

MIDWEST LAND GROUP PRESENTS

20 ACRES IN

GARVIN COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

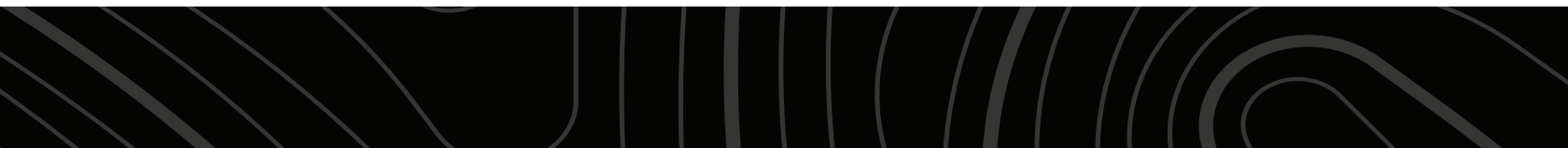
PRODUCTIVE CLASS I FARMLAND WITH HOMESITE & HUNTING POTENTIAL

Midwest Land Group is proud to present this highly productive tract just minutes from Pauls Valley, offering a rare combination of fertile farmland, homesite potential, and recreational value. Approximately 20 acres are tillable, with an impressive 94% of the property consisting of Class I silty clay loam soils—making this an excellent opportunity for someone looking to start or expand a farming operation, add acreage to an existing portfolio, or create a productive hobby farm close to town. Paved road frontage along the north boundary, along with electric and rural water at the county road, adds convenience for both agricultural use and future improvements.

Wolf Creek frontage and an irrigation easement to the Washita River give the property additional appeal, with whitetail deer, turkey, and dove frequenting the area. A natural high point offers potential for an

elevated homesite out of the floodplain with proper site preparation, while the balance of open ground provides flexibility for crops, livestock, gardens, or other small-farm uses. For an investor, the tillable acreage could also offer potential for leased farming income while retaining the recreational benefits of owning land in an area with great whitetails.

Located just 5 minutes from Pauls Valley, 12 minutes from I-35, 16 minutes from Stratford, and approximately 55 minutes from downtown Oklahoma City, this tract combines productive soils and rural beauty with excellent access. Whether your goal is to farm it yourself, lease the cultivated ground, build a country home, or own a manageable hunting property with agricultural upside, this one offers several practical ways to make the land work for you.



PROPERTY FEATURES

COUNTY: **GARVIN** | STATE: **OKLAHOMA** | ACRES: **20**

- 20 +/- acres with fertile soils
- 38" average annual rainfall
- 94% in class I silty clay loam soils
- Paved road frontage on the north
- Electric and rural water at county road
- Easement to Washita River
- Wolf Creek frontage
- Whitetail deer, turkey, dove
- Natural high point with potential to build above floodplain elevation
- Close to town with rural beauty
- 5 more acres available
- Property is within FEMA 100-year floodplain
- 5 minutes to Pauls Valley, OK
- 16 minutes to Stratford, OK
- 12 minutes to I-35
- 55 minutes to downtown Oklahoma City

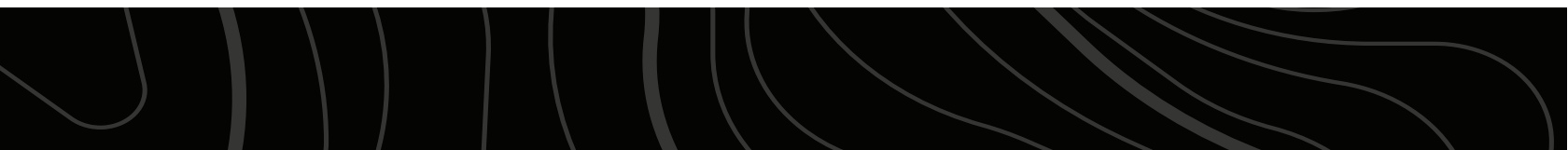


CLASS I SOILS

Approximately 20 acres are tillable, with an impressive 94% of the property consisting of Class I silty clay loam soils—making this an excellent opportunity for someone looking to start or expand a farming operation, add acreage to an existing portfolio, or create a productive hobby farm close to town.



PAVED ROAD FRONTAGE



WOLF CREEK FRONTAGE & RIVER ACCESS

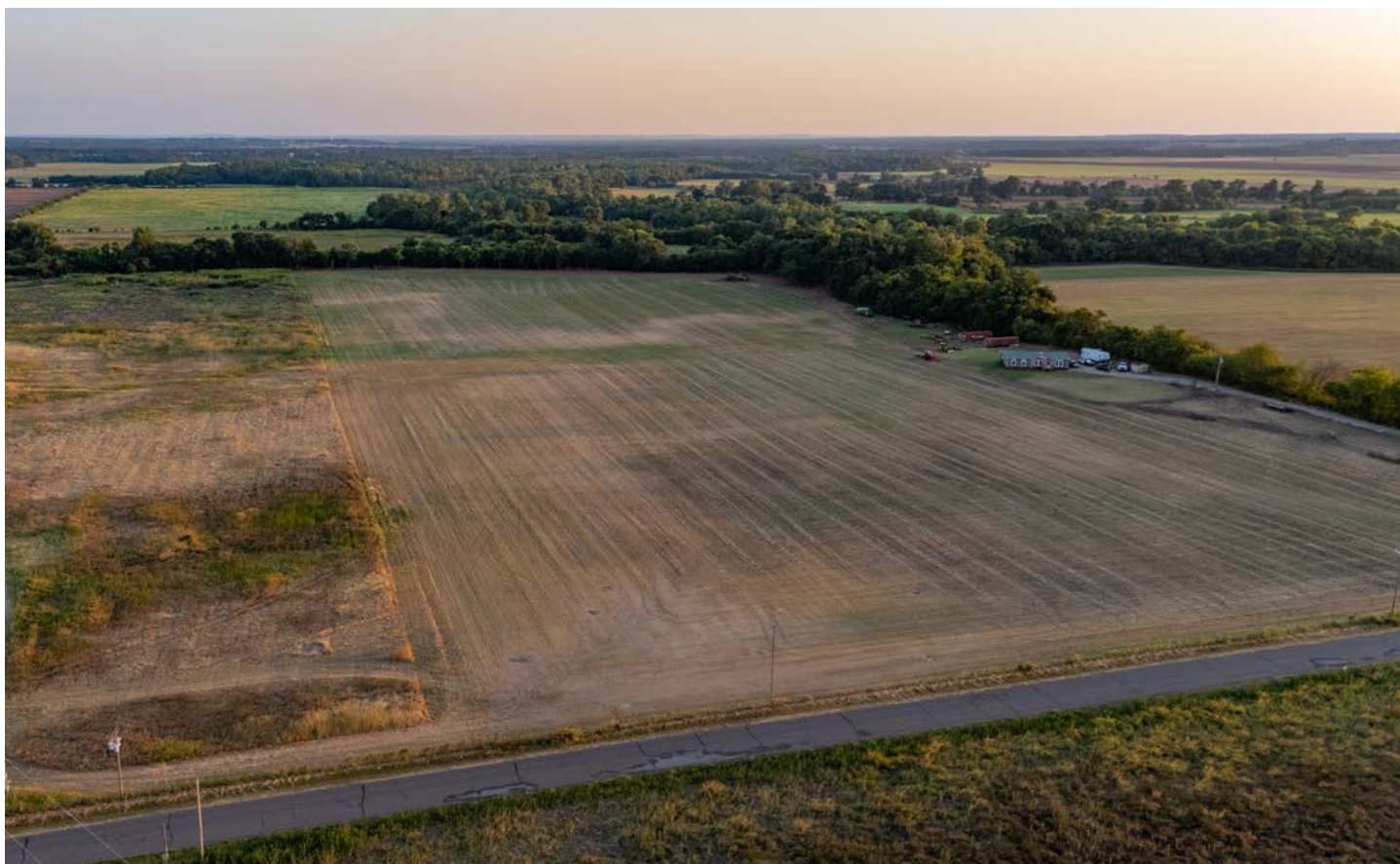
Wolf Creek frontage and an irrigation easement to the Washita River give the property additional appeal, with whitetail deer, turkey, and dove frequenting the area.



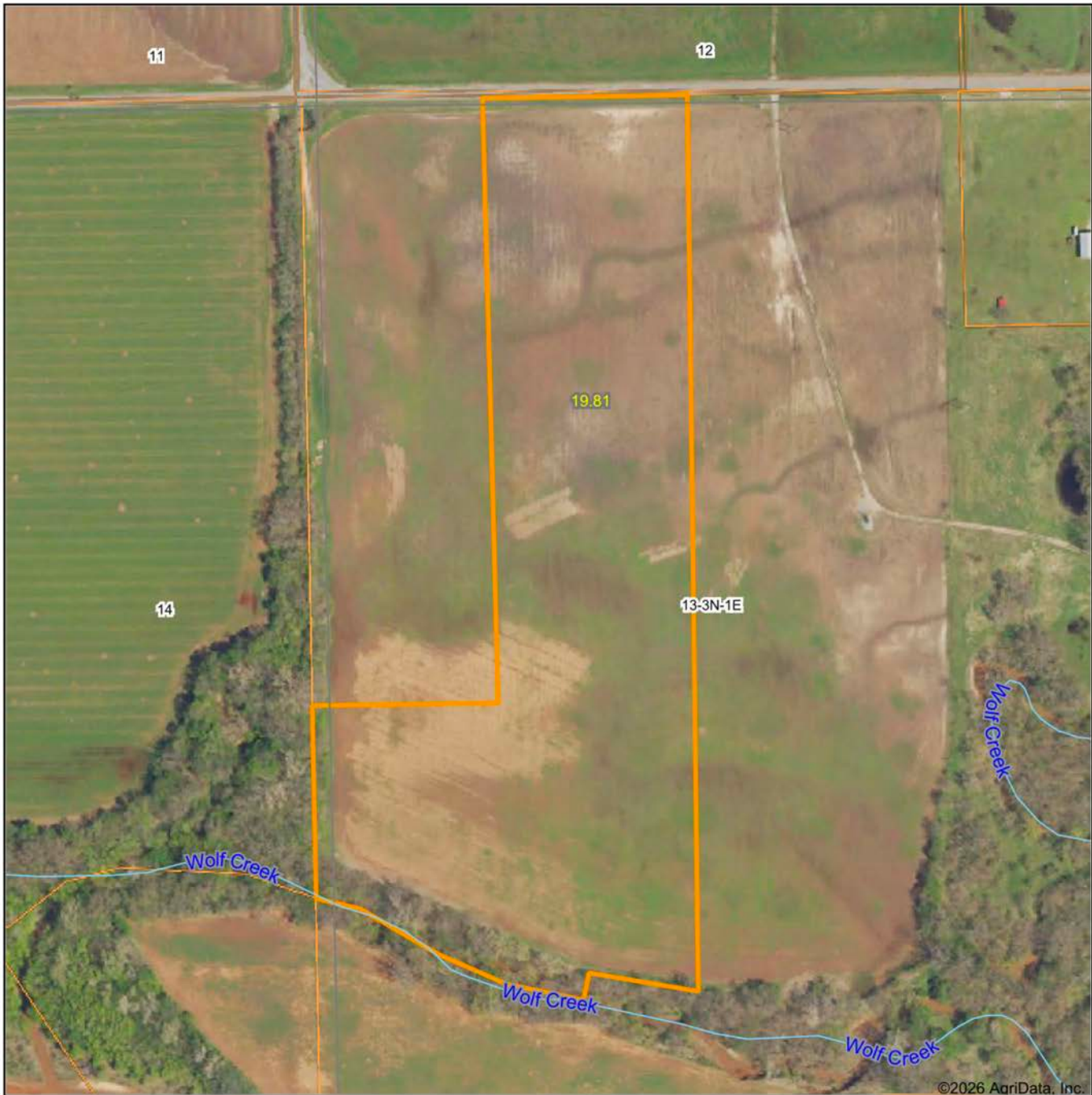
HUNTING OPPORTUNITIES



ELECTRIC & RURAL WATER AT THE ROAD



AERIAL MAP



Maps Provided By:



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Boundary Center: 34° 44' 10.08, -97° 9' 32.24

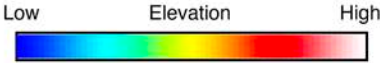
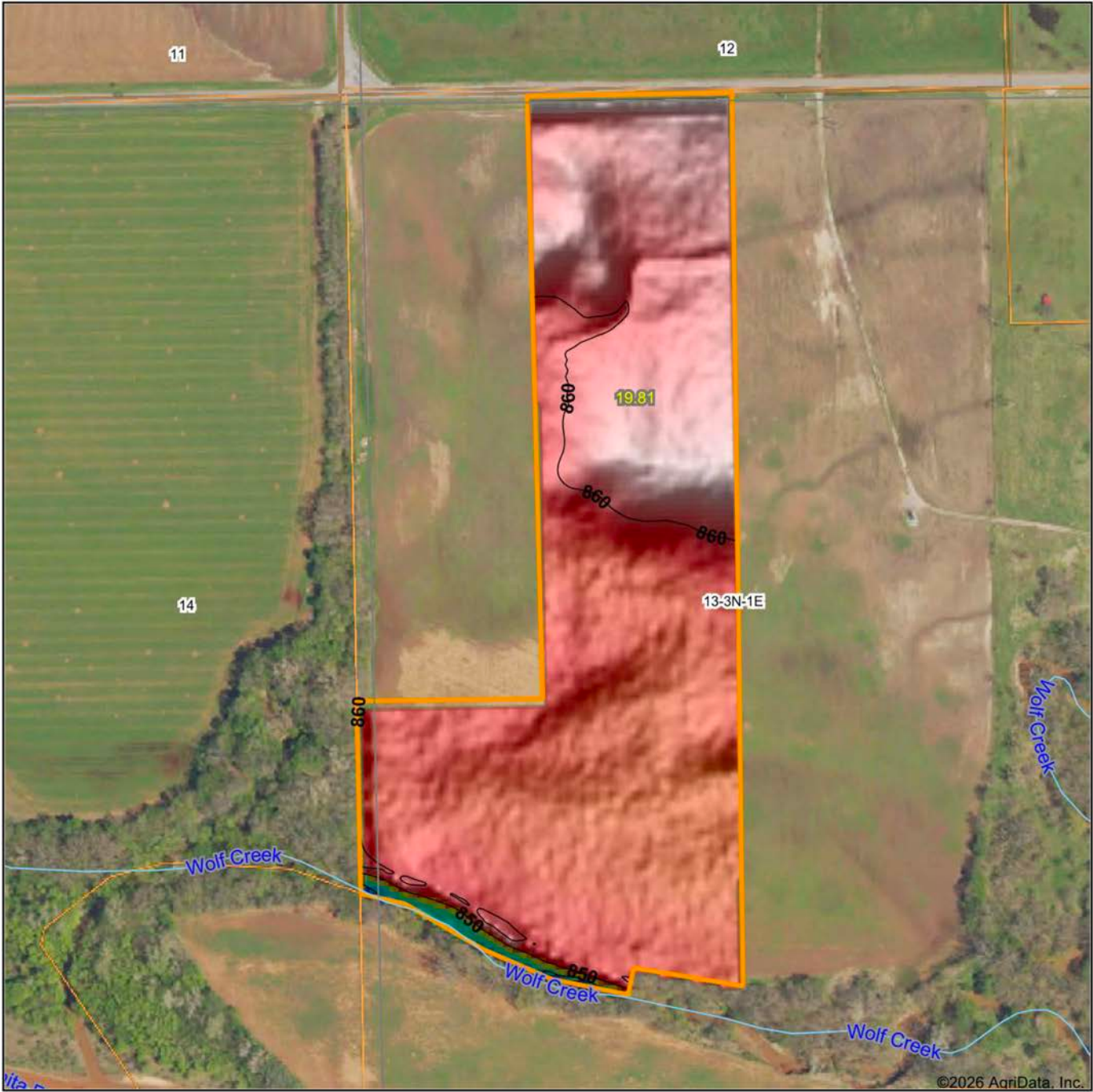
13-3N-1E
Garvin County
Oklahoma

0ft 308ft 615ft



9/10/2026

TOPOGRAPHY MAP



Maps Provided By:

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CUSTOMIZED ONLINE MAPPING
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Source: USGS 3 meter dem
Interval(ft): 10
Min: 838.7
Max: 865.6
Range: 26.9
Average: 859.3
Standard Deviation: 2.95 ft

0ft 308ft 615ft

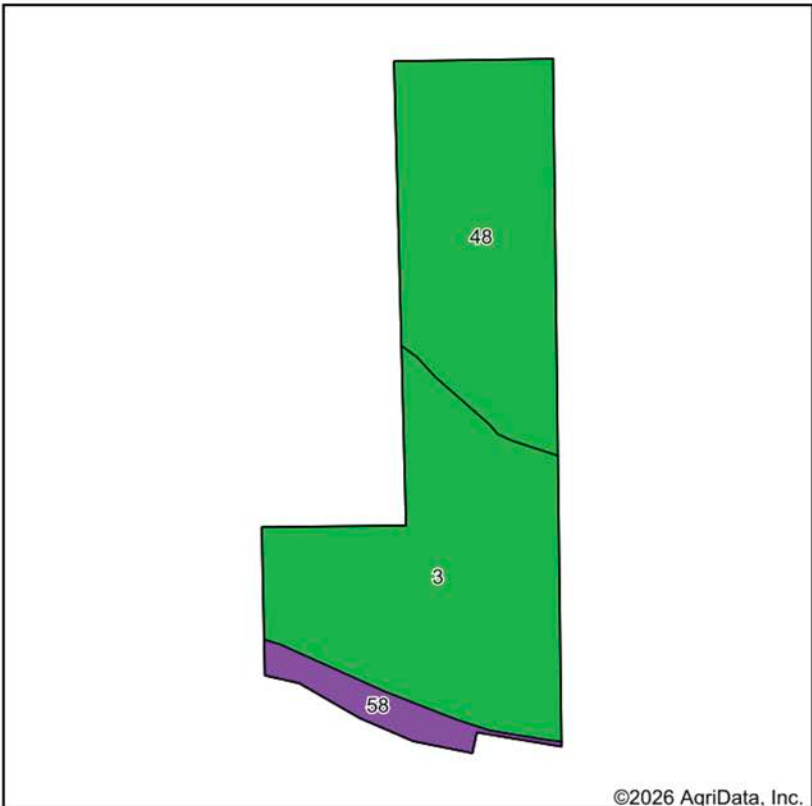


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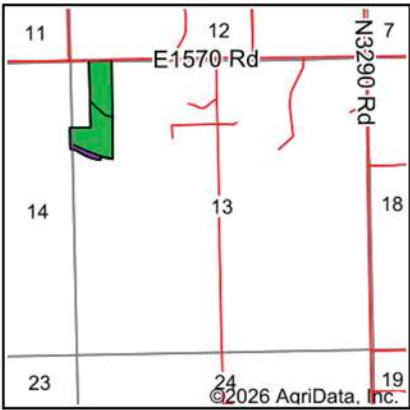
13-3N-1E
Garvin County
Oklahoma

Boundary Center: 34° 44' 10.08, -97° 9' 32.24

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
County: **Garvin**
Location: **13-3N-1E**
Township: **Pauls Valley**
Acres: **19.81**
Date: **9/10/2026**



Maps Provided By:



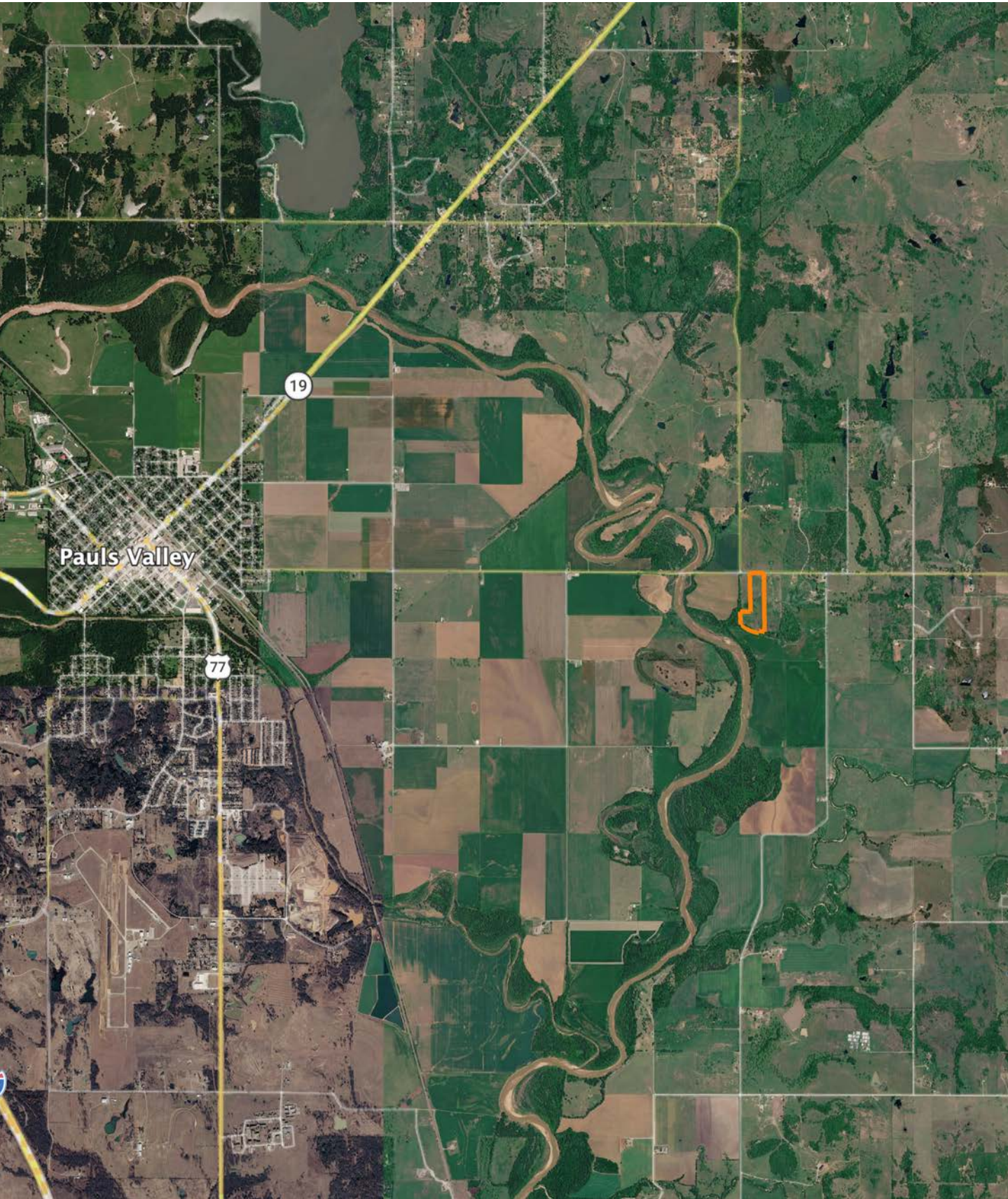
Area Symbol: OK049, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
3	Asher silty clay loam, 0 to 1 percent slopes, rarely flooded	10.37	52.4%		Is	5895	66	52	55	66
48	McLain silty clay loam, 0 to 1 percent slopes, rarely flooded	8.29	41.8%		Iw	6084	59	48	53	59
58	Port and Pulaski soils, 0 to 1 percent slopes, frequently flooded	1.15	5.8%		Vw	6224	45	42	43	45
Weighted Average					1.23	5993.2	*n 61.9	*n 49.7	*n 53.5	*n 61.9

*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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