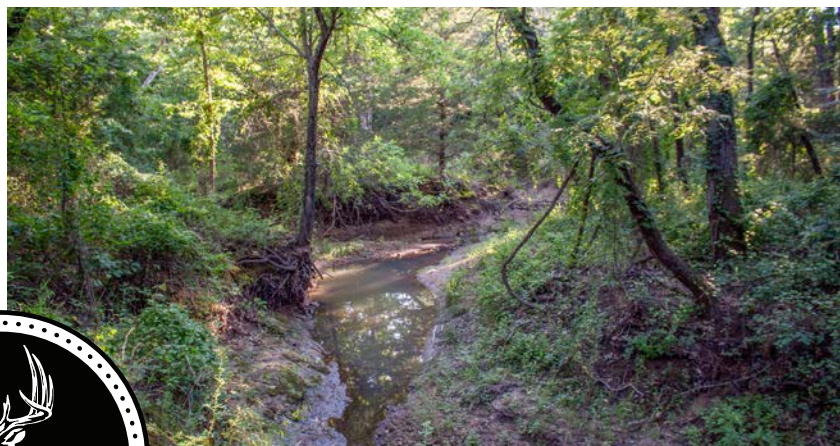
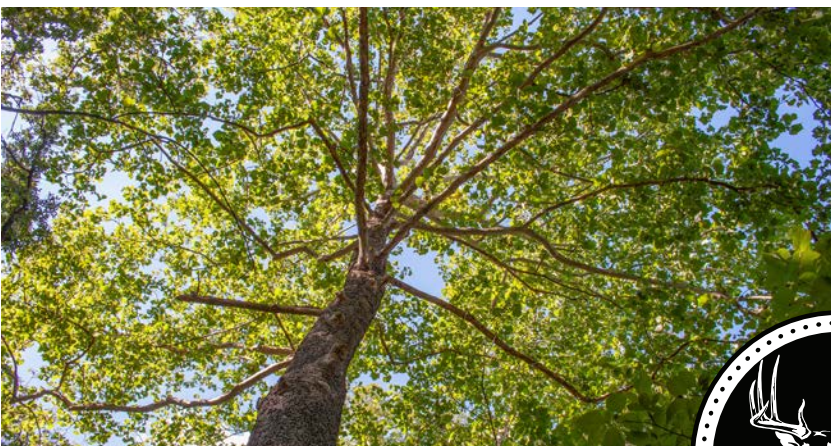


MIDWEST LAND GROUP PRESENTS

40 ACRES

SEMINOLE COUNTY, OK

0000 NORTH 365 ROAD, SASAKWA, OKLAHOMA 74867



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

WILDLIFE SANCTUARY WITH LIVE CREEK, FOOD PLOT, & POND POTENTIAL

Midwest Land Group is proud to present this 40 +/- acre hunting tract in Seminole County, just one mile from the Hughes County line. Located in a strong whitetail area, this property packs an impressive amount of habitat diversity into a manageable acreage. With Cudjo Creek frontage, nearly 2,000 feet of additional seasonal creek, fertile soils, mature timber, and old fields ready to be brought back to life, this is an ideal opportunity for the hunter looking for their own piece of ground with plenty of upside.

Water and habitat diversity are what really separate this tract. Approximately 840 feet of year-round Cudjo Creek meanders through the property, while another 1,950 +/- feet of seasonal creek winds through the interior before feeding into Cudjo Creek. This seasonal creek runs water much of the year and may be spring-fed, creating marshy pockets, pools, riparian habitat, and unique rock features along its course. An old pond site along the creek offers an exciting opportunity as well. With some dam repair, a future owner could potentially create a substantial water feature for fishing, waterfowl, and wildlife. Even as it sits today, the combination of creek bottom, water pockets, and wetland-type habitat adds a dimension you don't find on many 40-acre tracts.

The hunting potential is easy to see. Black oak, chinquapin oak, post oak, walnut, pine, and persimmon provide mast, browse, and cover throughout the upland and bottomland habitat. Approximately 3.2 acres of old peanut fields offer an established opening ready to be converted into a secluded destination food plot, and 58% of the property consists of Class II and III soils—giving you the fertility to make those plots count. Whitetail deer, turkey, and wild hogs call the area home, and the combination of food, thick cover, creek corridors, and dependable water gives a hunter the ingredients to develop a dynamite little hunting property.

Despite its secluded feel, access to town is convenient, with the property only a half mile west of Highway 56, 7 minutes from Sasakwa, 13 minutes from Wewoka, and 30 minutes from Ada. Downtown Oklahoma City is approximately 80 minutes away, with Tulsa around 90 minutes. For someone wanting an affordable-sized hunting tract with quality soils, diverse habitat, live water, and plenty of room to put their own stamp on it, this Seminole County 40 is an incredible opportunity.



PROPERTY FEATURES

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

- Seminole County, 1 mile from Hughes County line
- 50 +/- feet of elevation change
- 840 +/- feet of Cudjo Creek frontage
- 1,950 +/- feet of seasonal creek
- 58% of property in Class II & III soils
- Oak upland and bottomland habitat
- Fenced on west and east sides
- Black oak, chinquapin oak, post oak, walnut, pine, persimmon
- 3.2 +/- acres of old peanut fields for food plots
- Excellent pond site along seasonal creek
- Whitetail deer, turkey, wild hogs
- Just .5 miles west of Highway 56
- 7 minutes to Sasakwa
- 13 minutes to Wewoka
- 30 minutes to Ada
- 80 minutes to Downtown Oklahoma City
- 90 minutes to Tulsa



QUALITY SOILS

Approximately 3.2 acres of old peanut fields offer an established opening ready to be converted into a secluded destination food plot, and 58% of the property consists of Class II and III soils—giving you the fertility to make those plots count.



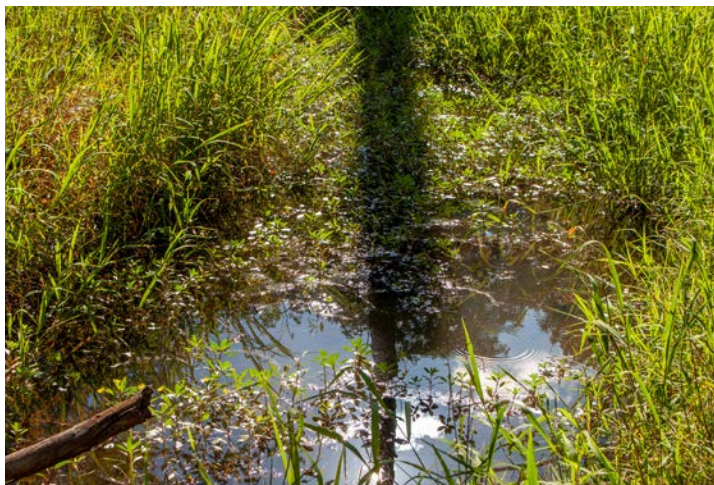
CONVENIENT ACCESS



QUALITY HUNTING

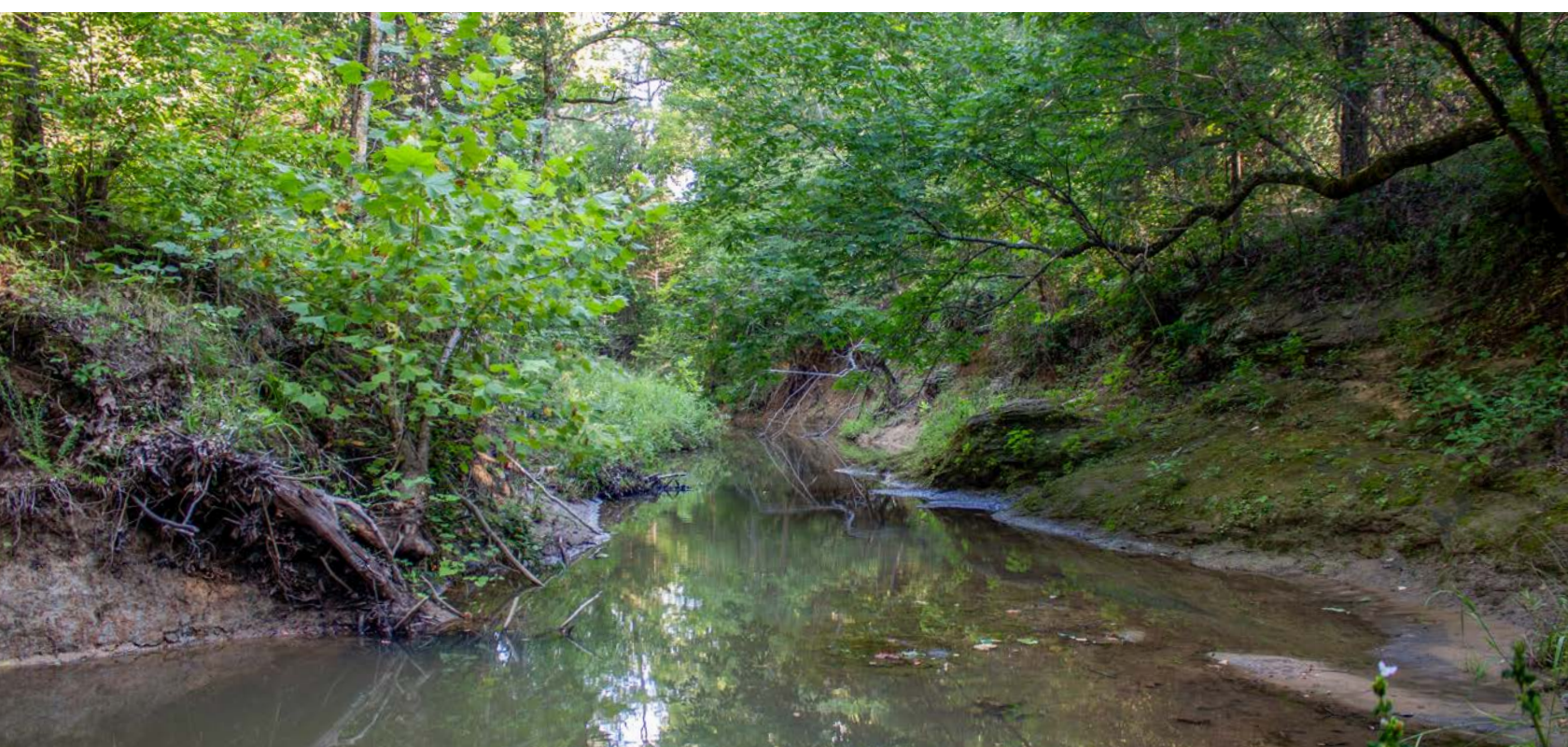
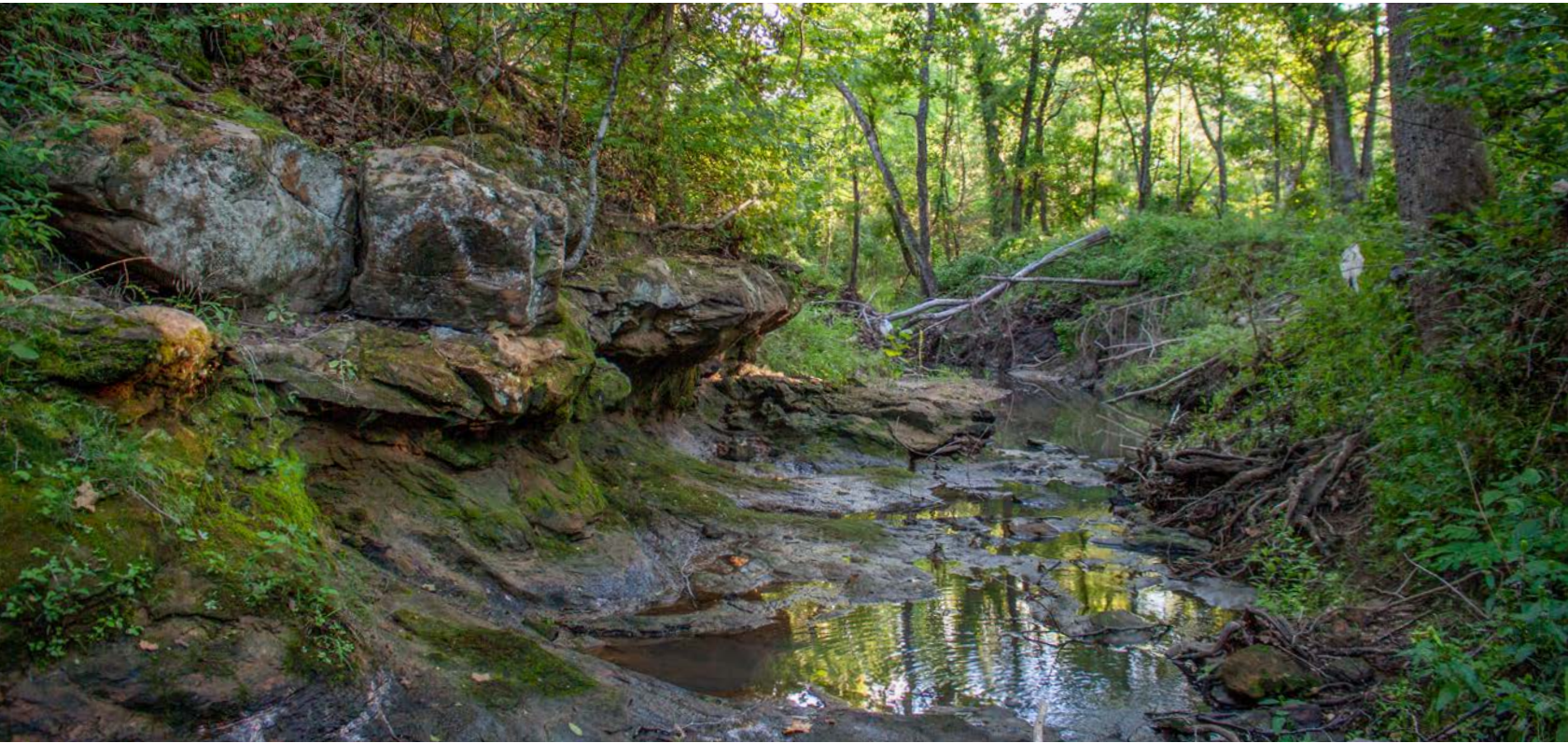


DIVERSE HABITAT



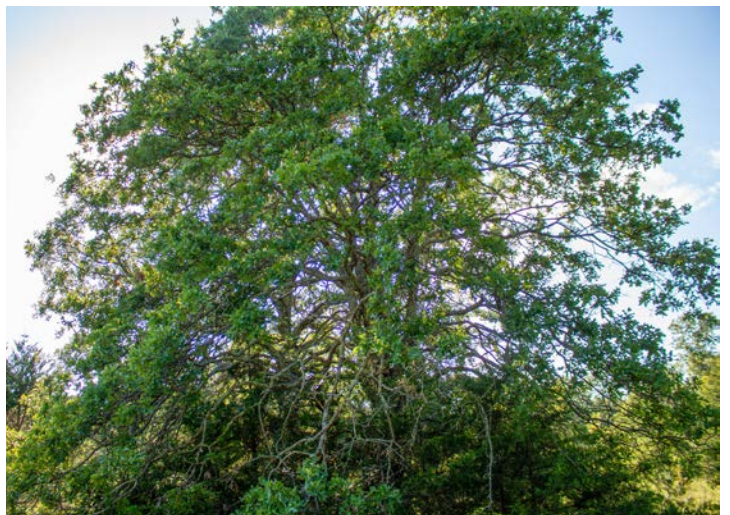
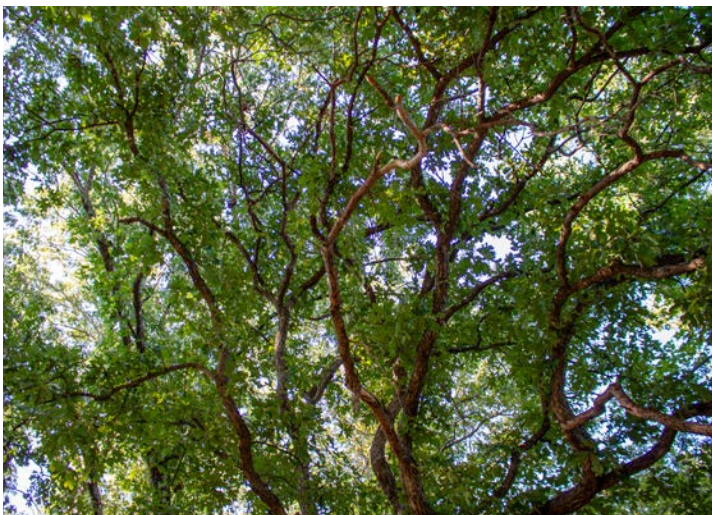
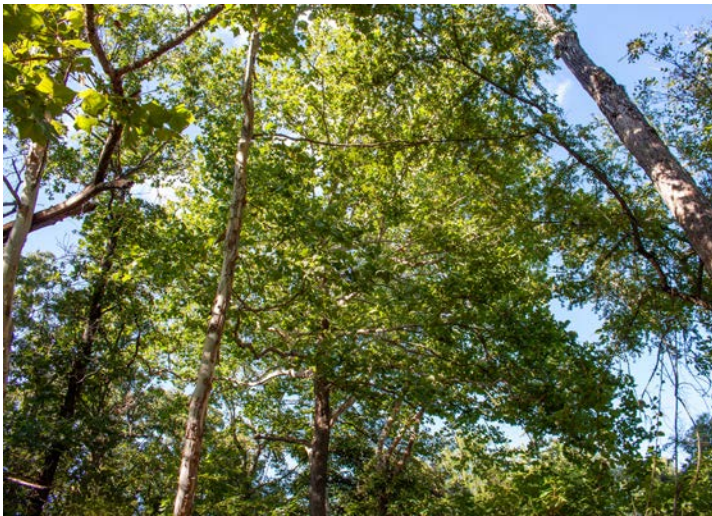
840 +/- FEET OF CUDJO CREEK FRONTAGE

Approximately 840 feet of year-round Cudjo Creek meanders through the property, while another 1,950 +/- feet of seasonal creek winds through the interior before feeding into Cudjo Creek.

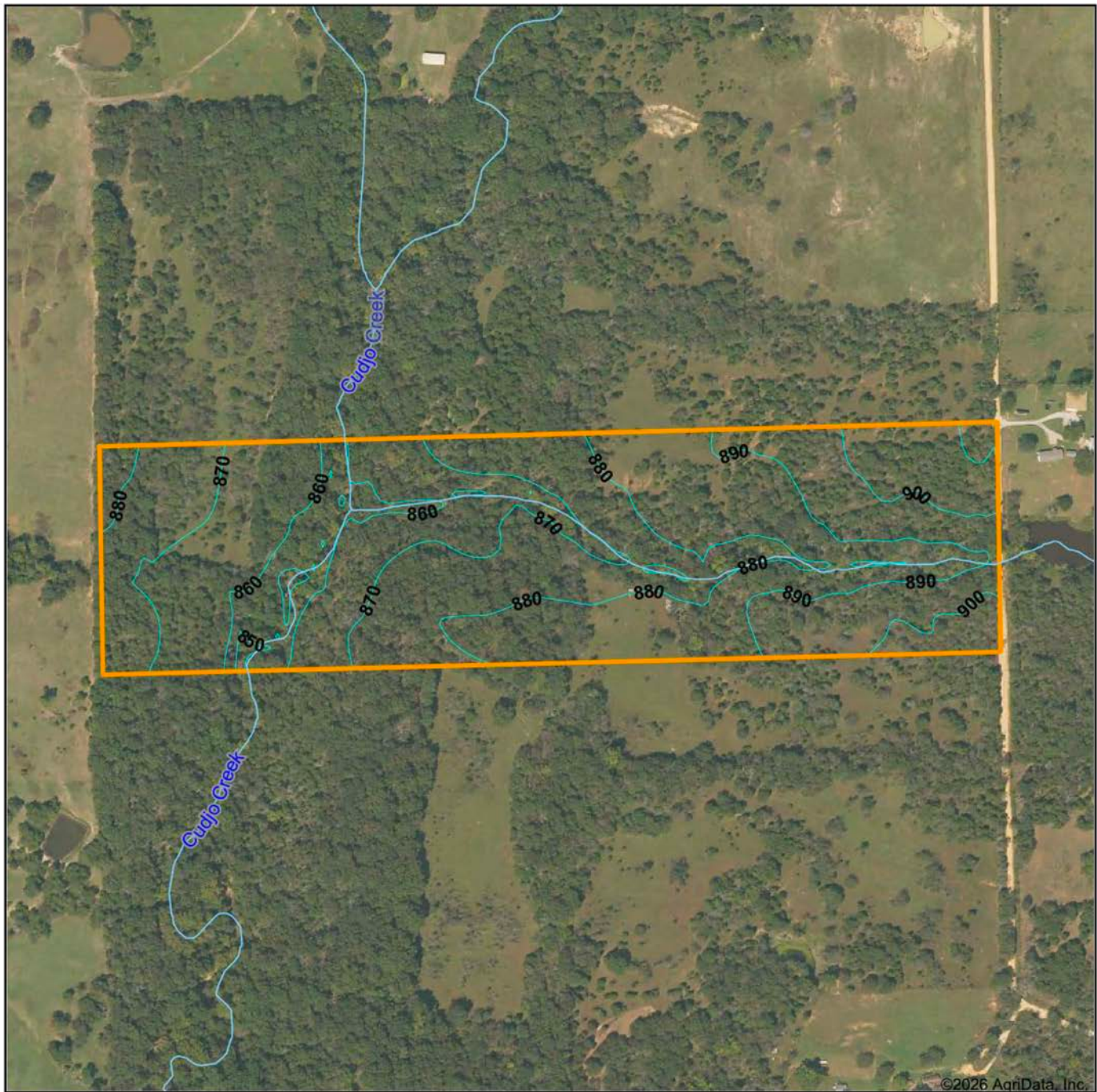


MATURE TIMBER

Black oak, chinquapin oak, post oak, walnut, pine, and persimmon provide mast, browse, and cover throughout the upland and bottomland habitat.



TOPOGRAPHY MAP



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Maps Provided By:



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www.AgriDataInc.com

Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 846.2

Max: 913.6

Range: 67.4

Average: 878.1

Standard Deviation: 13.32 ft

0ft 455ft 910ft

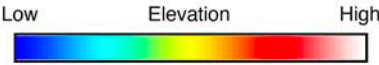
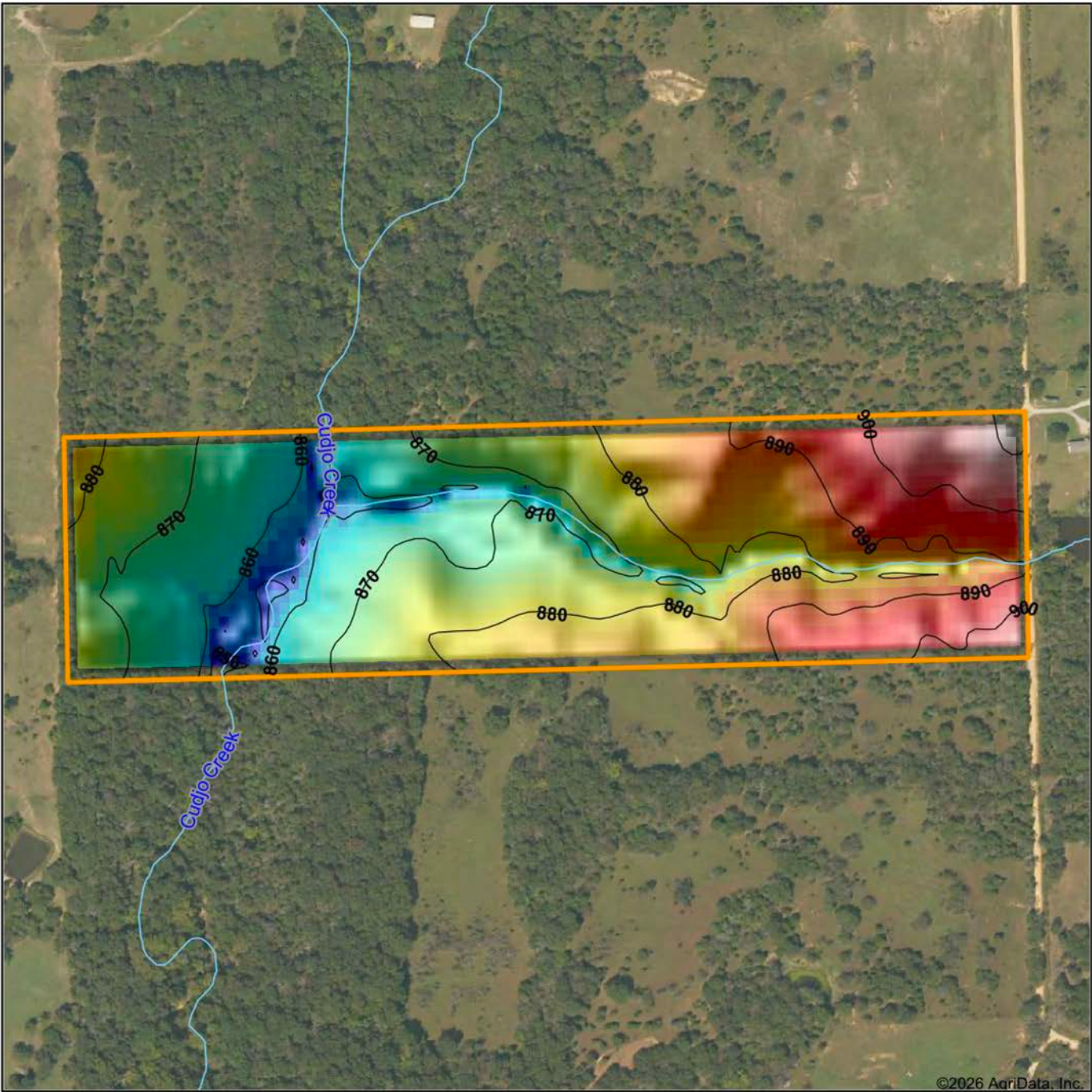


8/11/2026

36-7N-7E
Seminole County
Oklahoma

Boundary Center: 35° 2' 3.18, -96° 30' 57.19

HILLSHADE MAP



Maps Provided By:



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Source: USGS 10 meter dem
Interval(ft): 10
Min: 846.2
Max: 913.6
Range: 67.4
Average: 878.1
Standard Deviation: 13.32 ft

0ft 425ft 849ft

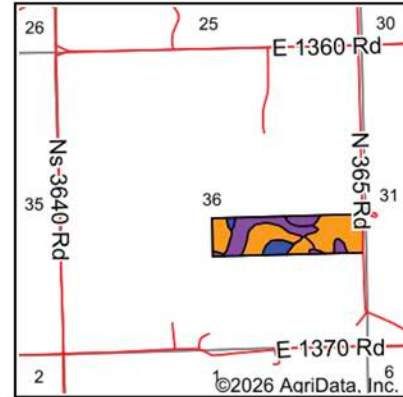
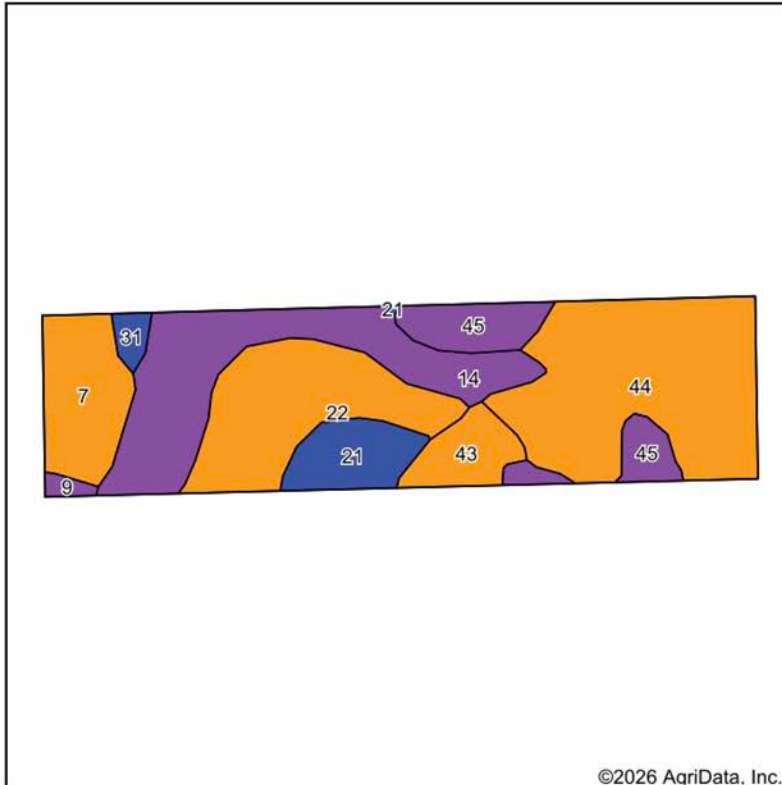


8/11/2026

36-7N-7E
Seminole County
Oklahoma

Boundary Center: 35° 2' 3.18, -96° 30' 57.19

SOILS MAP



State: **Oklahoma**
 County: **Seminole**
 Location: **36-7N-7E**
 Township: **Wewoka**
 Acres: **40.46**
 Date: **8/11/2026**



Maps Provided By:



Soils data provided by USDA and NRCS.

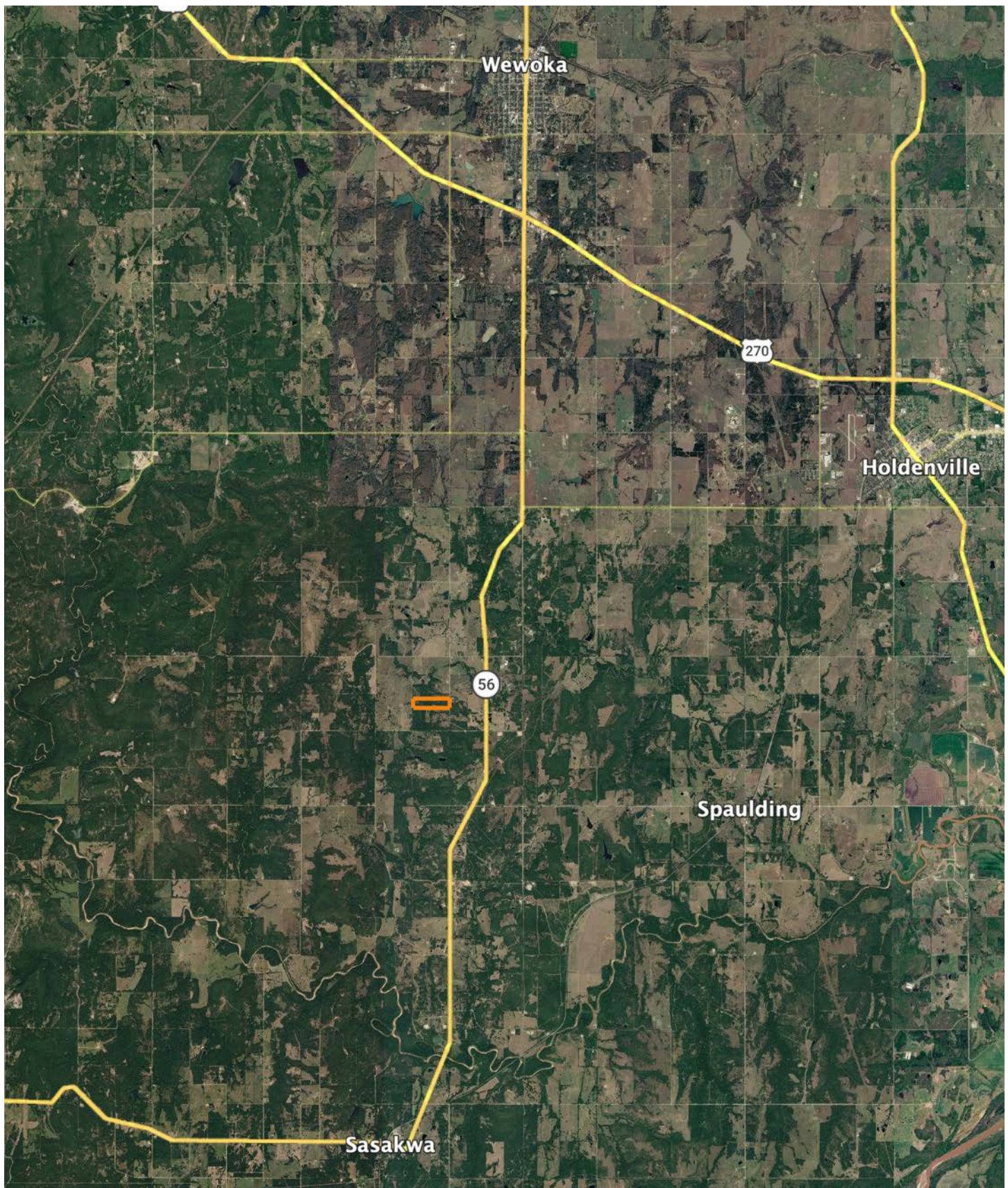
Area Symbol: OK133, Soil Area Version: 21

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	12.06	29.7%		3ft. (Paralithic bedrock)	Ille	3360	36	35	32
14	Gowton fine sandy loam, 0 to 1 percent slopes, frequently flooded	8.66	21.4%		> 6.5ft.	Vw	6195	54	48	53
22	Konawa fine sandy loam, 3 to 5 percent slopes	7.08	17.5%		> 6.5ft.	Ille	3885	53	47	53
7	Dennis loam, 3 to 5 percent slopes	4.00	9.9%		> 6.5ft.	Ille	4178	64	51	53
45	Stephenville-Darnell complex, 5 to 15 percent slopes, severely eroded	3.30	8.2%		2.1ft. (Paralithic bedrock)	Vle	0	26	26	20
21	Konawa fine sandy loam, 1 to 3 percent slopes	2.50	6.2%		> 6.5ft.	Ile	3885	56	51	56
43	Stephenville fine sandy loam, 3 to 5 percent slopes	2.05	5.1%		3ft. (Paralithic bedrock)	Ille	3315	43	40	41
31	Okemah silt loam, 1 to 3 percent slopes	0.52	1.3%		> 6.5ft.	Ile	4173	75	74	71
9	Eram-Coweta complex, 5 to 12 percent slopes	0.29	0.7%		2.5ft. (Paralithic bedrock)	Vle	3588	44	37	37
Weighted Average						3.62	3907.7	*n 46.9	*n 42.5	*n 43.7

*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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MidwestLandGroup.com

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