

MIDWEST LAND GROUP PRESENTS

255 ACRES IN

OKFUSKEE COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

VERSATILE COMBINATION RANCH WITH PONDS, LIVE CREEK, AND RIVER PROXIMITY

Midwest Land Group is proud to present the Okfuskee 255 — a highly versatile combination ranch situated along the Okfuskee and Hughes County line. With a nearly 50/50 balance of pasture and timber, abundant water, over a mile of county road frontage, and multiple gated entrances, this property is equally compelling for someone looking to start or expand a cattle operation, build a recreational getaway, or invest in a larger tract with future division potential. Improved and native grasses benefit from approximately 44 inches of annual rainfall, while five ponds, mostly complete fencing, trails throughout, and power along the county road provide much of the infrastructure needed to put the ranch to work.

For the outdoorsman, the diversity only gets better. Approximately 3,030 feet of Rock Creek winds through the property, with rolling terrain providing around 100 feet of elevation change. Walnut, pecan, oak, and persimmon timber transition into native grass openings, creating excellent food, cover, and travel corridors for deer and turkey. Existing openings and rights-of-way offer ideal locations for secluded food plots and long shot or observation opportunities. The property sits just one mile from the North Canadian River, a major wildlife corridor noted for consistently producing large bucks. The south boundary lies directly on the Hughes County line, rated a top buck county by North

American Whitetail magazine. Several ponds and a live creek ensure plentiful water for wildlife and livestock as well as bass and sunfish to keep the kids entertained!

The Okfuskee 255 also carries a piece of local ranching history. According to the property's history, the ranch was once owned by Riley Autry, and his favorite horse, "Guber," whose remains are buried on the property beneath a marked headstone — a unique reminder of the generations that have called this ground home. Beyond the history, more than a mile of county road frontage and multiple existing entrances create tremendous flexibility. A future owner could keep the 255 +/- acres intact as a cattle and recreational ranch or explore dividing portions into smaller parcels to make use of the great access.

Located only one mile from blacktop, 7 minutes from Weleetka and US-75, 15 minutes from I-40, and approximately 90 minutes from both Tulsa and Oklahoma City, the Okfuskee 255 offers the accessibility to make a working ranch practical without giving up the wild character recreational buyers are after. Whether you're looking for more grass for cattle, a diverse hunting property near the North Canadian River, or an investment tract with great frontage and multiple opportunities, this is the kind of property that can work today while offering plenty of upside for tomorrow.

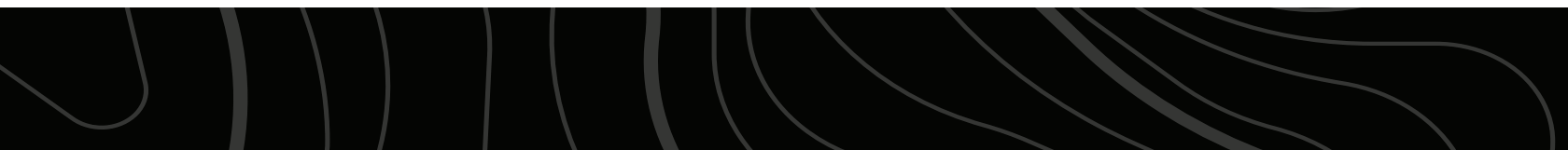
PROPERTY FEATURES

COUNTY: **OKFUSKEE** | STATE: **OKLAHOMA** | ACRES: **255**

- 100' of elevation change
- 50/50 wooded/pasture mix
- 44" average annual rainfall
- Improved and native grasses
- 3,030 feet of Rock Creek frontage
- 5 ponds/tanks
- Mostly fenced
- Trails throughout with multiple gated entrances
- Owned by the famous Riley Autry (brother of Gene Autry)
- Riley Autry's favorite horse "Guber" is buried on the property with marked headstone
- Ideal openings and right-of-ways for food plots
- Over 1 mile of county road frontage
- Power at county road
- Just 1 mile from North Canadian River
- South boundary is the Hughes County line (rated top 5 county for whitetails)
- Walnut, pecan, oak, & persimmon trees
- Whitetail deer, wild turkey, dove, small game, & predators
- Largemouth bass, green sunfish
- 2025 property taxes \$179
- 1 mile from blacktop road
- 7 minutes to Weleetka, OK and US-75
- 15 minutes to I-40
- 90 minutes to Tulsa and Oklahoma City



50/50 WOODED/PASTURE MIX



3,030 FEET OF ROCK CREEK FRONTAGE



5 PONDS/TANKS



OVER 1 MILE OF COUNTY ROAD FRONTAGE



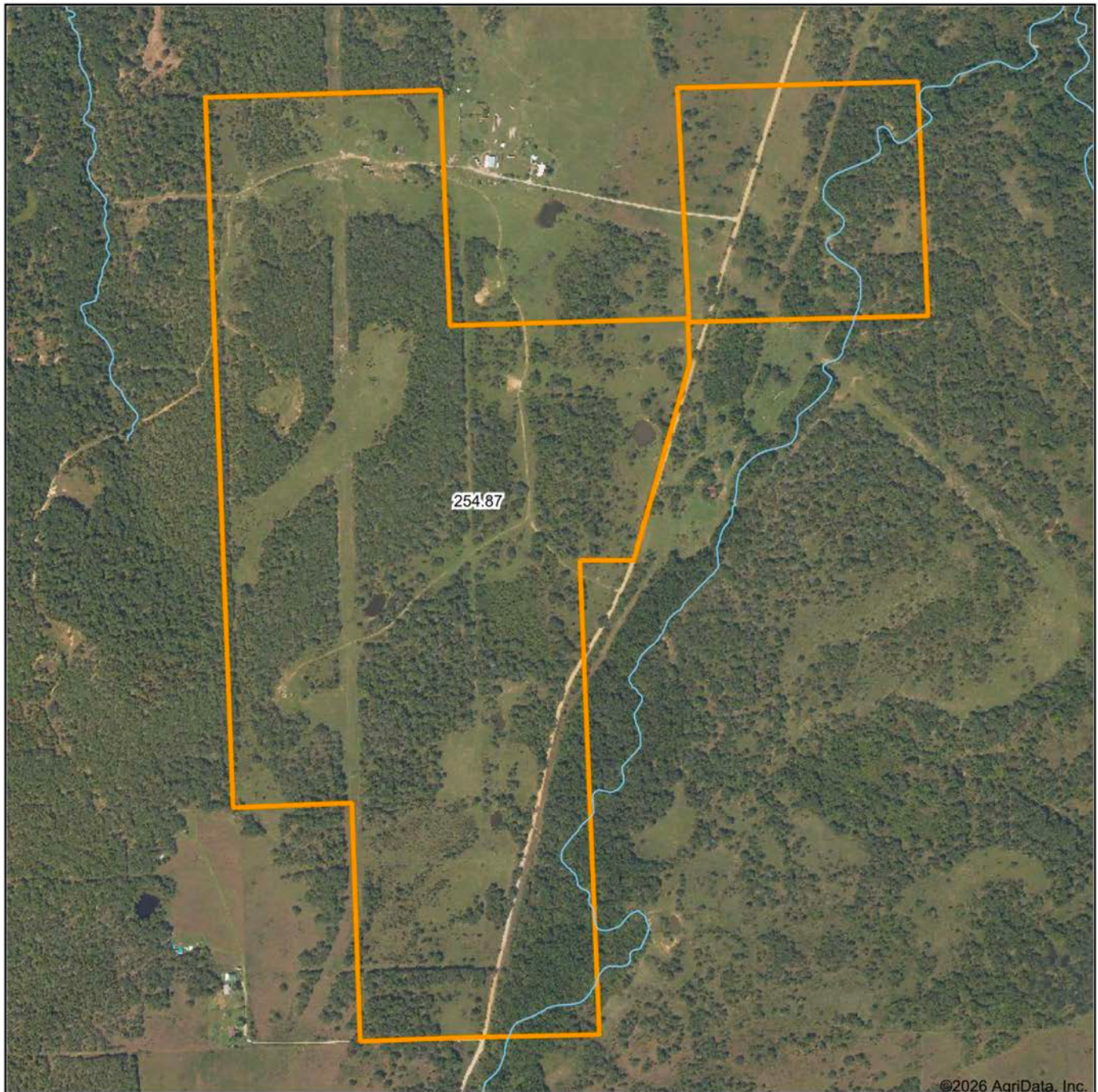
TRAILS THROUGHOUT



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 35° 17' 50.05, -96° 7' 15.03

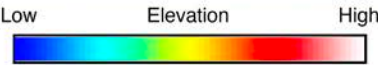
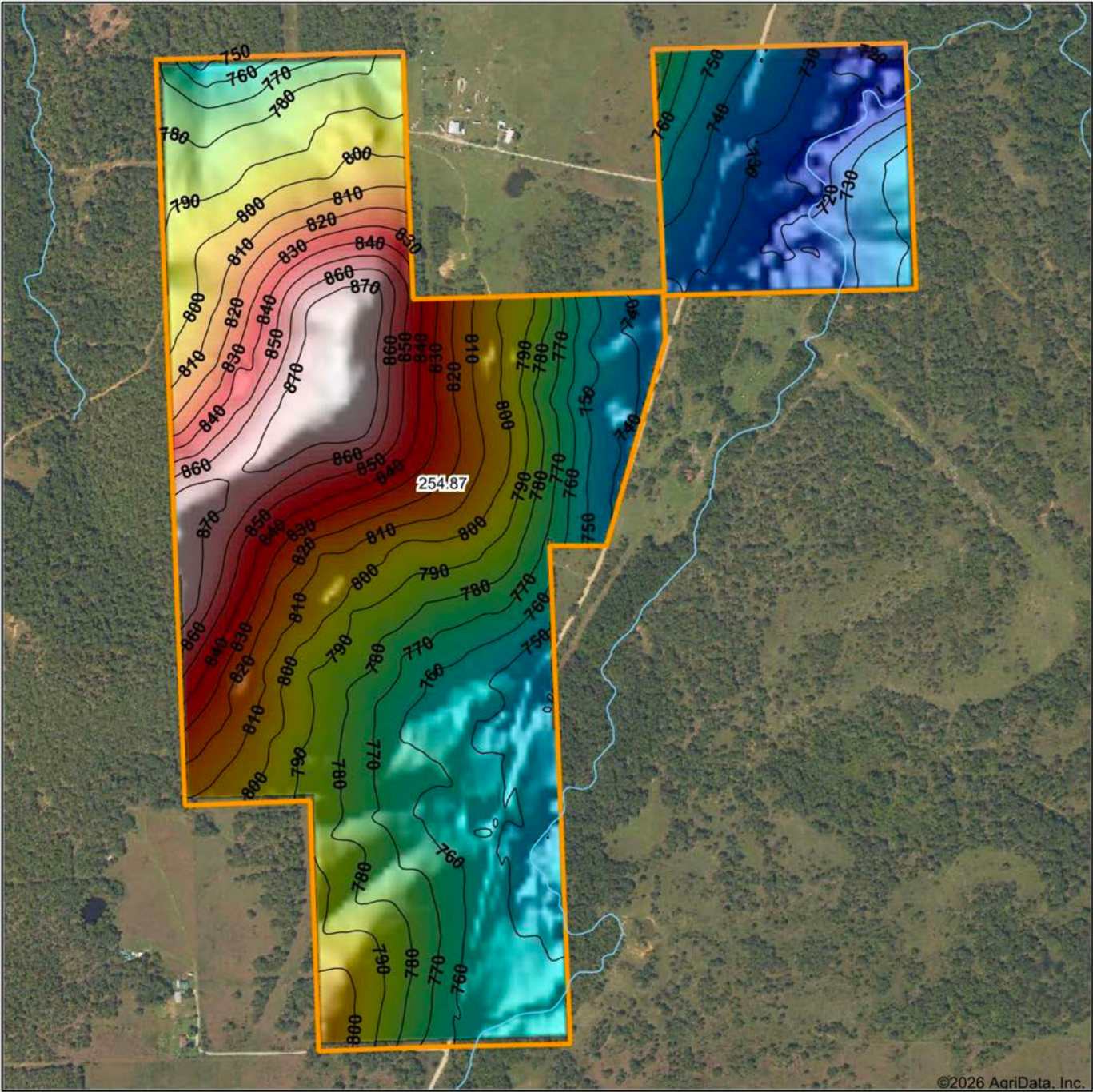
35-10N-11E
Okfuskee County
Oklahoma

0ft 864ft 1729ft



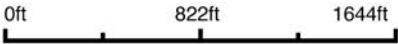
8/31/2026

HILLSHADE MAP



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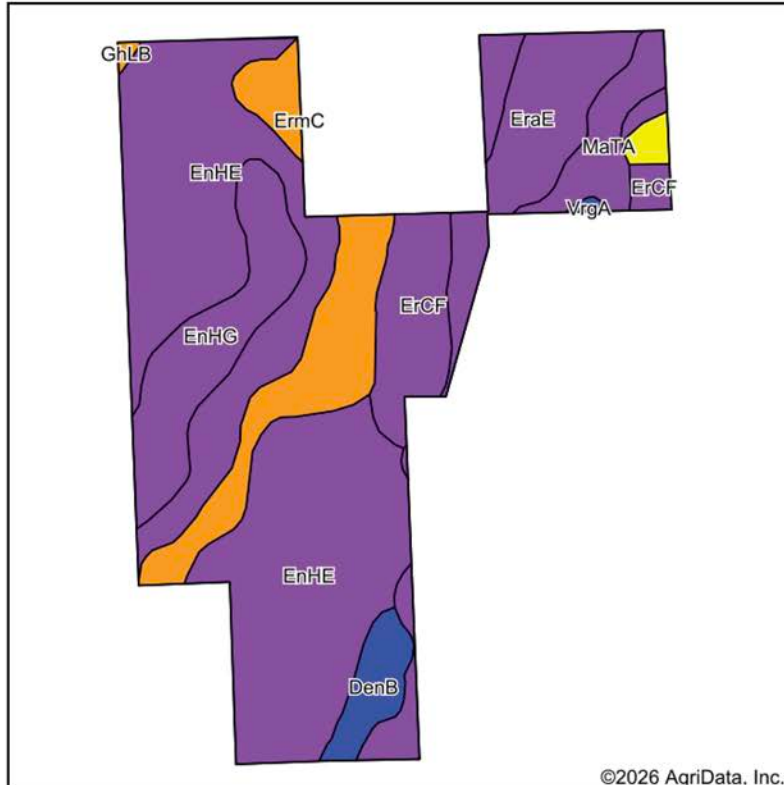
Source: USGS 10 meter dem
Interval(ft): 10
Min: 710.4
Max: 879.9
Range: 169.5
Average: 787.2
Standard Deviation: 42.62 ft



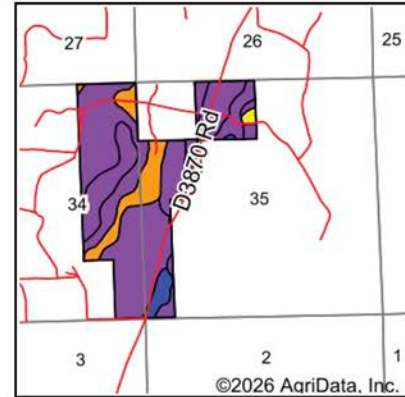
35-10N-11E
Okfuskee County
Oklahoma

Boundary Center: 35° 17' 50.05, -96° 7' 15.03

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Okfuskee**
 Location: **35-10N-11E**
 Township: **Weleetka**
 Acres: **254.87**
 Date: **8/31/2026**



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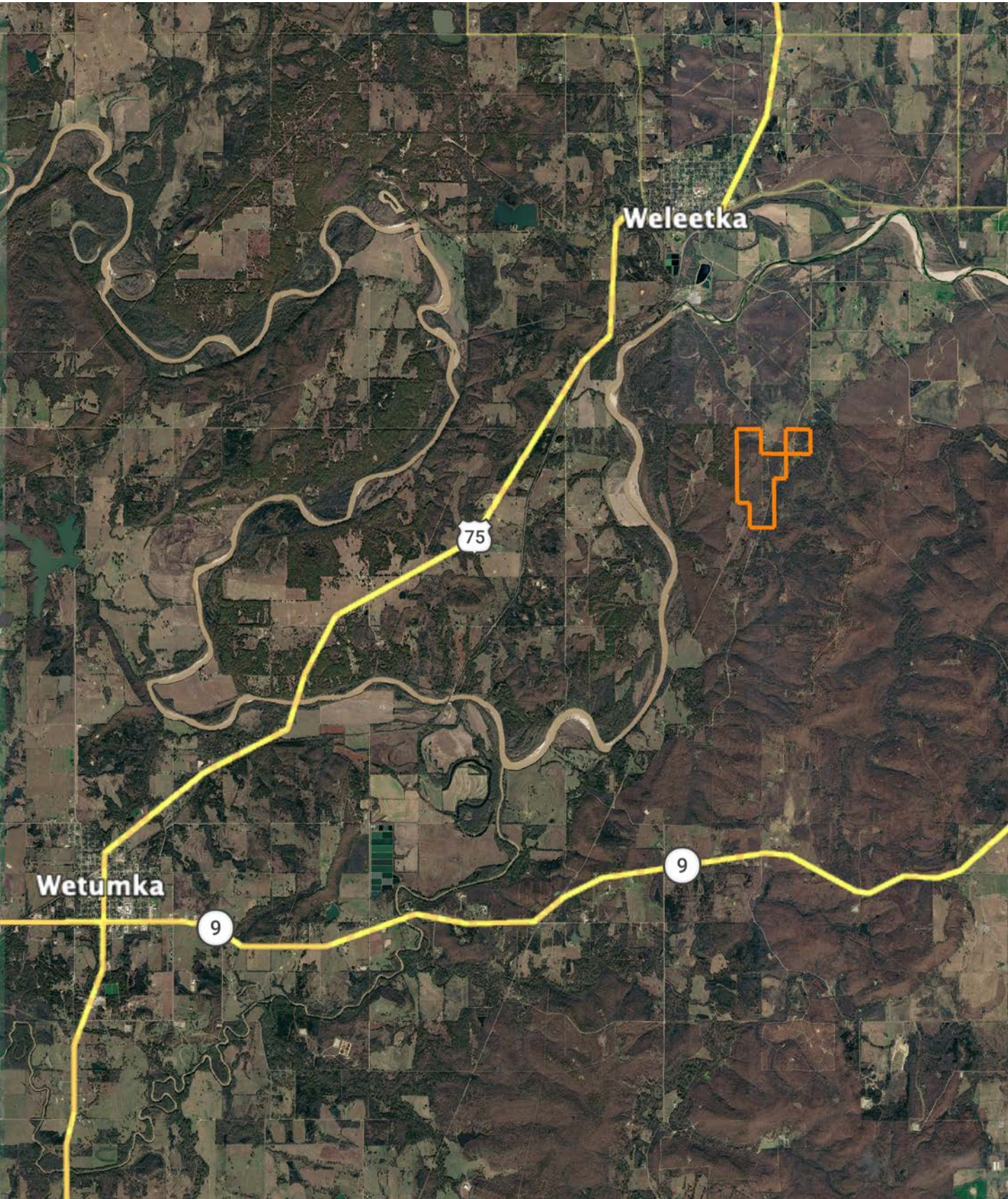
Area Symbol: OK107, Soil Area Version: 24

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
EnHE	Endsaw-Hector complex, 5 to 12 percent slopes	125.25	49.0%		Vle	3115	39	28	33	28
ErmC	Eram silt loam, 3 to 5 percent slopes	29.32	11.5%		Ille	4250	59	58	52	52
EnHG	Endsaw-Hector complex, 12 to 30 percent slopes	25.23	9.9%		Vlle	3115	32	22	22	21
ErCF	Eram-Coweta complex, 8 to 20 percent slopes	24.12	9.5%		Vle	3908	39	38	38	33
EraE	Eram clay loam, 5 to 12 percent slopes	24.02	9.4%		Vle	4150	53	49	49	48
MaTA	Madill and Tullahassee soils, 0 to 1 percent slopes, frequently flooded	15.70	6.2%		Vw	7860	36	31	36	29
DenB	Dennis silt loam, 1 to 3 percent slopes	8.04	3.2%		Ille	4838	79	78	59	64
CoBC	Coweta-Bates complex, 3 to 5 percent slopes	2.22	0.9%		IVs	3926	44	42	41	35
GhLB	Glentosh and Larton soils, 0 to 3 percent slopes	0.49	0.2%		Ille	5060	40	34	35	31
VrgA	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	0.48	0.2%		Ilw	7758	82	82	63	75
Weighted Average					5.54	3784.4	*n 43.1	*n 35.8	*n 37.2	*n 33.8

*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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