MIDWEST LAND GROUP PRESENTS

160 ACRES IN

ATOKA COUNTY
OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

WHITETAIL SANCTUARY WITH EXCEPTIONAL ACCESS & INVESTMENT POTENTIAL

Thick bedding cover, mature timber, and exceptional access make this 160 +/- acre tract in Atoka County a compelling opportunity for the serious whitetail hunter, recreational landowner, or investor. Located just half a mile from Clear Boggy Creek, a renowned travel corridor for mature Oklahoma whitetails, this property offers the kind of dense, undisturbed habitat that helps bucks reach maturity. With a total mile of county road frontage on two sides and rural water and electric available at the road, the Atoka 160 combines outstanding hunting potential with the flexibility to develop, improve, or divide the property to fit your vision.

The habitat is the real attraction here. Dense, high stem-count regrowth provides exceptional bedding and security cover, while mature post, red, blackjack, and water oaks offer valuable mast production throughout the property. Two wet-weather creeks create natural travel corridors and additional habitat diversity, complemented by trails that provide access throughout the tract. Heavy deer sign is evident across the property, and the combination of thick bedding, mast-producing timber, and proximity to the Clear Boggy Creek bottom makes this an exciting opportunity to develop a dedicated whitetail hunting retreat. Wild turkey and hogs add to the recreational appeal, while established trails and openings offer a head start on future habitat improvements.

Beyond hunting, the Atoka 160 offers considerable versatility. Class III soils, approximately 45 inches of annual rainfall, and areas suitable for selective clearing provide opportunities to establish improved pasture, grazing ground, or food plots. For the investor or buyer seeking smaller acreage opportunities, approximately 2,640 feet of county road frontage on the south and east sides, combined with electric and rural water access, creates attractive possibilities for dividing the tract into smaller recreational or rural homesite parcels. Whether kept intact or thoughtfully improved over time, the property offers multiple ways to build value while enjoying the land.

Located within the Harmony Public School District, just 21 minutes from Lane, 30 minutes from Atoka, 70 minutes from Sherman, and approximately 2 hours and 20 minutes from Dallas, this property is conveniently positioned for Oklahoma and North Texas buyers alike. Whether your goal is to build a premier deer hunting property, establish a recreational retreat with some grazing acreage, or invest in land with excellent access and future division potential, the Atoka 160 offers the habitat, location, and flexibility to make it happen. Call Ryan Huggins today for your private tour!

PROPERTY FEATURES

COUNTY: **ATOKA** | STATE: **OKLAHOMA** | ACRES: **160**

- 160 +/- acres
- 2,640’ of county road frontage on two sides (1 mile total)
- Electric and rural water at the road
- Located above the Edwards-Trinity Aquifer
- 45” average annual rainfall
- Harmony Public Schools
- Two wet-weather creeks
- 1/2 mile from Clear Boggy Creek
- Class III soils
- Trails throughout
- Mature oaks including Post, Red, Blackjack, and Water Oak
- Heavy deer sign throughout
- High stem-count bedding
- Whitetail deer, turkey, wild hog
- Property taxes $89 in 2025
- 21 Minutes to Lane, Ok
- 30 Minutes to Atoka, Ok
- 70 Minutes to Sherman, TX
- 2 Hours 20 minutes to Dallas

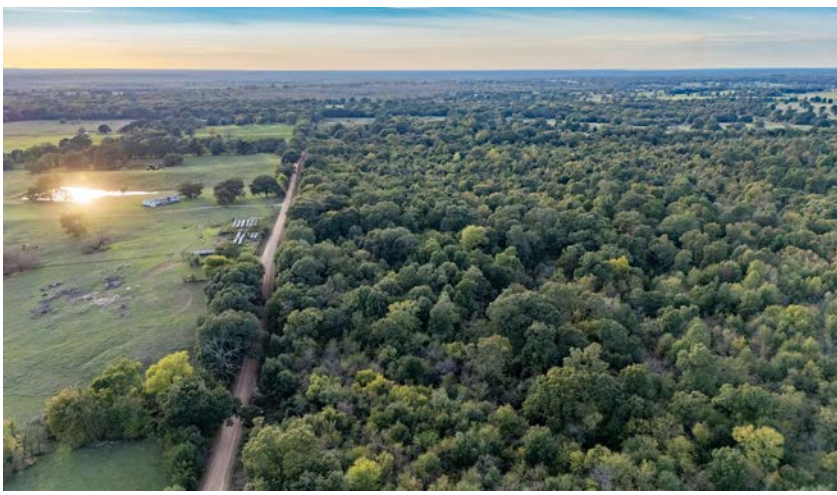


160 +/- ACRES

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TWO WET-WEATHER CREEKS



MATURE OAKS







5280’ TOTAL COUNTY ROAD FRONTAGE

For the investor or buyer seeking smaller acreage opportunities, approximately 2,640 feet of county road frontage on the south and east sides, combined with electric and rural water access, creates attractive possibilities for dividing the tract into smaller recreational or rural homesite parcels.





HUNTING OPPORTUNITIES

Heavy deer sign is evident across the property, and the combination of thick bedding, mast-producing timber, and proximity to the Clear Boggy Creek bottom makes this an exciting opportunity to develop a dedicated whitetail hunting retreat. Wild turkey and hogs add to the recreational appeal.

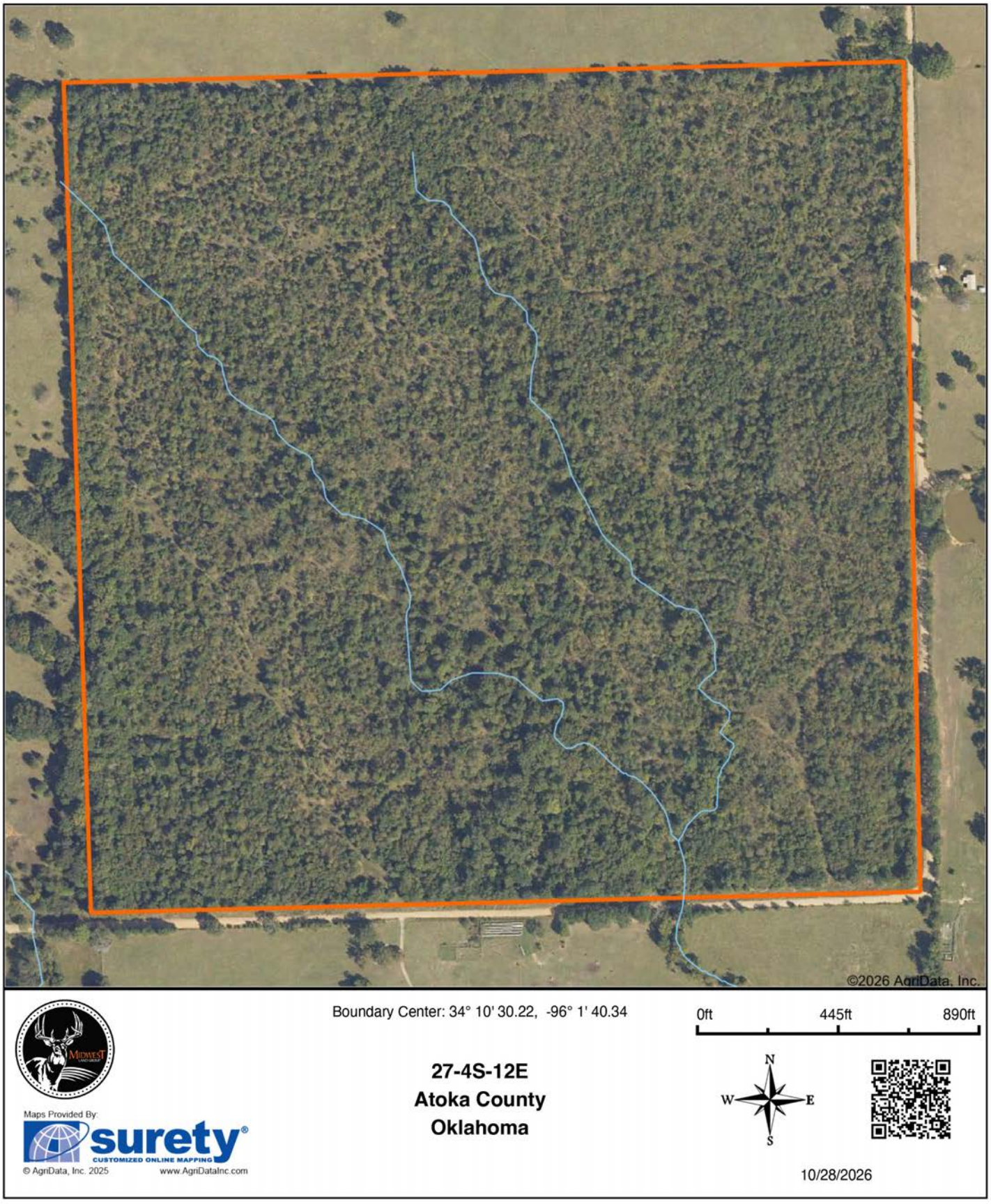








AERIAL MAP



Boundary Center: 34° 10' 30.22, -96° 1' 40.34

0ft 445ft 890ft

N
W E
S

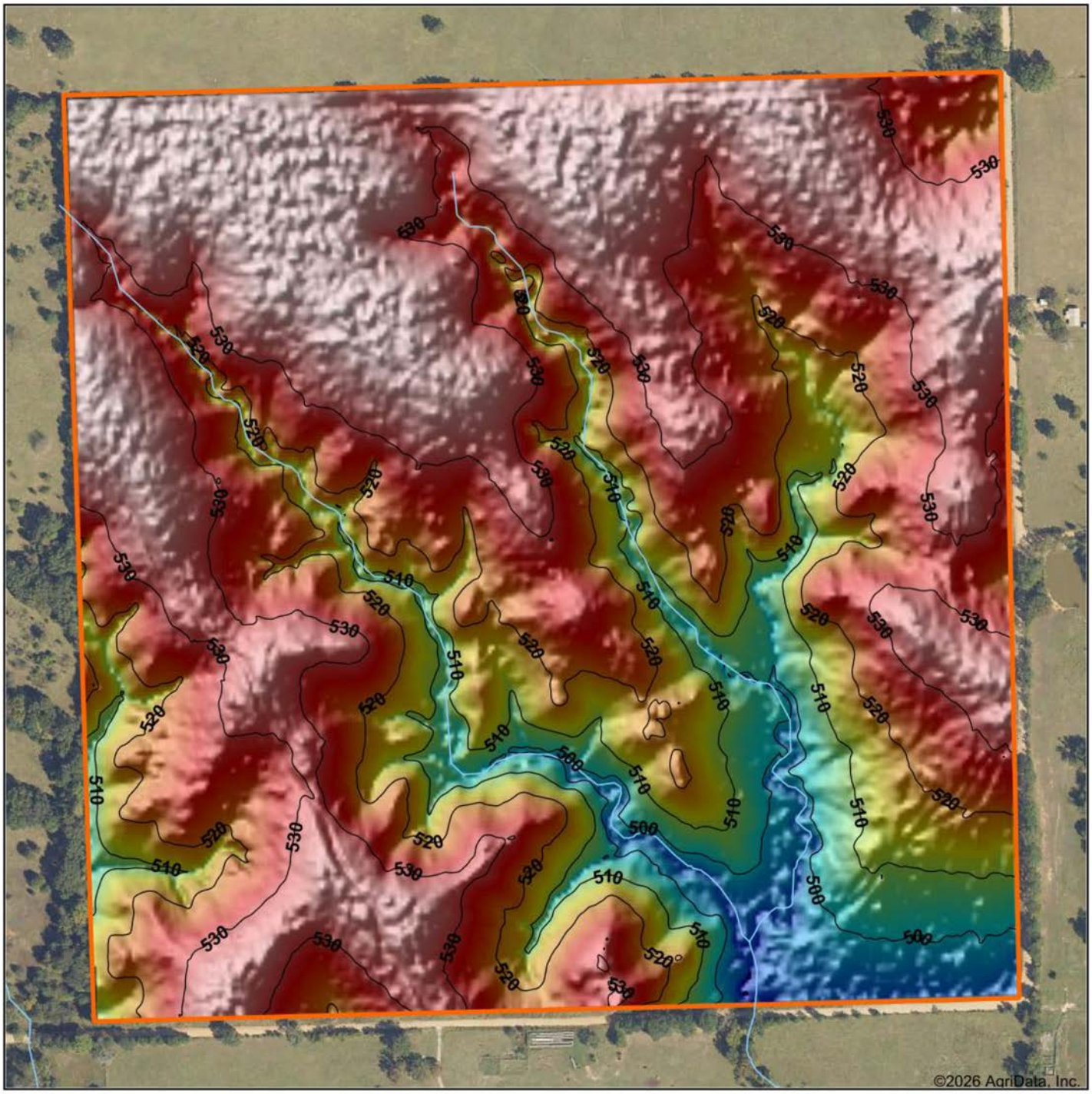
27-4S-12E
Atoka County
Oklahoma

10/28/2026

Maps Provided By:
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HILLSHADE MAP



Low Elevation High

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Source:	USGS 3 meter dem
Interval(ft):	10
Min:	488.7
Max:	539.9
Range:	51.2
Average:	524.1
Standard Deviation:	10.89 ft

0ft 440ft 879ft

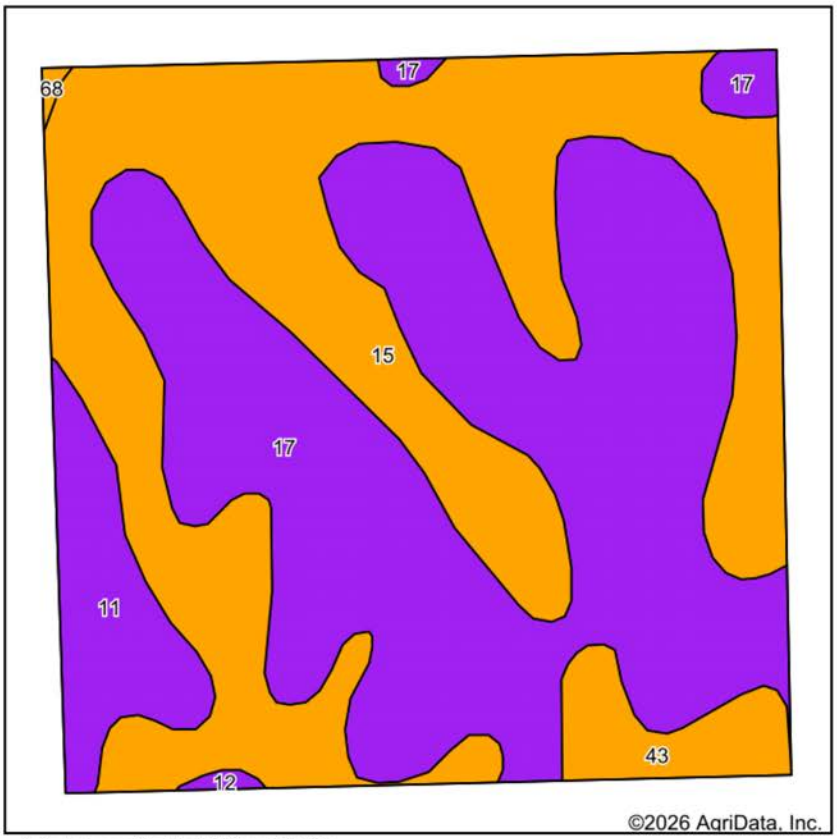
N W E S

10/28/2026

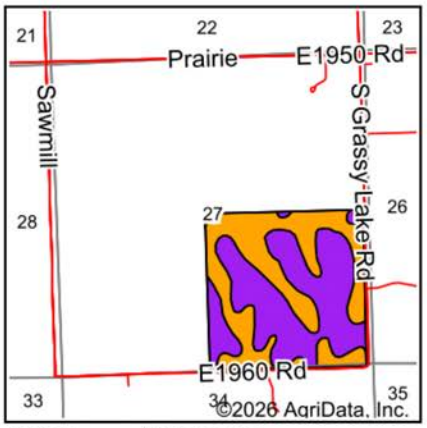
27-4S-12E
Atoka County
Oklahoma

Boundary Center: 34° 10' 30.22, -96° 1' 40.34

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
County: **Atoka**
Location: **27-4S-12E**
Township: **Central Atoka**
Acres: **160**
Date: **10/28/2026**

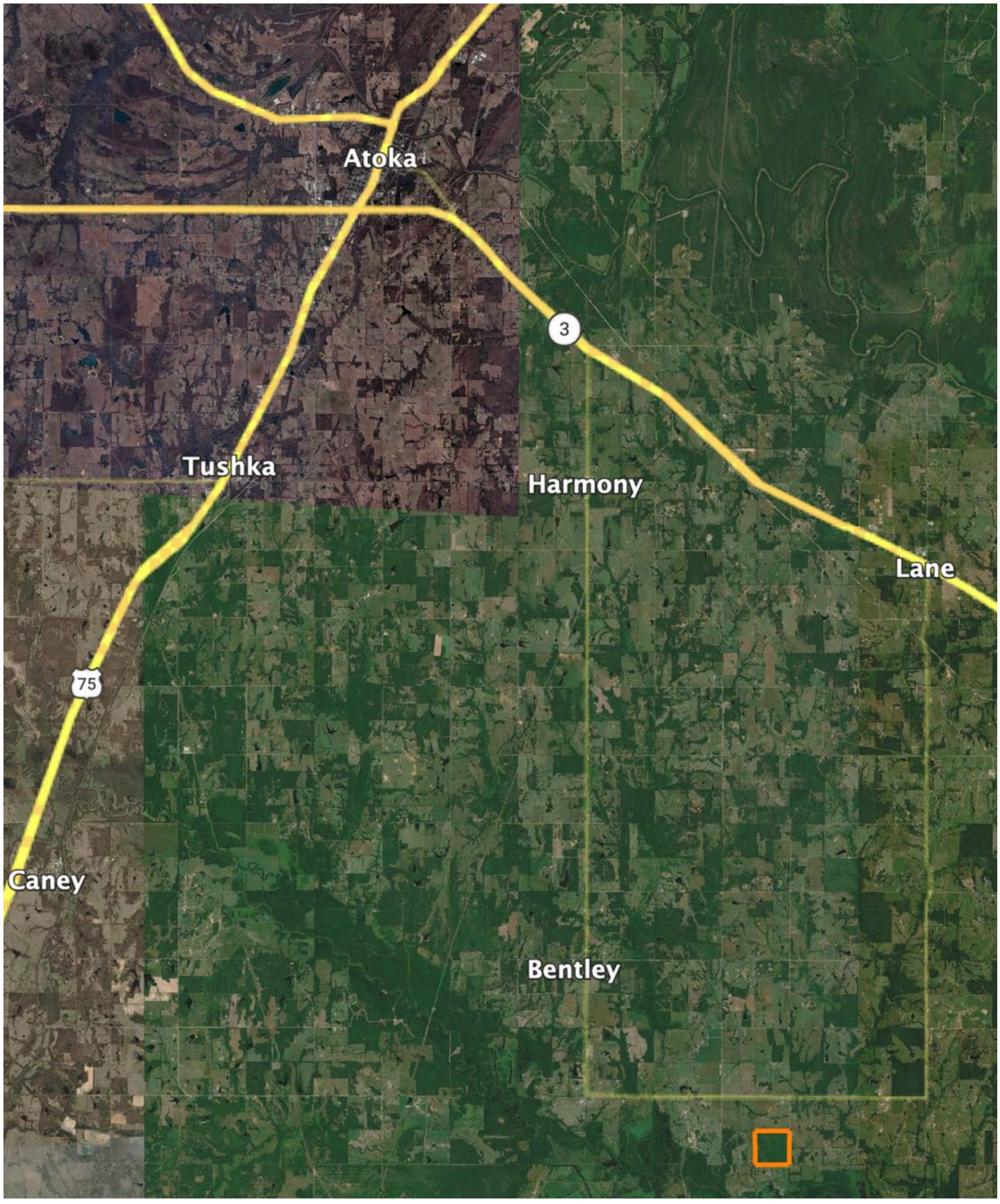
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Area Symbol: OK005, Soil Area Version: 21

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 Small Grains	*n NCCPI Soybeans
17	Bosville fine sandy loam, 5 to 12 percent slopes	76.86	48.0%		> 6.5ft.	VIe	3500	51	45	46	45
15	Bosville fine sandy loam, 1 to 3 percent slopes	67.01	41.9%		> 6.5ft.	IIIe	3500	52	46	47	46
11	Bernow-Romia complex, 8 to 12 percent slopes	9.83	6.1%		3.6ft. (Paralithic bedrock)	VIe	3255	62	44	46	46
43	Hamden fine sandy loam, 0 to 2 percent slopes	5.68	3.6%		> 6.5ft.	IIIe	3500	67	44	46	46
12	Bernow fine sandy loam, 3 to 8 percent slopes, gullied	0.36	0.2%		> 6.5ft.	VIe	0	29	6	7	29
68	Wrightsville silt loam, 0 to 1 percent slopes	0.26	0.2%		> 6.5ft.	IIIw	0	70	67	66	69
					Weighted Average	**4.63**	**3471.4**	***n 52.6**	***n 45.3**	***n 46.4**	***n 45.5**

*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 McLoud 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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