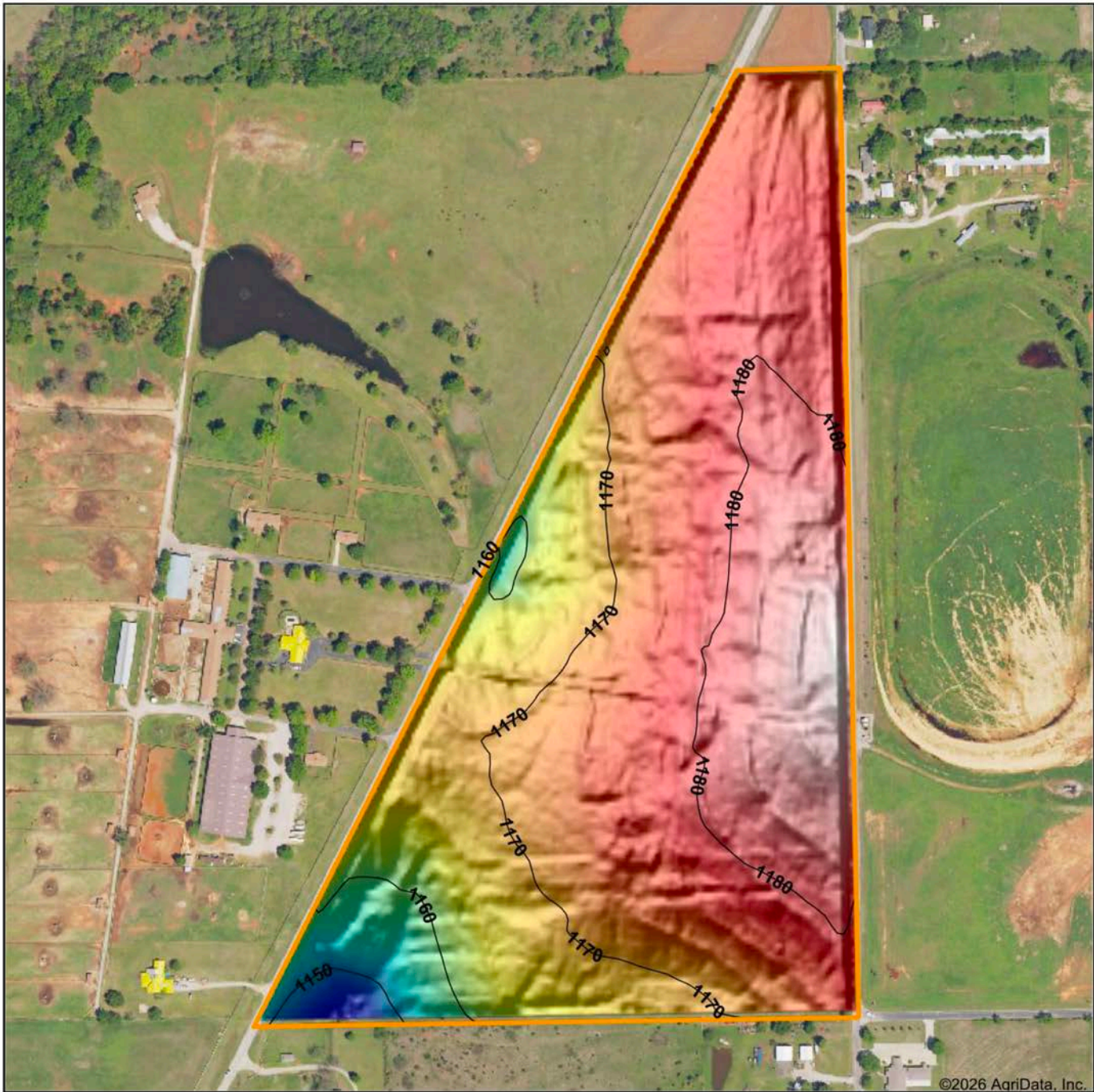
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27-6N-2W  
McClain County  
Oklahoma



5/25/2026

# HILLSHADE MAP

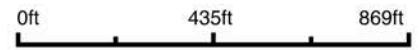


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Source: USGS 10 meter dem  
 Interval(ft): 10  
 Min: 1,140.1  
 Max: 1,190.2  
 Range: 50.1  
 Average: 1,173.3  
 Standard Deviation: 8.3 ft

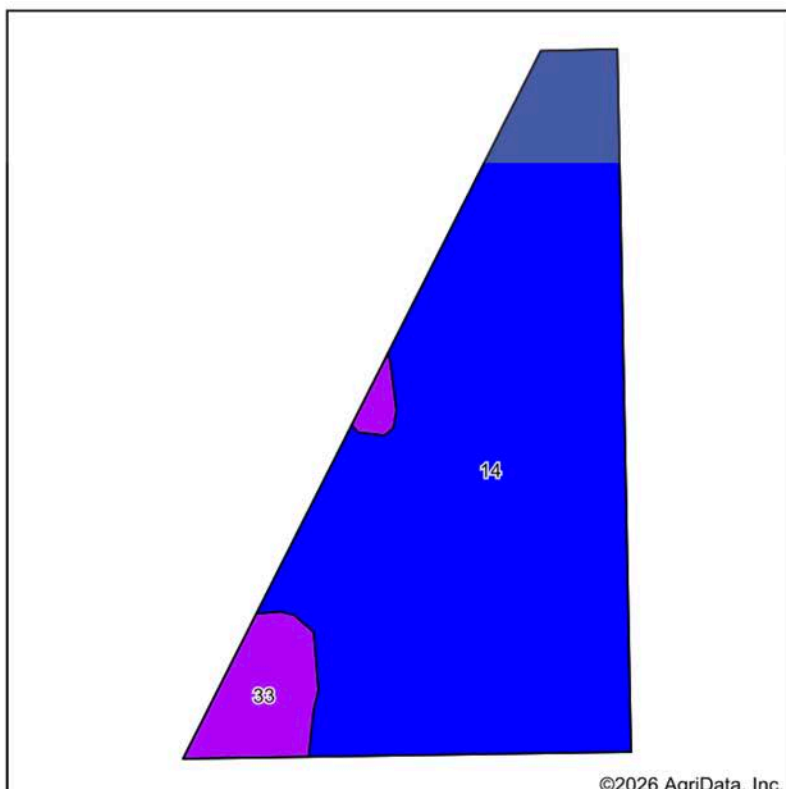


5/25/2026

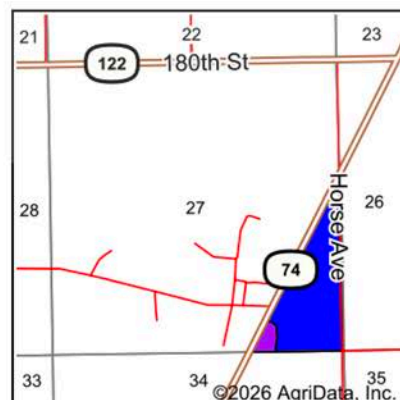
**27-6N-2W**  
**McClain County**  
**Oklahoma**

Boundary Center: 34° 57' 38.44, -97° 23' 29.26

# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**  
 County: **McClain**  
 Location: **27-6N-2W**  
 Township: **Purcell**  
 Acres: **60.29**  
 Date: **5/25/2026**



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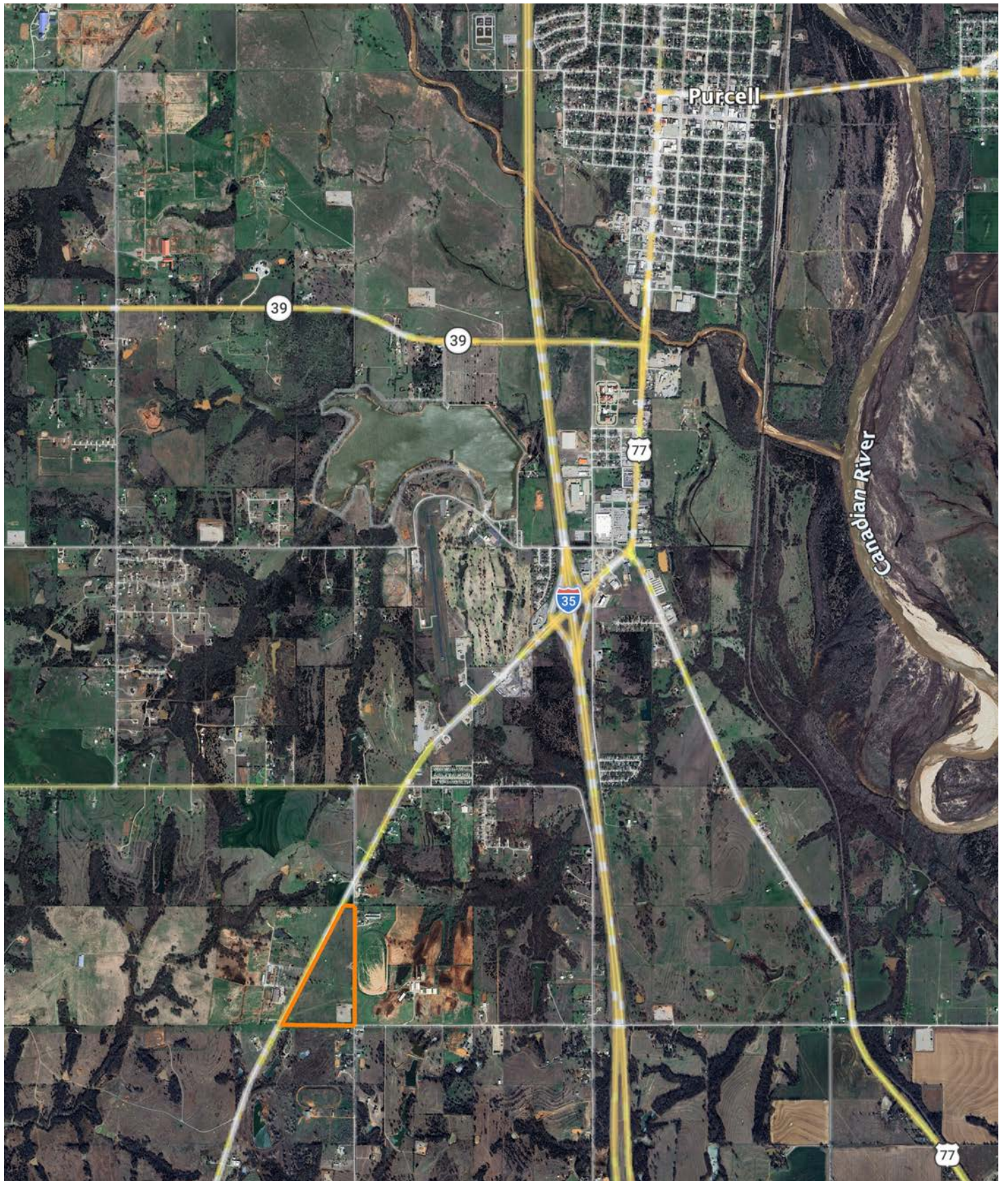


Area Symbol: OK087, Soil Area Version: 22

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
14	Grant silt loam, 3 to 5 percent slopes, eroded	55.24	91.6%		4.2ft. (Paralithic bedrock)	Ile	0	57	43	57
33	Nash-Lucien complex, 5 to 12 percent slopes	5.05	8.4%		2.6ft. (Paralithic bedrock)	Vle	3926	37	33	34
<b>Weighted Average</b>						<b>2.34</b>	<b>328.8</b>	<b>*n 55.3</b>	<b>*n 42.2</b>	<b>*n 55.1</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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