



MIDWEST LAND GROUP
PRESENTS

MCCLAIN COUNTY OKLAHOMA

8 ACRES



MIDWEST LAND GROUP IS HONORED TO PRESENT

SECLUDED 8 +/- ACRE HOMESITE IN NEWCASTLE SCHOOL DISTRICT

Tucked away from the road and surrounded by native grasses and mature oaks, this secluded 8 +/- acre retreat offers the privacy of country living without giving up the convenience of town. With gently sloping terrain, several scenic build sites, and paved access leading to a private easement, the property provides a beautiful setting for a custom home within the desirable Newcastle School District. It's the kind of acreage where you can have a horse, give the kids room to roam, hunt out your back door, and still make an easy commute into the metro.

The property is already fenced and features a 40'x70' metal barn with three horse stalls and an approximately 20'x30' concrete-floored area, providing a great head start for horses, livestock, equipment, or a future hobby farm. Water, electric, gas, and internet are available at

the road, with some existing water and electric setup requiring a new hookup. A pond, currently dry following drought conditions, adds future water potential, while whitetail deer and wild turkey frequent the property. Tucked among the trees, a quiet pine grove with a fire ring creates a particularly peaceful place to unwind.

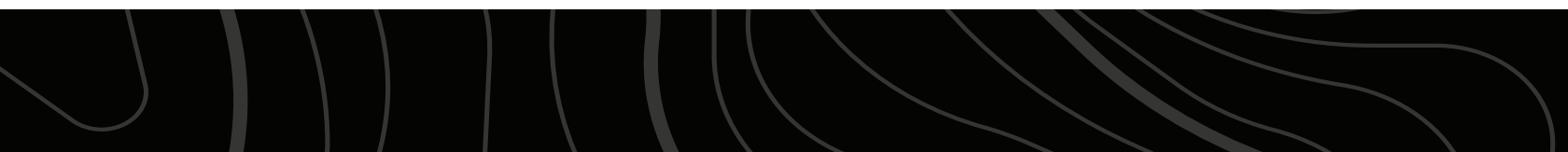
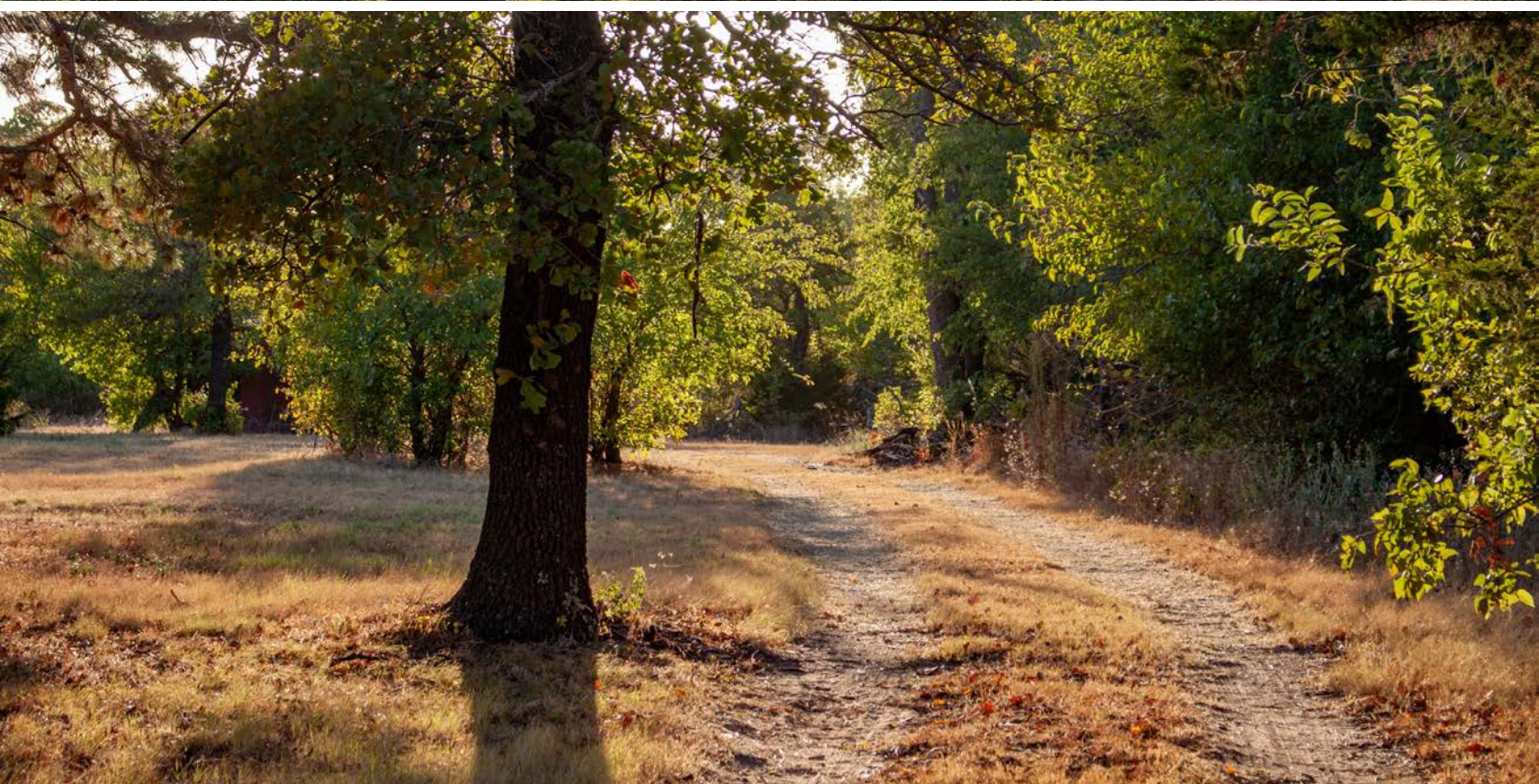
Located just 7 minutes from both Newcastle and Blanchard, 20 minutes from Norman, and approximately 24 minutes from central Oklahoma City, this property offers a rare balance of privacy and accessibility. Whether you're looking to build a country home, keep a few horses, or simply trade neighborhood congestion for your own private acreage, these 8 +/- acres offer the setting and flexibility to make it your own.

PROPERTY FEATURES

COUNTY: **MCCLAIN** | STATE: **OKLAHOMA** | ACRES: **8**

- 8 +/- scenic acres of native grasses and oaks
- Newcastle schools
- Gently sloped with scenic build sites
- Paved access to easement
- 97% Class III Sandy Loam Soils
- Fenced
- 40'x70' metal barn with 20'x30' concrete floor; 3 horse stalls
- Electricity and water (with new hookup needed)
- Pond (currently dry from drought)
- Water, power, gas, internet at the road
- White-tailed deer, wild turkey
- Peaceful pine grove with fire pit
- Agriculture zoning
- 7 minutes to Newcastle and Blanchard
- 20 minutes to Norman
- 24 minutes to Central Oklahoma City

SCENIC NATIVE GRASSES AND OAKS



GENTLY SLOPED



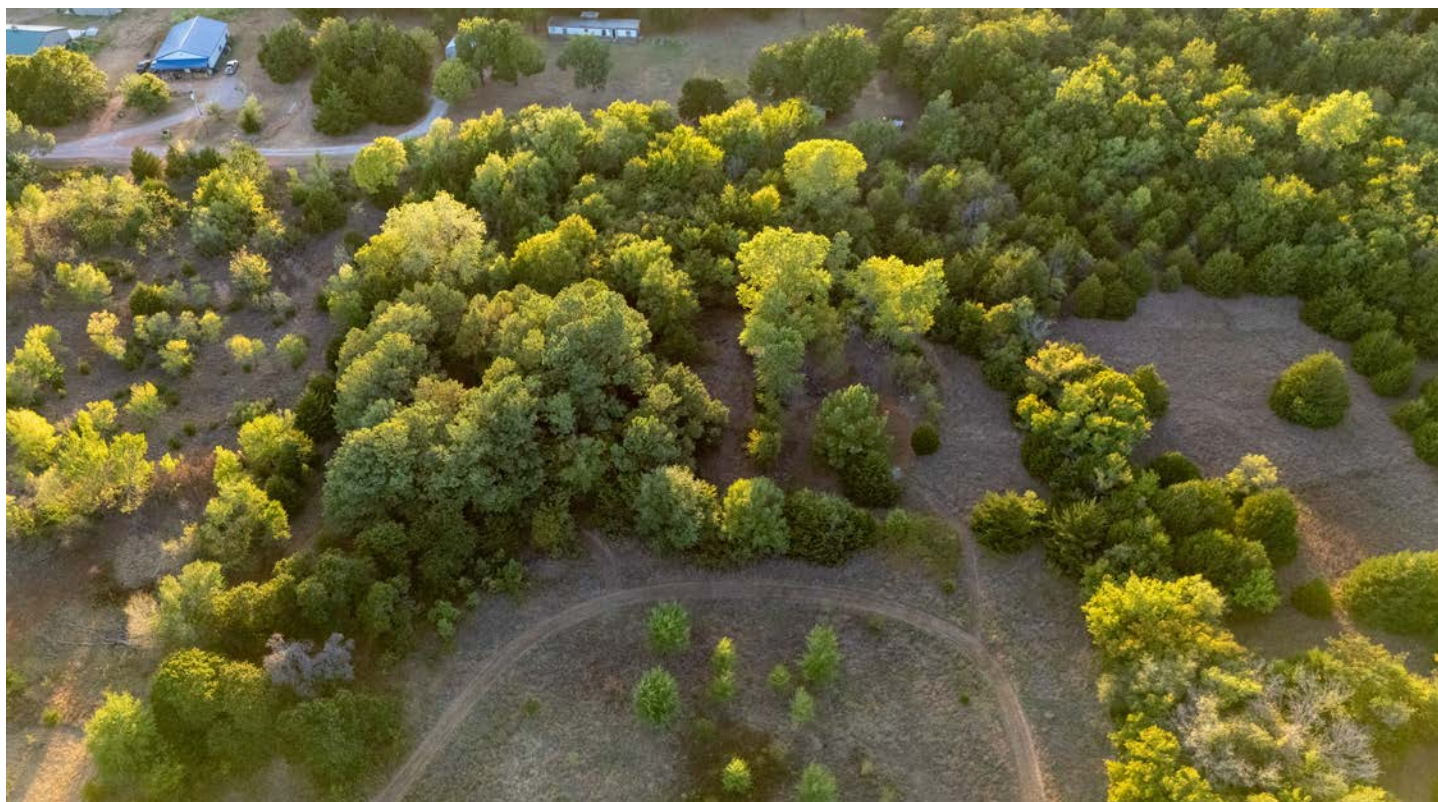
PAVED ACCESS TO EASEMENT



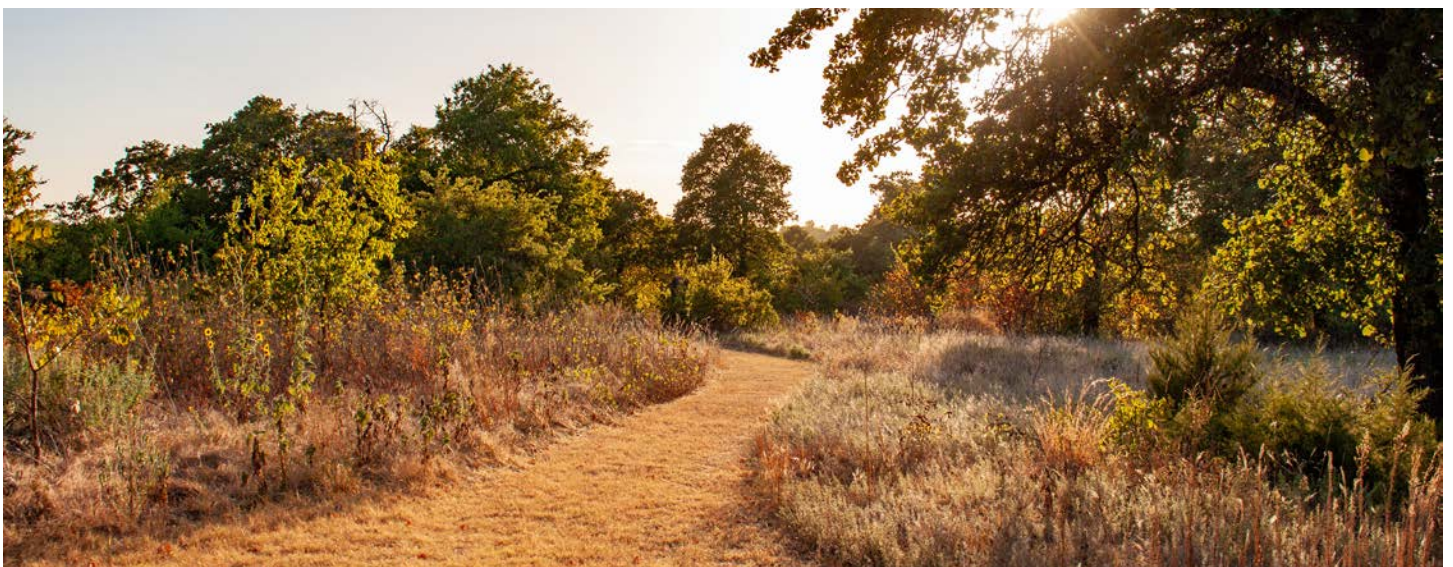
40'X70' METAL BARN WITH HORSE STALLS



PEACEFUL PINE GROVE



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

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Boundary Center: 35° 13' 30.35, -97° 39' 19.58

0ft 236ft 473ft

30-9N-4W
McClain County
Oklahoma



9/22/2026

TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 1,259.1

Max: 1,308.9

Range: 49.8

Average: 1,286.6

Standard Deviation: 14.24 ft

0ft 271ft 542ft

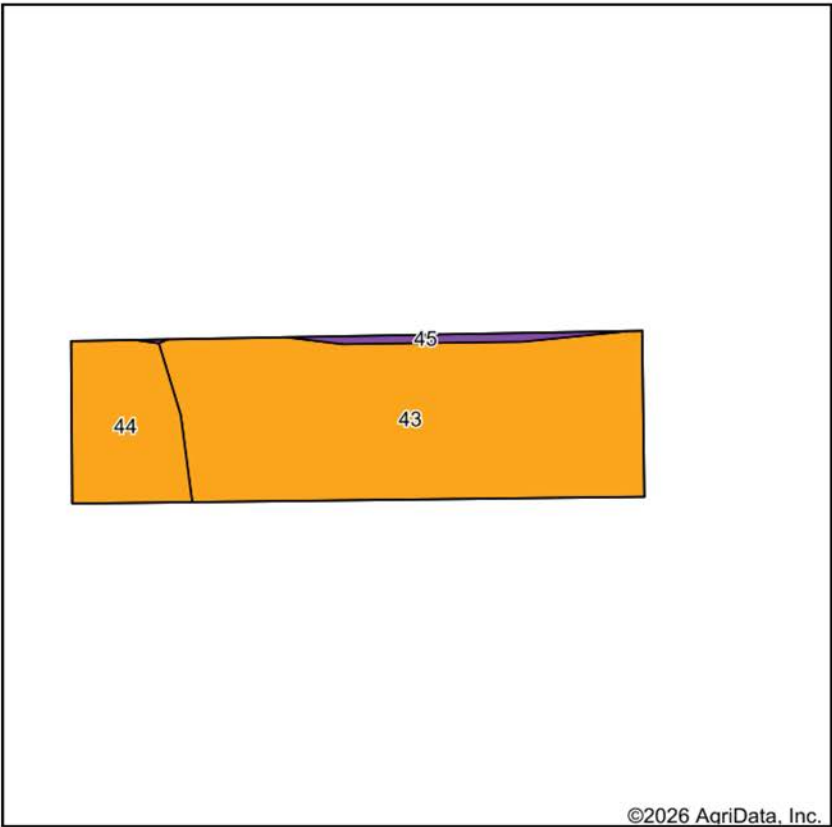


9/22/2026

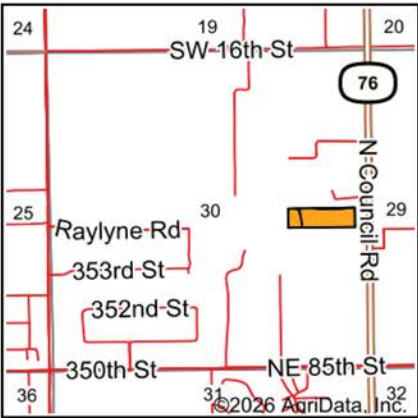
30-9N-4W
McClain County
Oklahoma

Boundary Center: 35° 13' 30.35, -97° 39' 19.58

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
County: **McClain**
Location: **30-9N-4W**
Township: **Blanchard**
Acres: **8.04**
Date: **9/22/2026**



Maps Provided By:

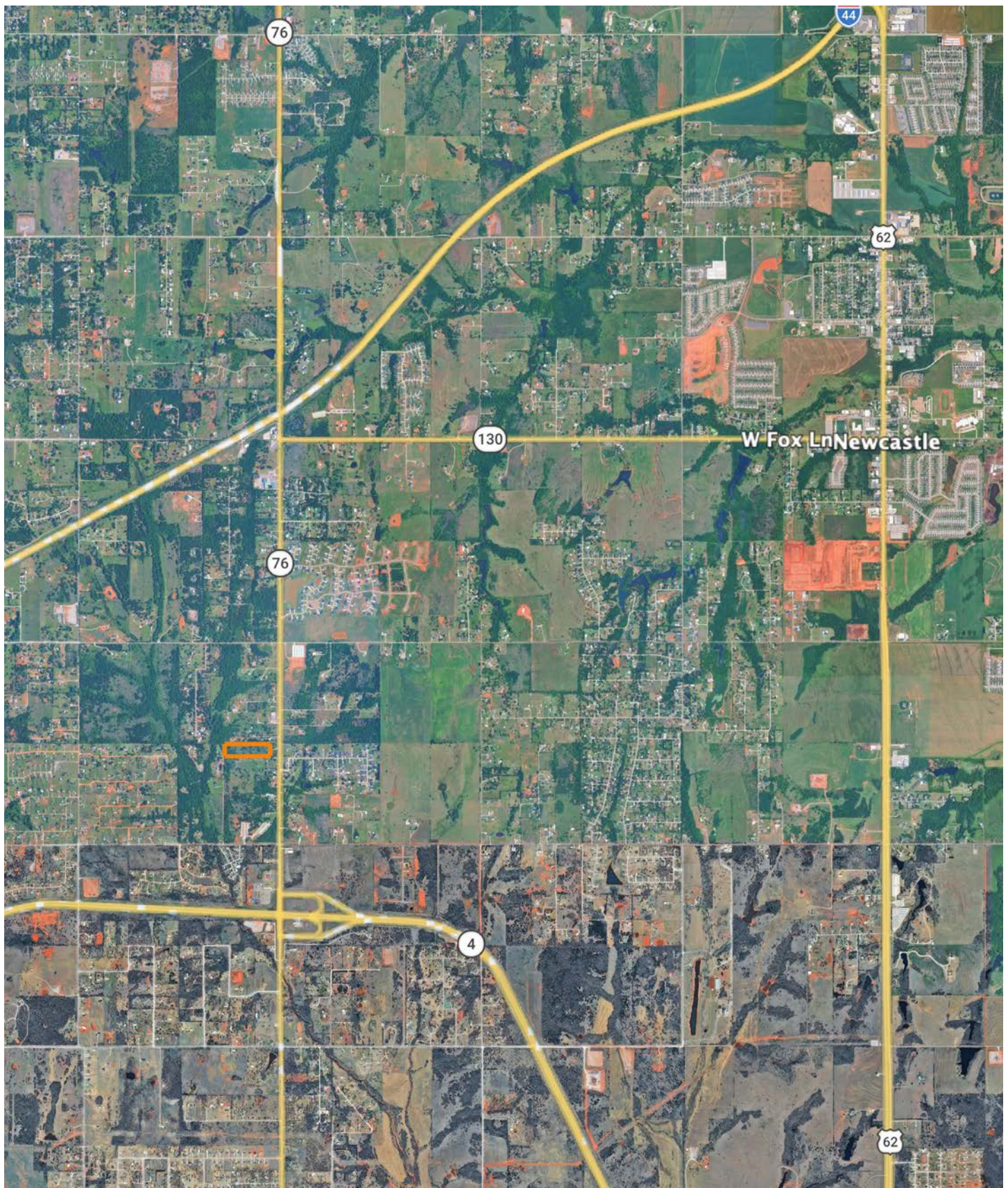


Area Symbol: OK087, Soil Area Version: 22										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
43	Stephenville fine sandy loam, 3 to 5 percent slopes	6.37	79.2%		IIIe	3315	43	40	43	41
44	Stephenville fine sandy loam, 3 to 5 percent slopes, moderately eroded	1.48	18.4%		IIIe	0	34	34	34	29
45	Stephenville-Gullied land complex, 1 to 8 percent slopes	0.19	2.4%		VIe	0	5	4	5	4
Weighted Average					3.07	2626.4	*n 40.4	*n 38	*n 40.4	*n 37.9

*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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