

MIDWEST LAND GROUP PRESENTS

15 ACRES

LOGAN COUNTY, OK

10501 DOBBS ROAD, WELLSTON, OKLAHOMA 74881



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

QUIET COUNTRY LIVING WITH CUSTOM HOME & FENCED PASTURES IN LUTHER SCHOOLS

Midwest Land Group is proud to present the Logan 15, a beautiful 15 +/- acre country property offering the space and quiet of rural living without giving up a reasonable commute to the city. Perched along a ridge overlooking the surrounding countryside, the custom 3,303 +/- square foot brick home provides the kind of setting that's perfect for the family, a few livestock, and wildlife out the back door, all within the highly desirable Luther School District.

Built in 2005, the 4 bedroom, 3.5 bath home with office has been freshly remodeled with new flooring, paint, and finishes throughout. Large windows fill the home with natural light and take advantage of the elevated country views, while a gorgeous and functional kitchen flows into spacious dining and living areas anchored by a fireplace. The large primary suite provides plenty of room to retreat, and a spacious 2 car garage and in-ground storm shelter round out a home designed for comfortable everyday living. A private water well drawing from the Central Oklahoma Aquifer supplies the property.

Outside, the acreage offers a mix of Bermuda and native grasses over clay loam and sandy loam soils, with mature oaks scattered throughout for shade and character. The property is fenced and cross-fenced, making it ready for a few cows, horses, goats, or other livestock, while whitetail deer, wild turkey, and small game provide the opportunity to hunt right at home. Two existing ponds are currently dry following drought conditions but add water potential as conditions improve.

Tucked away on a quiet dirt county road, the property sits just 2 miles from freshly paved Luther Road, with continued road improvements occurring in the area. You're approximately 10 minutes from Luther, 30 minutes from Guthrie or Edmond, and 35 minutes from downtown Oklahoma City. For someone wanting a large, updated home, enough acreage to actually enjoy country life, Luther Schools, and separation from the hustle and noise of town without sacrificing access to the metro, the Logan 15 has it all.



PROPERTY FEATURES

COUNTY: **LOGAN** | STATE: **OKLAHOMA** | ACRES: **15**

- Custom 2005 brick home
- 3,303 sq. ft. (per tax records)
- 4 bed, 3.5 bath with office
- Large master suite
- Gorgeous, functional kitchen & spacious dining spaces
- Freshly remodeled with new flooring, paint, finishes throughout
- Large windows with natural light and country views
- Fireplace
- Spacious 2-3 car garage
- Storm shelter
- Luther Schools
- Water well (Central Oklahoma Aquifer)
- Bermuda and native grass mix
- Clay loam and Sandy loam soils
- Mature oak trees throughout
- Fenced and cross-fenced for livestock
- Whitetail deer, wild turkey, small game
- 2 ponds (dry due to drought)
- Quiet country setting
- 2 miles from the freshly paved Luther Road
- 10 minutes to Luther
- 30 minutes to Guthrie and Edmond
- 35 minutes to downtown OKC



CUSTOM 2005 BRICK HOME

Large windows fill the home with natural light and take advantage of the elevated country views, while a gorgeous and functional kitchen flows into spacious dining and living areas anchored by a fireplace.



LARGE MASTER SUITE



4 BED, 3.5 BATH WITH OFFICE

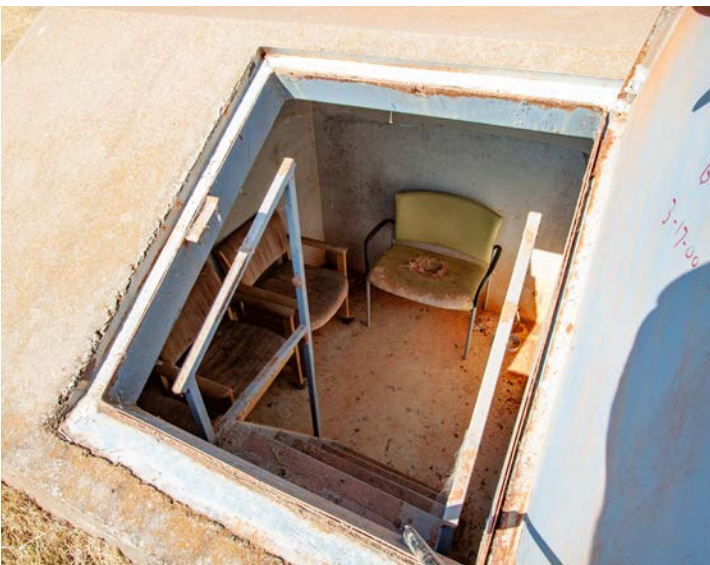


GRASS MIX & MATURE OAK TREES

Outside, the acreage offers a mix of Bermuda and native grasses over clay loam and sandy loam soils, with mature oaks scattered throughout for shade and character.



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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Boundary Center: 35° 46' 7.44, -97° 10' 43.63

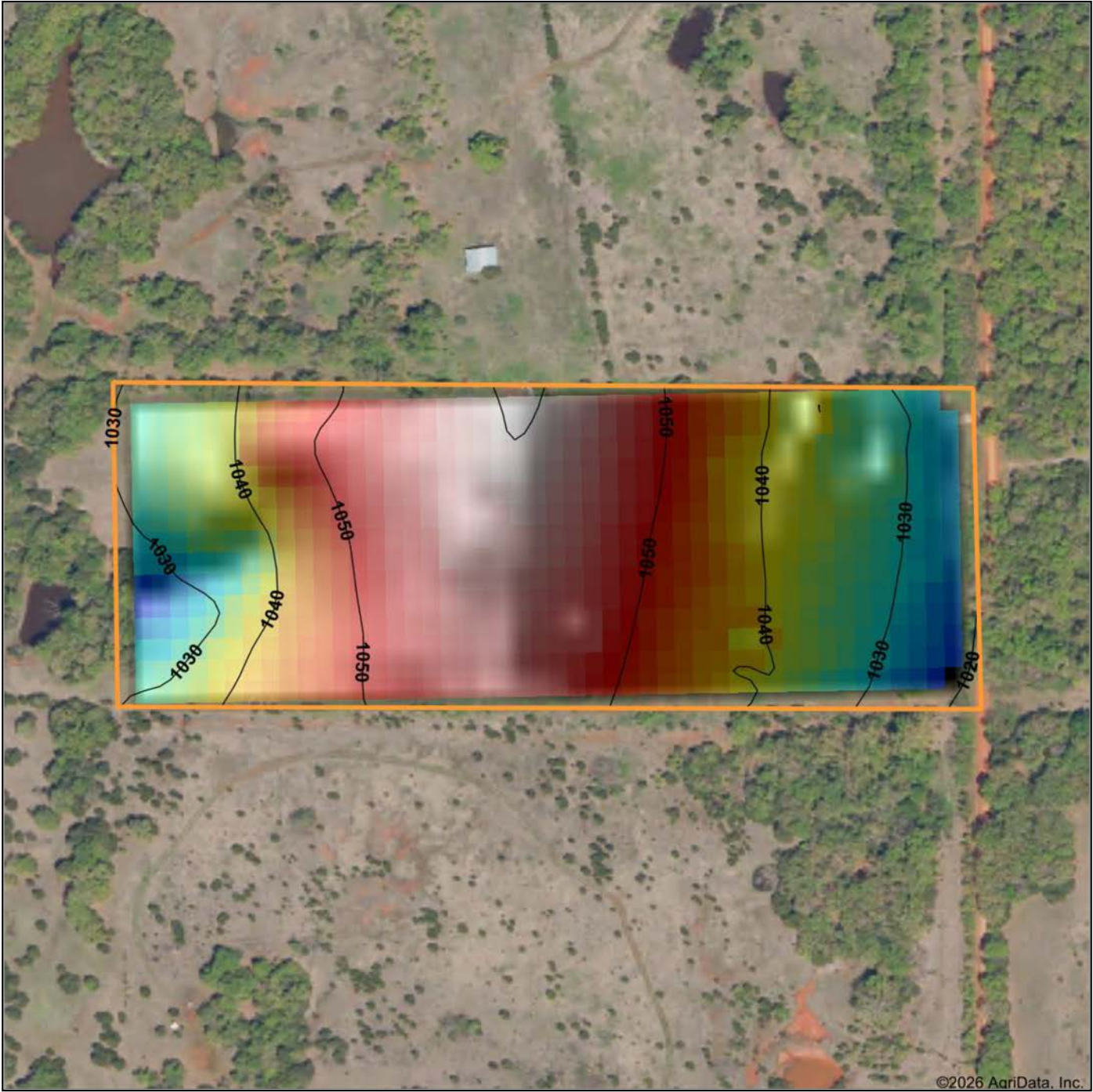
15-15N-1E
Logan County
Oklahoma

0ft 234ft 467ft

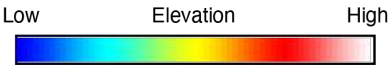


9/18/2026

HILLSHADE MAP



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Source: USGS 10 meter dem
Interval(ft): 10
Min: 1,019.4
Max: 1,060.3
Range: 40.9
Average: 1,044.1
Standard Deviation: 10.14 ft

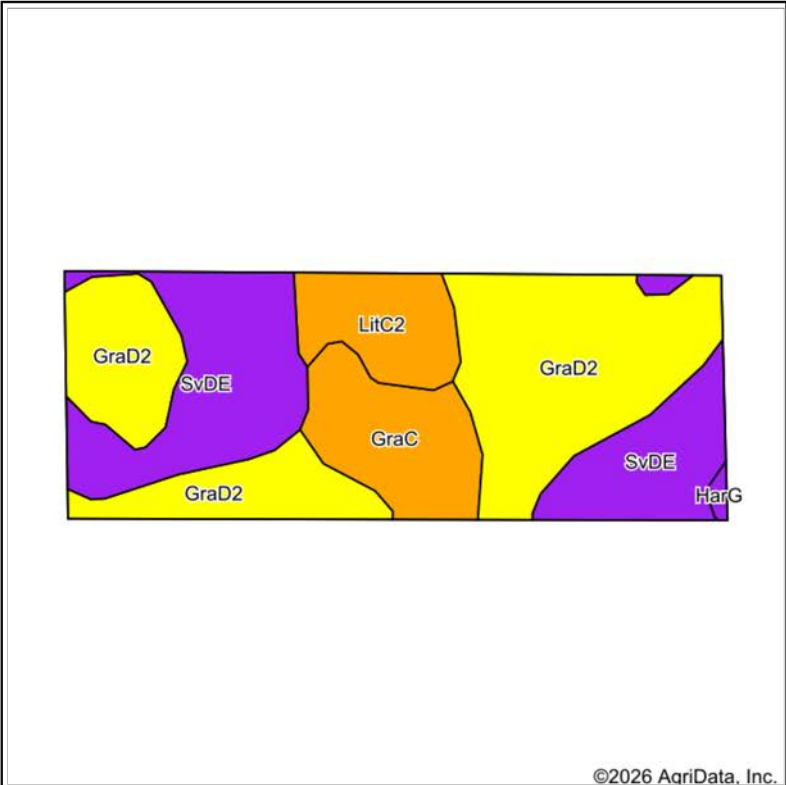


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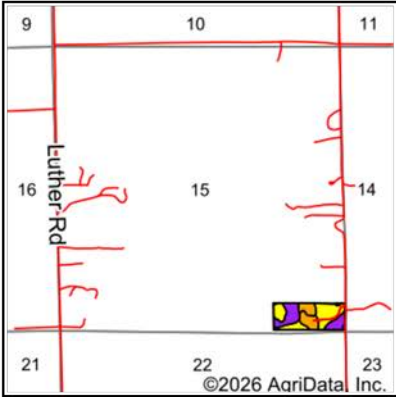
15-15N-1E
Logan County
Oklahoma

Boundary Center: 35° 46' 7.44, -97° 10' 43.63

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
County: **Logan**
Location: **15-15N-1E**
Township: **East Logan**
Acres: **15.05**
Date: **9/18/2026**



Maps Provided By:

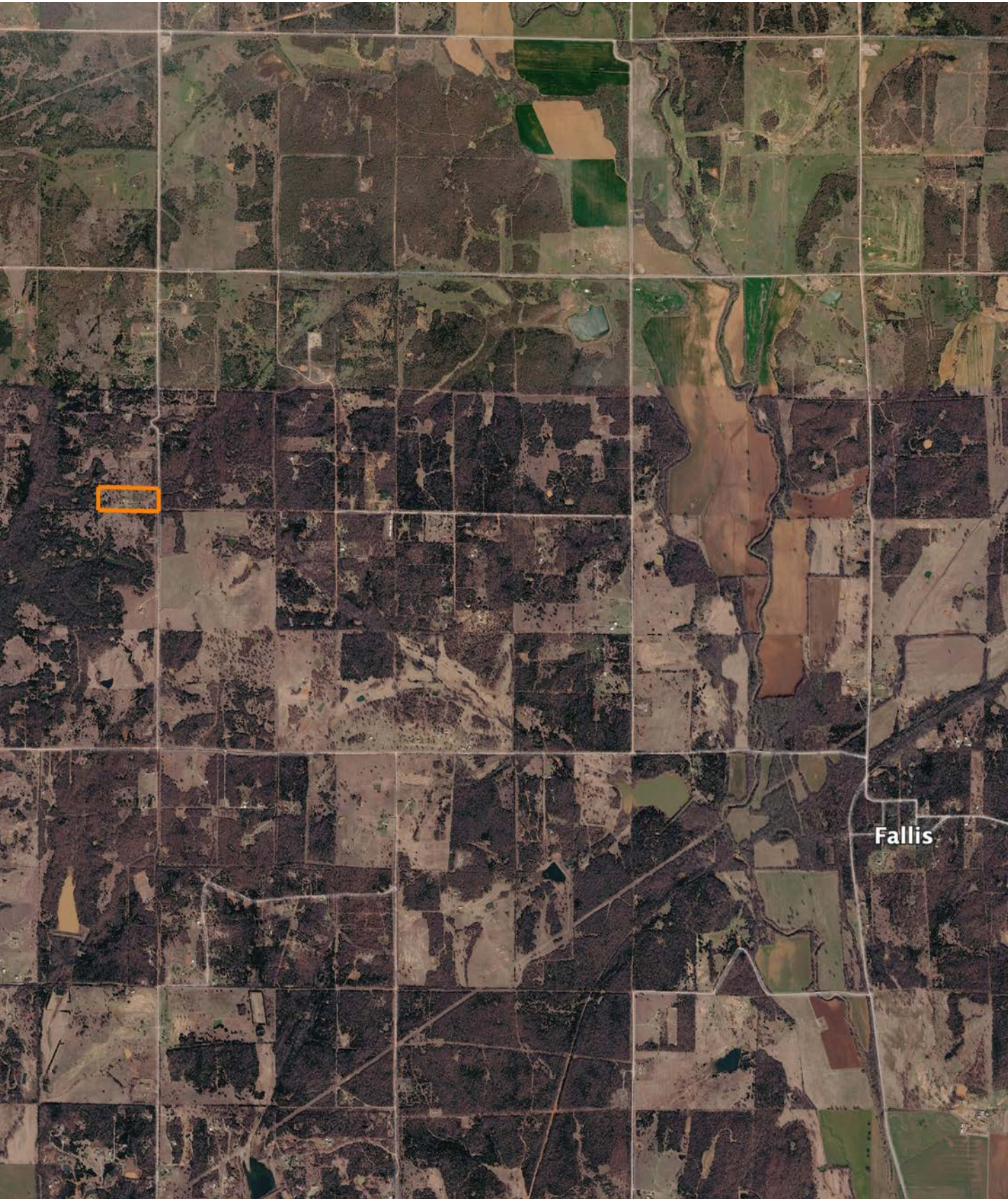


Area Symbol: OK083, Soil Area Version: 25										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
GraD2	Grainola silty clay loam, 5 to 8 percent slopes, eroded	6.95	46.2%		IVe	0	36	24	35	32
SvDE	Stephenville-Darnell complex, 5 to 15 percent slopes	4.64	30.8%		VIe	3324	35	34	35	31
GraC	Grainola silty clay loam, 3 to 5 percent slopes	1.96	13.0%		IIle	3724	42	31	42	37
LitC2	Littleaxe fine sandy loam, 3 to 5 percent slopes, eroded	1.43	9.5%		IIle	318	43	40	43	42
HarG	Harrah fine sandy loam, 3 to 45 percent slopes	0.07	0.5%		VIIe	4080	49	47	46	49
Weighted Average					4.41	1559	*n 37.2	*n 29.6	*n 36.7	*n 33.4

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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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