

MIDWEST LAND GROUP PRESENTS

255 ACRES IN

OKFUSKEE COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

GREAT COMBINATION FARM IN OKFUSKEE COUNTY

This 255 +/- acre combination farm offers a great blend of seclusion, recreation, and natural beauty with the opportunity to run livestock. With 4 ponds and patches of timber, this property poses an opportunity to enhance the habitat and attract abundant wildlife, including whitetail deer and wild turkey. This property

offers gravel road frontage with good accessibility, with approximately 3,320 feet of gravel road frontage. Centrally located only 80 miles from Oklahoma City and 59 miles from Tulsa, this property can check a lot of boxes.

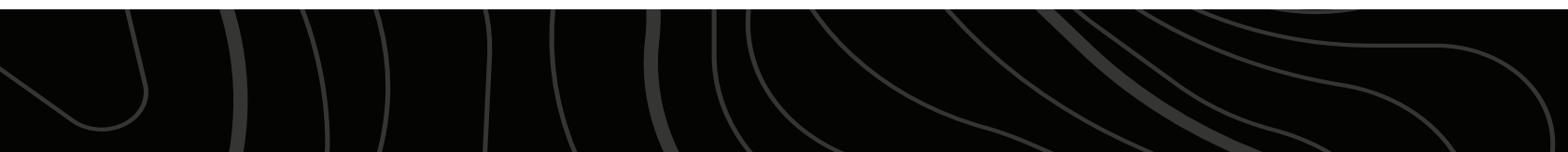


PROPERTY FEATURES

COUNTY: **OKFUSKEE** | STATE: **OKLAHOMA** | ACRES: **255**

- Mix of pasture and timber
- Whitetail deer
- Wild turkey
- Gravel road frontage
- Over 110 feet of elevation change
- 4 ponds
- 2.3 miles to Weleetka, Oklahoma
- 59 miles to Tulsa, Oklahoma
- 80 miles to Oklahoma City, Oklahoma
- 9 miles south of Hwy 40
- 3 miles east of Interstate 75

MIX OF PASTURE & TIMBER



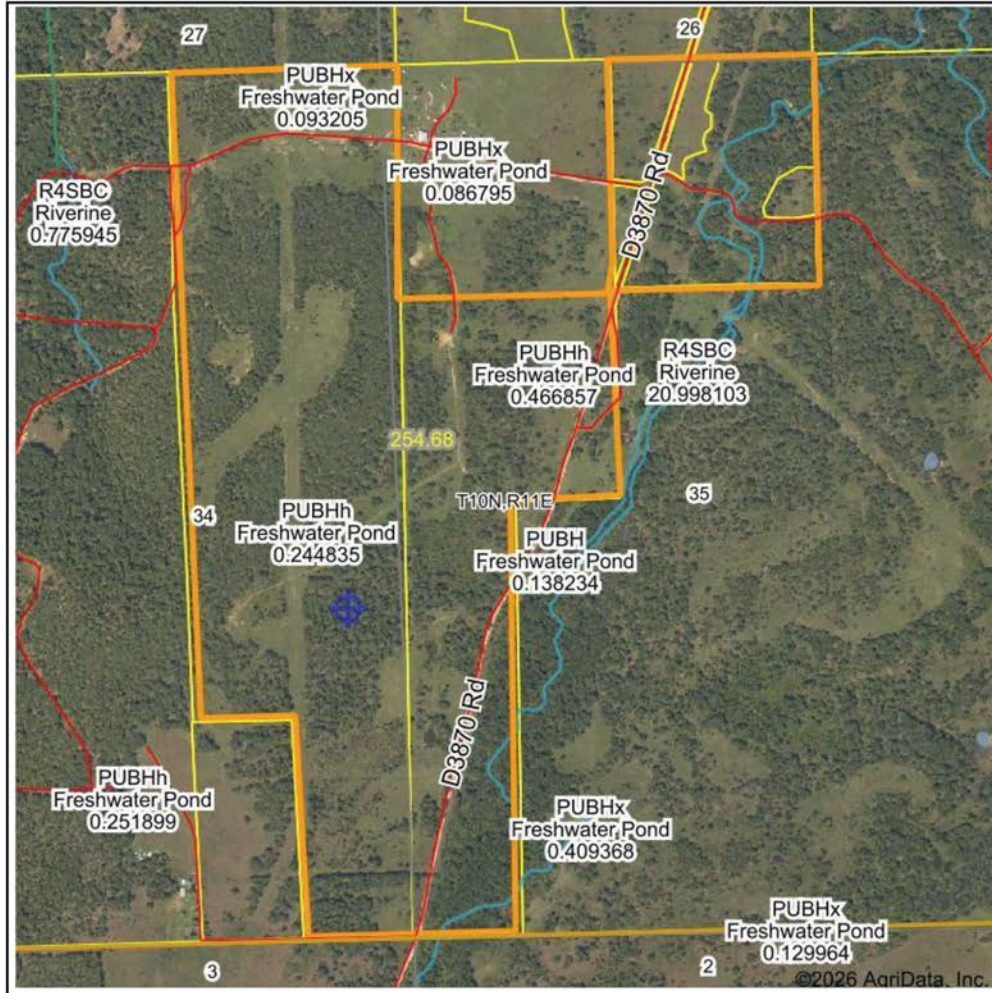
3,350' OF ROAD FRONTAGE



4 PONDS



WETLANDS MAP



State: **Oklahoma**
 Location: **35-10N-11E**
 County: **Okfuskee**
 Township: **Weleetka**
 Date: **6/24/2026**



Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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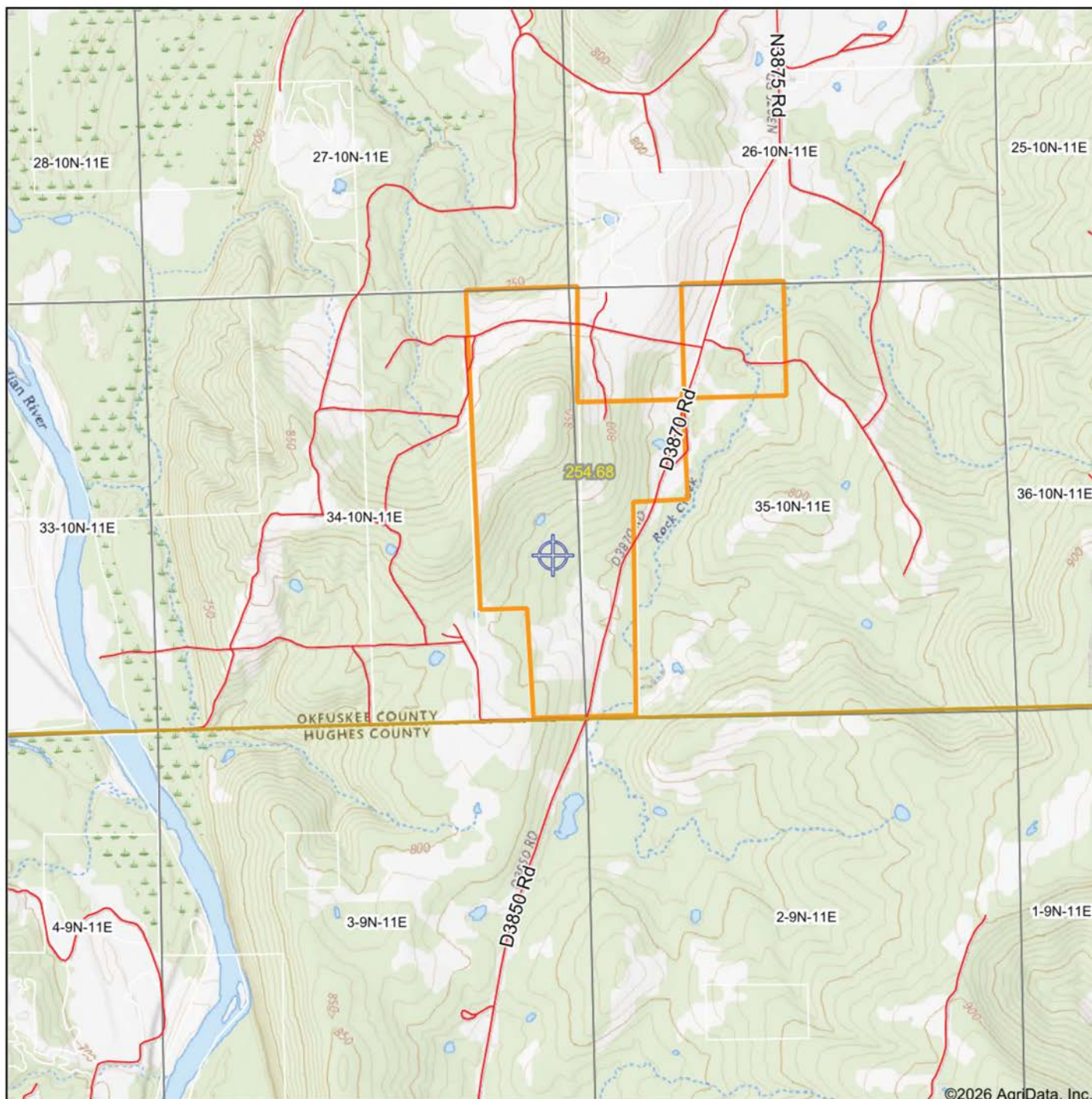


0ft 1241ft 2482ft

Classification Code	Type	Acres
R4SBC	Riverine	1.84
PUBHh	Freshwater Pond	0.71
PUBHx	Freshwater Pond	0.09
Total Acres		2.64

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

TOPOGRAPHY MAP



Maps Provided By:



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Map Center: 35° 17' 43.86, -96° 7' 26.6

0ft 1919ft 3839ft

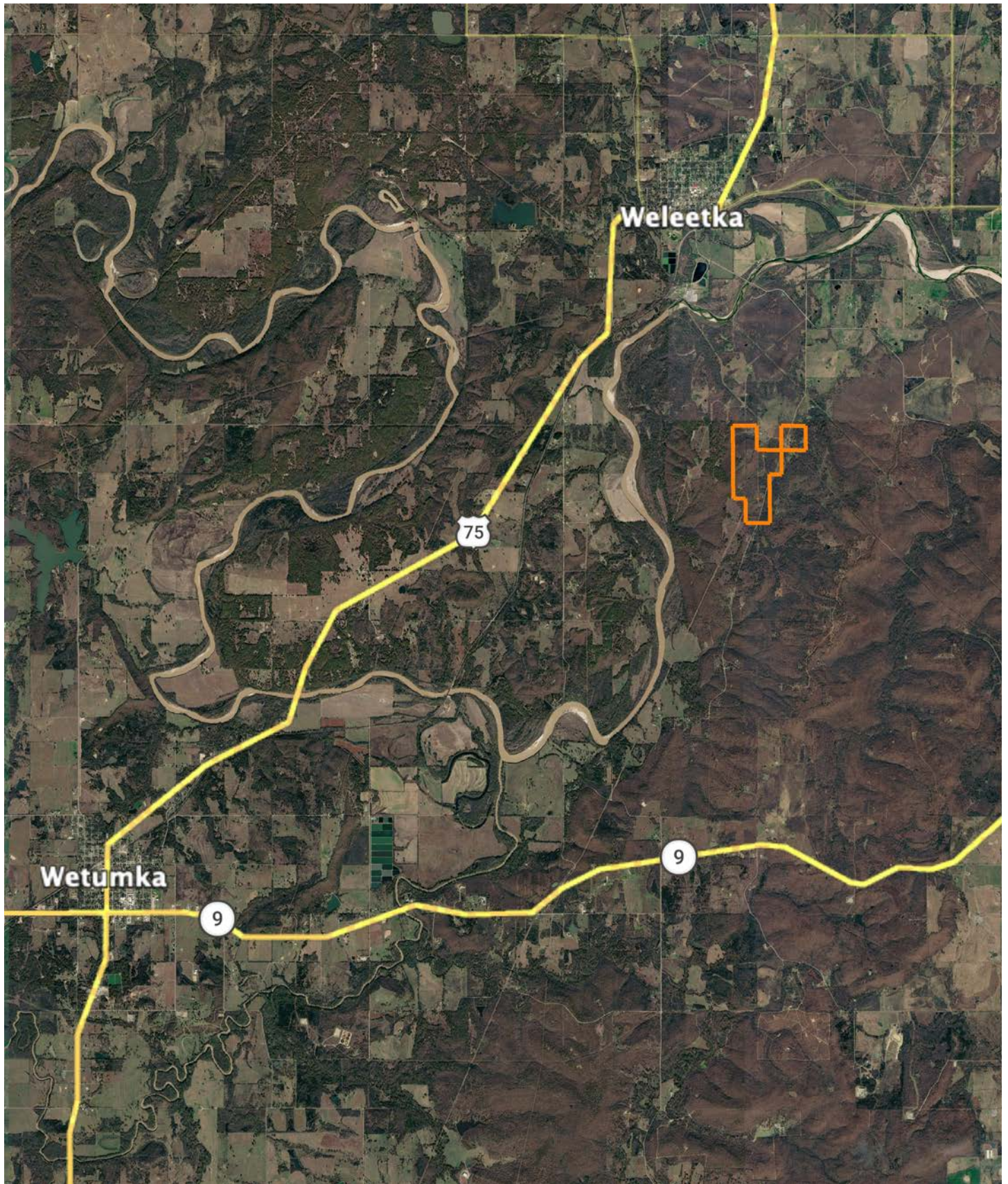
35-10N-11E
Okfuskee County
Oklahoma



6/24/2026

Field borders provided by Farm Service Agency as of 5/21/2008

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 McCloud 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

405.481.4647

RHuggins@MidwestLandGroup.com



MidwestLandGroup.com

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