

MIDWEST LAND GROUP PRESENTS



30 ACRES
PONTOTOC COUNTY, OK

0000 Highway 3W, Ada, Oklahoma 74820



MIDWEST LAND GROUP IS HONORED TO PRESENT

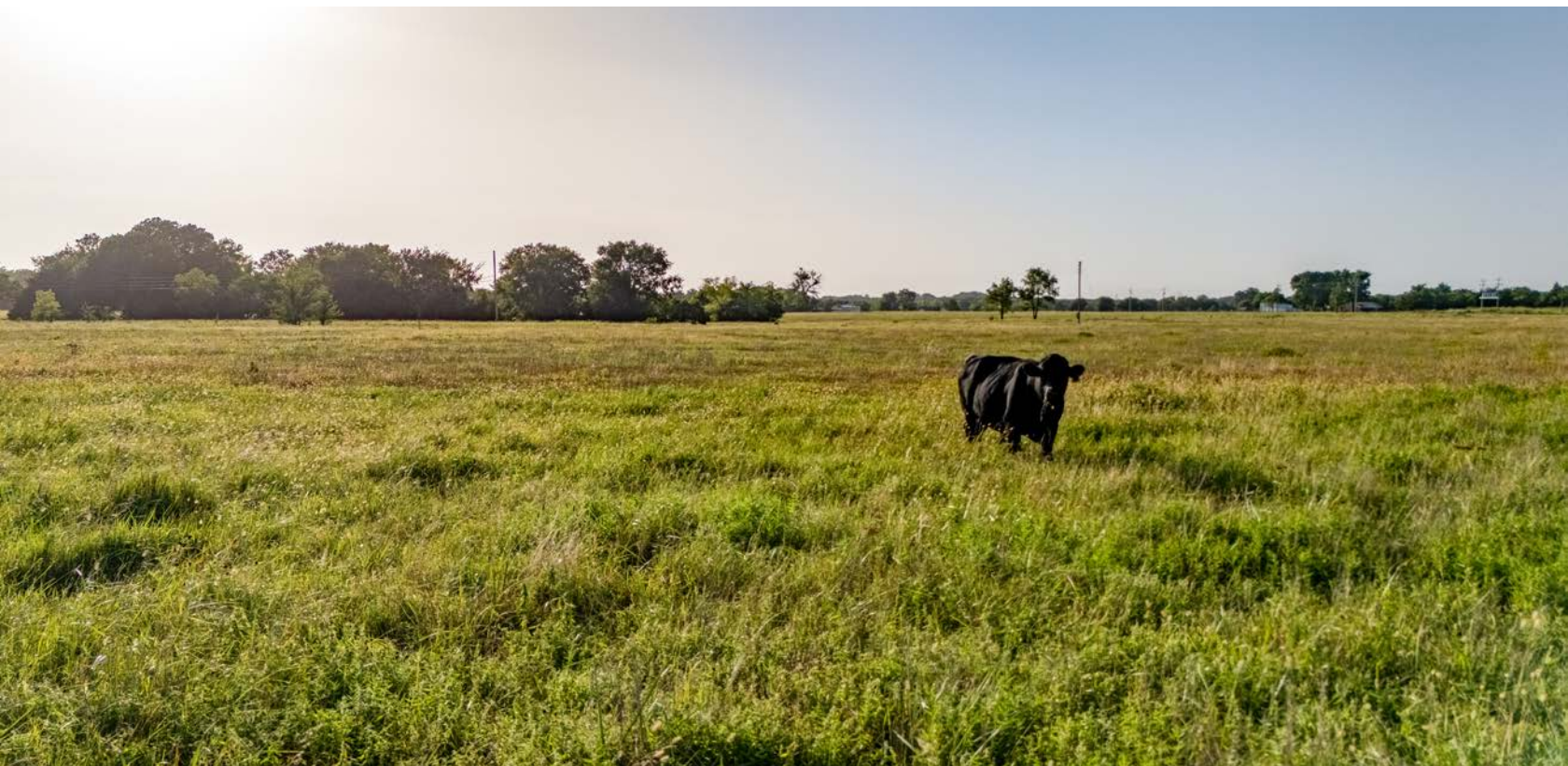
POND, PASTURE & PAVED FRONTAGE NEAR ADA

Located just 12 minutes from Ada, this 30 +/- acre pasture tract offers the kind of country setting that is getting harder to find - open ground, scattered mature shade trees, a pond, and the convenience of paved highway frontage. Whether you are looking for a place to build, start a small ranchette, run a few head of livestock, or simply enjoy more space outside of town, this property gives you a clean and usable canvas with plenty of potential.

The land is gently rolling with a nice mix of Bermuda and native grasses, dotted with mature oak and elm trees that add shade, character, and a true country feel. The pond adds both function and appeal, whether used for

livestock water, stocked with fish, or simply enjoyed as a scenic feature behind a future home. With power and rural water available at the road, the property is well-positioned for a homesite with room to breathe.

With over 800 +/- feet of Highway 3W frontage, this tract also carries business potential in a growing corridor. A brand-new Dollar General is set to open any day, less than a quarter mile away, adding convenience and signaling continued growth in the area. For anyone wanting country living with an easy commute, useful improvements, and long-term flexibility, the Pontotoc 30 is a simple, practical, and well-located opportunity.



PROPERTY FEATURES

COUNTY: **PONTOTOC** | STATE: **OKLAHOMA** | ACRES: **30**

- 41" average annual rainfall
- Gently sloped 30' elevation change
- 800 +/- feet of paved frontage on Highway 3W
- Bermuda and native grasses
- Perfect homestead, homesite, or business location
- Scattered oak and elm trees
- Pond
- Tight fences on north, east and south sides
- Power and rural water at road
- Active wells present
- 1/4 mile from brand-new Dollar General
- 12 minutes from Ada



EXCELLENT BUILD SITE

Located just 12 minutes from Ada, this 30 +/- acre pasture tract offers the kind of country setting that is getting harder to find - open ground, scattered mature shade trees, a pond, and the convenience of paved highway frontage.



SCATTERED OAK AND ELM TREES



BERMUDA AND NATIVE GRASSES

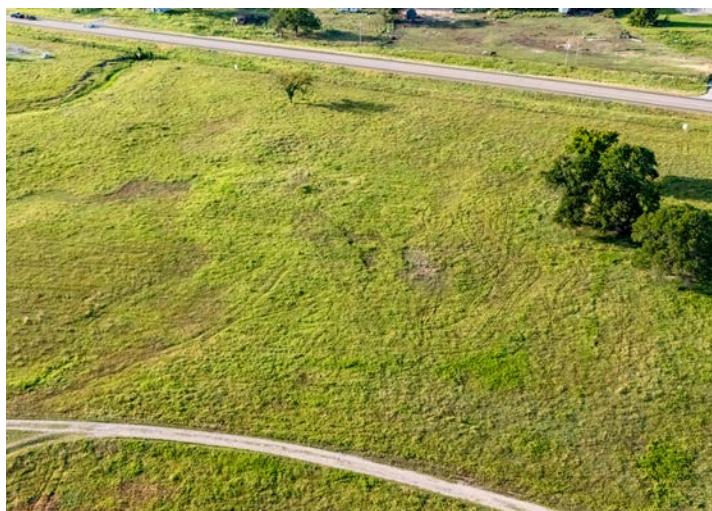


SCENIC POND

The pond adds both function and appeal, whether used for livestock water, stocked with fish, or simply enjoyed as a scenic feature behind a future home.



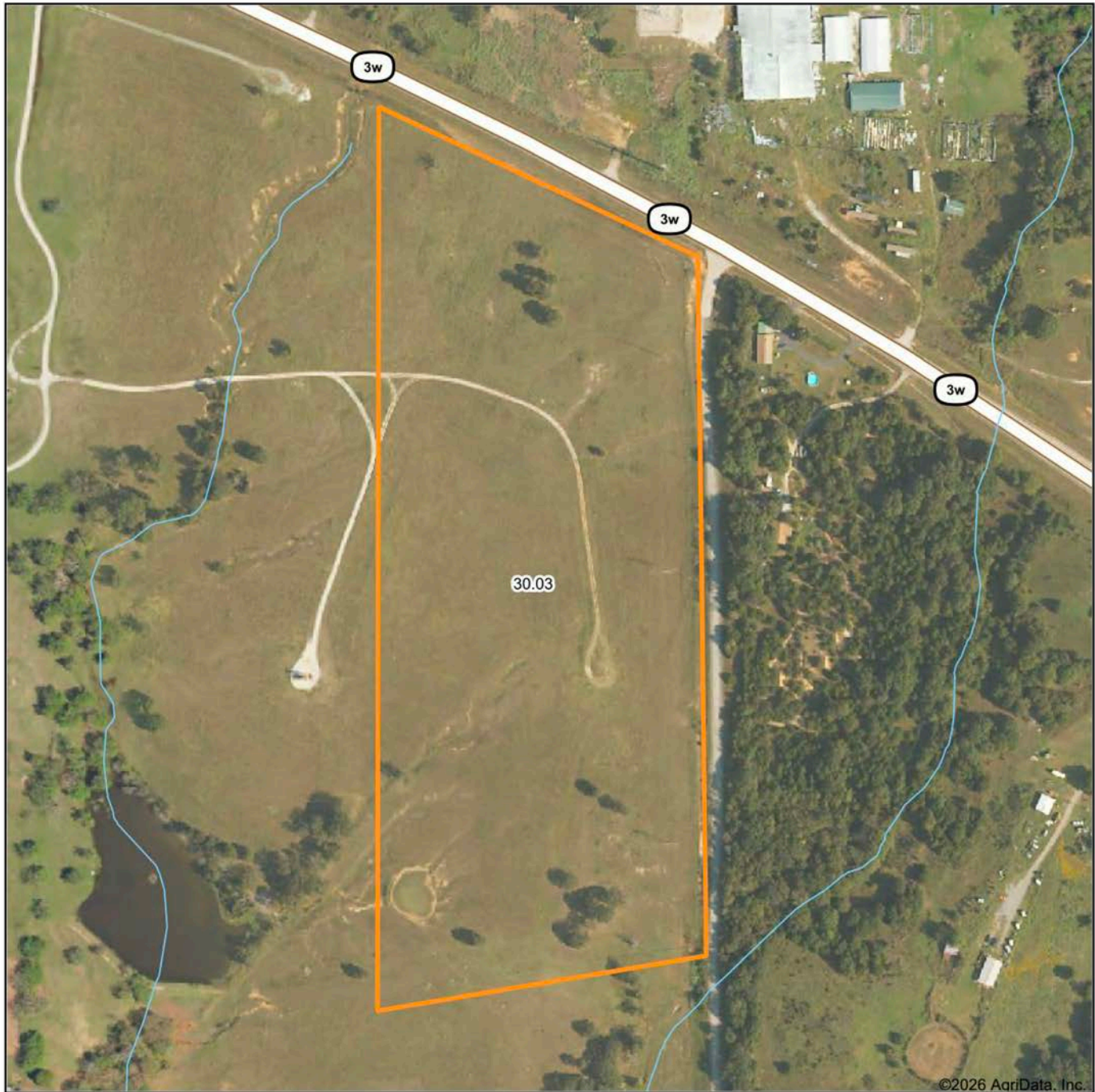
800 +/- FEET OF HIGHWAY 3W FRONTAGE



TIGHT FENCES ON 3 SIDES



AERIAL MAP



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Boundary Center: $34^{\circ} 51' 54.53$, $-96^{\circ} 50' 7.57$



Maps Provided By:



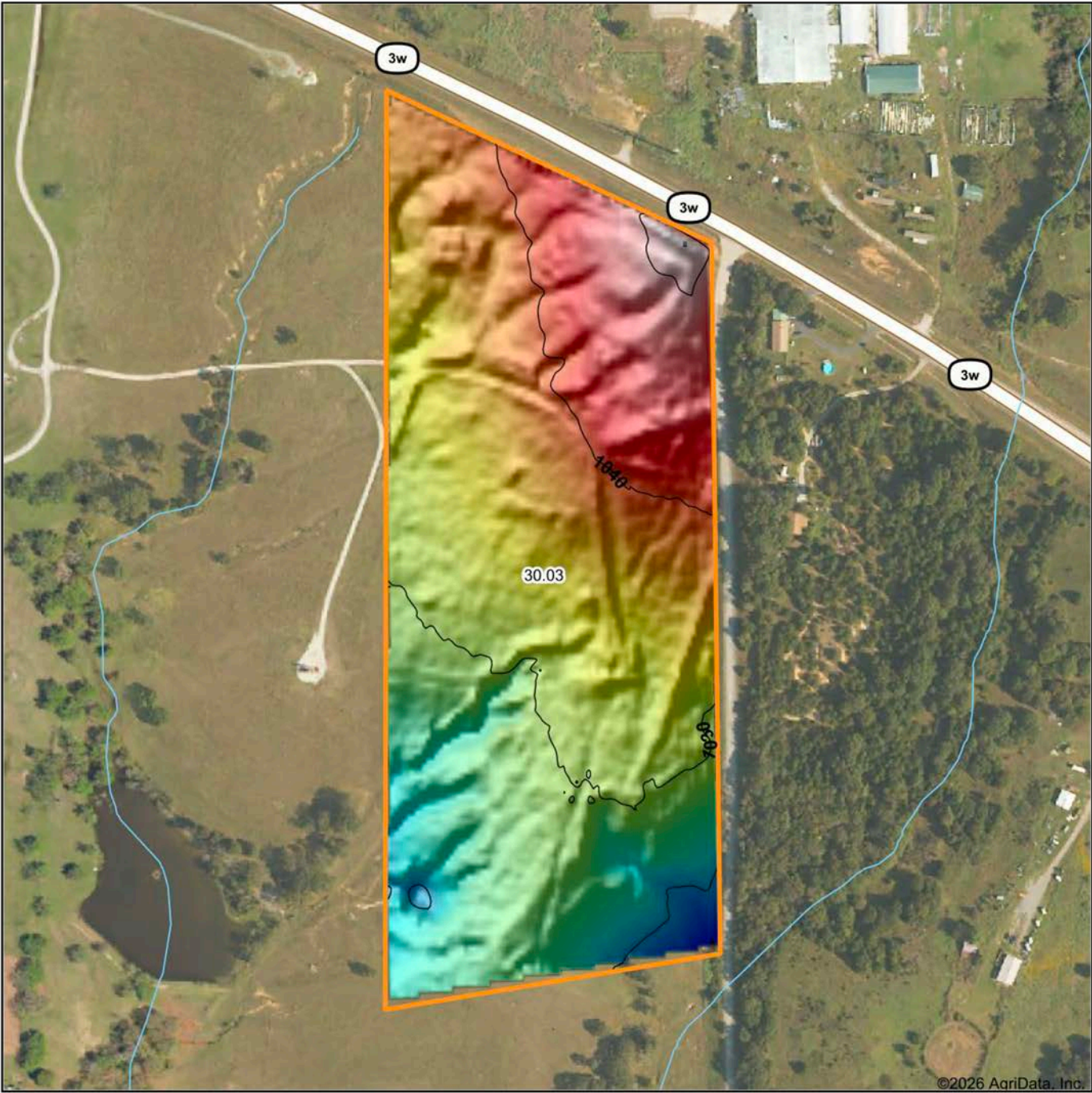
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36-5N-4E
Pontotoc County
Oklahoma

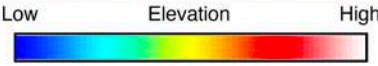


7/9/2026

HILLSHADE MAP



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Source: USGS 3 meter dem
 Interval(ft): 10
 Min: 1,012.7
 Max: 1,052.8
 Range: 40.1
 Average: 1,033.5
 Standard Deviation: 7.05 ft

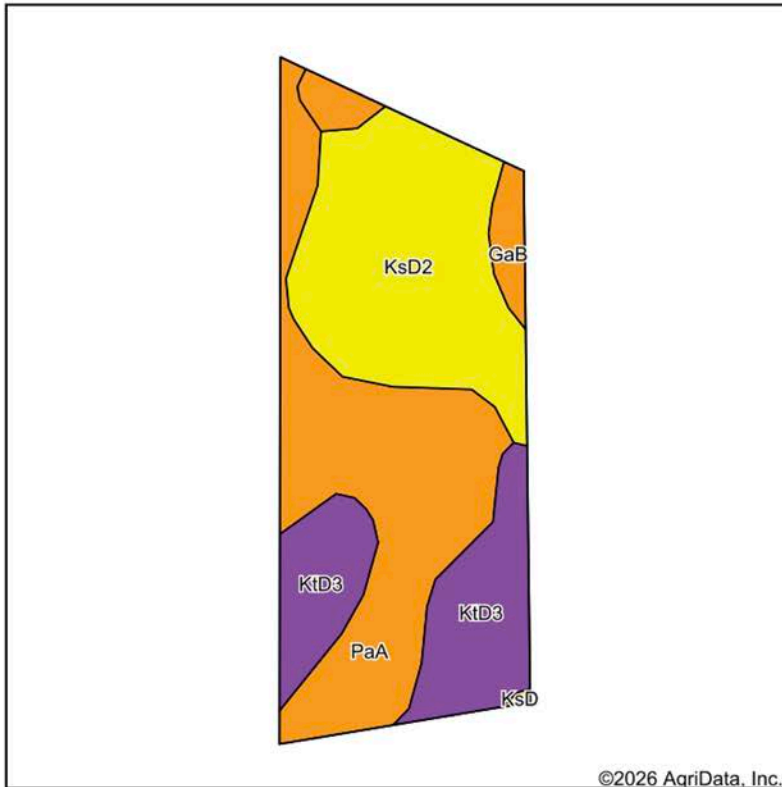


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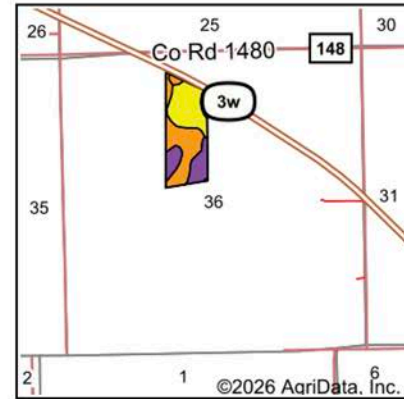
36-5N-4E
Pontotoc County
Oklahoma

Boundary Center: 34° 51' 54.53, -96° 50' 7.57

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Pontotoc**
 Location: **36-5N-4E**
 Township: **Northwest Pontotoc**
 Acres: **30.03**
 Date: **7/9/2026**



Maps Provided By:

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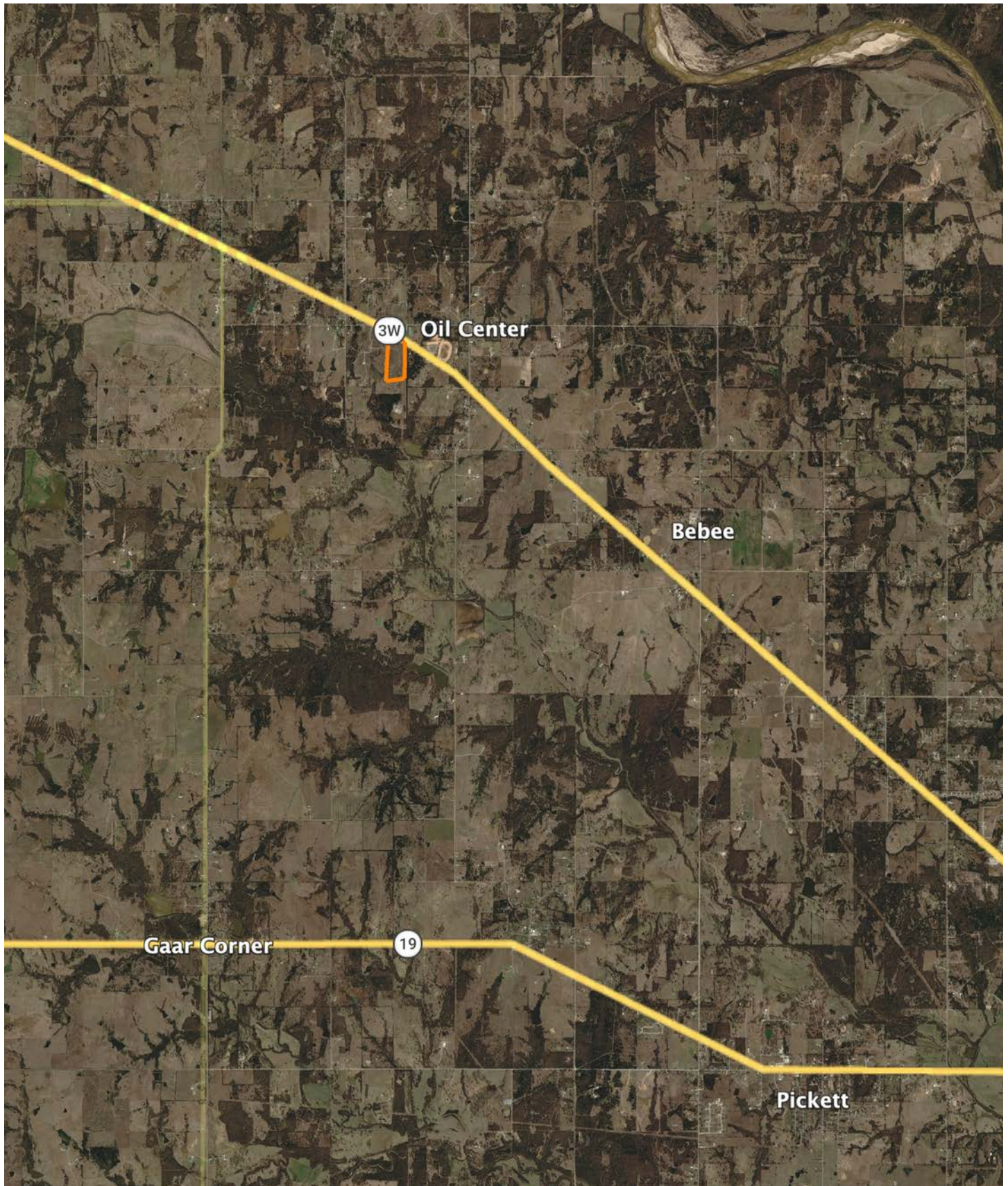


Area Symbol: OK123, Soil Area Version: 21

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
PaA	Parsons silt loam, 0 to 1 percent slopes	11.53	38.4%		1.1ft. (Abrupt textural change)	IIIw	3761	83	82	69
KsD2	Konawa loamy fine sand, 3 to 8 percent slopes, eroded	10.39	34.6%		> 6.5ft.	IVe	0	45	45	42
K1D3	Konawa loamy fine sand, 3 to 8 percent slopes, severely eroded	6.63	22.1%		> 6.5ft.	Vle	0	42	42	38
GaB	Galey loamy fine sand, 1 to 3 percent slopes	1.48	4.9%		> 6.5ft.	IIIe	3200	63	62	63
Weighted Average						4.01	1601.7	*n 59.8	*n 59.4	*n 52.5

*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 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

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