MIDWEST LAND GROUP PRESENTS

209 ACRES

OKLAHOMA COUNTY, OK











MidwestLandGroup.com







209 +/- ACRE LEGACY RANCH IN THE PATH OF PROGRESS

COUNTY: OKLAHOMA | **STATE:** OKLAHOMA | **ACRES:** 209

Some properties come along once in a lifetime. Held by the same family for over 100 years, this remarkable 209 +/- acre ranch within the Luther city limits offers a rare combination of productive grazing land, exceptional wildlife habitat, scenic homesites, and long-term investment potential in one of the OKC metro's desirable growth corridors. With over a mile of combined county road frontage, including blacktop along the southern boundary, this property offers tremendous flexibility for the cattleman, hunter, homesteader, or investor looking to secure a substantial piece of Oklahoma land in the path of progress.

The ranch is as productive as it is beautiful. Approximately 90 acres of improved Bermuda pasture, complemented by native grass meadows and fertile creek bottoms, provide outstanding grazing and hay production. Historically supporting 50–60 cow/calf pairs, the ranch has also produced over 300 round bales across two hay cuttings. More than 53% of the soils are Class II and III loams, and approximately 37 inches of annual rainfall support the property's agricultural productivity. Fully fenced with working pens, barns, and a shop, the ranch is well equipped for an established cattle operation or someone looking to build one of their own. Two older homes, offered with no contributory value, provide existing utility infrastructure and potential renovation or replacement opportunities, while a water well of unknown condition and a storm shelter add to the improvements.

For the outdoorsman, this property is truly something special. Over 3,100 feet of Wildhorse Creek winds through the ranch, flowing nearly year-round except during severe droughts. Two beautiful ponds with excellent water quality, a small slough, and fertile bottomland complement rolling uplands with approximately 110 feet of elevation change. Mature bur, post, black, and red oaks, native pecans, persimmons, and wild plums provide abundant mast and browse, while timbered creek corridors, native grass openings, and productive pasture edges create outstanding whitetail and turkey habitat. Having been hunted only a handful of seasons during the family's century of ownership, the property supports an impressive population of healthy deer, including mature bucks, productive does, and strong recruitment of younger deer. Deer sign is abundant, and the opportunity to develop a premier hunting property with food plots, controlled access, and habitat improvements is tremendous. Portions of the floodplain near the Deep Fork River corridor also offer intriguing potential for future waterfowl habitat development, adding another dimension to an already exceptional recreational property.

For those envisioning a country estate or future development, the possibilities are equally compelling. Hilltop homesites overlook sweeping pasture and wooded creek bottoms, offering privacy, views, and the opportunity to hunt or run cattle right out the back door. Approximately 2,852 feet of Dobbs Road frontage and 3,397 feet along Northeast 164th Street, with electric and fiber available along both boundaries, provide outstanding access and potential for future division or development. Located within the Luther Public School District, just 4 minutes from Luther, 26 minutes from central Edmond, and 30 minutes from downtown Oklahoma City, the property delivers remarkable convenience without sacrificing its rural character.

Whether your vision is to expand a cattle operation, establish a legacy hunting and recreational ranch, build a secluded family estate, or invest in quality acreage ahead of continued metro growth, opportunities with this combination of fertile soils, water, wildlife, infrastructure, and location are exceedingly difficult to replace. After more than a century in the same family, this is a rare chance to make it yours. Call Ryan Huggins at 405-481-4647 for a private showing today!

PROPERTY FEATURES

- Owned by the same family for over 100 years
- 37” average annual rainfall
- 110’ of elevation change
- Luther City limits and Luther Public Schools
- 2852’ +/- Dobbs Road Frontage
- 3300’ +/- Northeast 164th Street Frontage
- Fully fenced
- Electric and fiber available on southern and eastern boundaries
- Electric, water well, and propane at homes
- Two gorgeous ponds, one small slough
- Very productive water wells in the area
- Over 3100’ of Wildhorse Creek frontage
- 1.5 miles from Deep Fork River
- Oaks including bur, post, black, red
- Pecan, persimmon, plum trees
- Over 53% in Class II & III loam soils
- ATV trails throughout
- 2 homes (not given any value)
- Barns, working pens, shop with wood stove heat
- Storm shelter
- 90 +/- acres Bermuda pasture with additional native grass acreage
- 4 minutes to Luther
- 26 minutes to central Edmond
- 30 minutes to downtown OKC
- 75 minutes to Tulsa
- 3.5 hours to Dallas



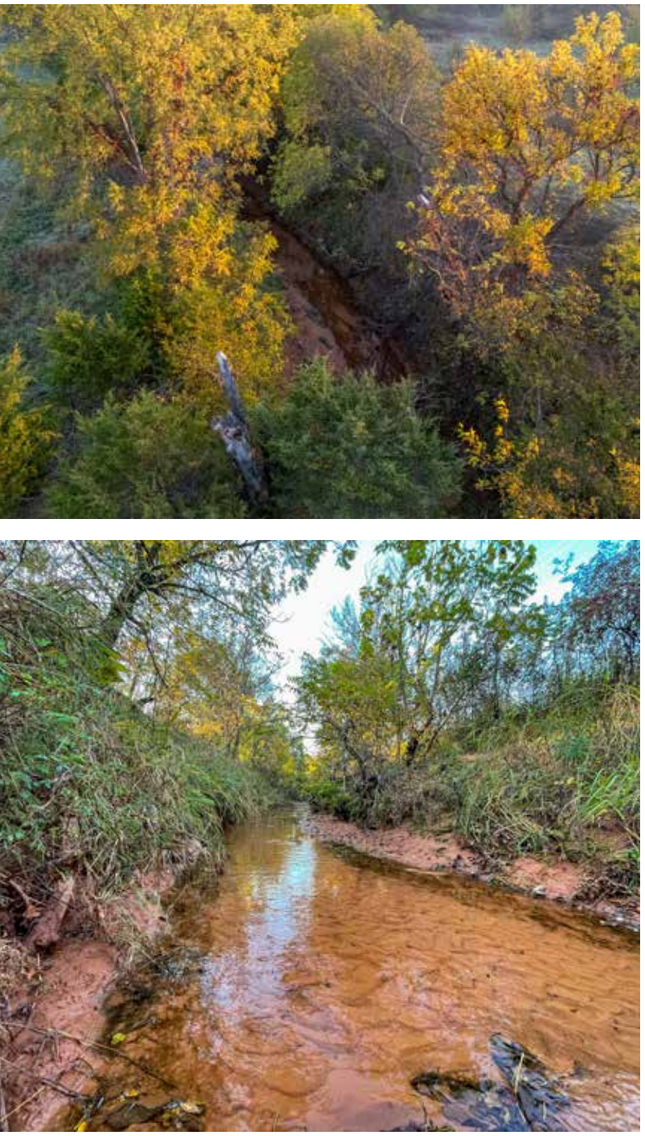
209 +/- ACRES



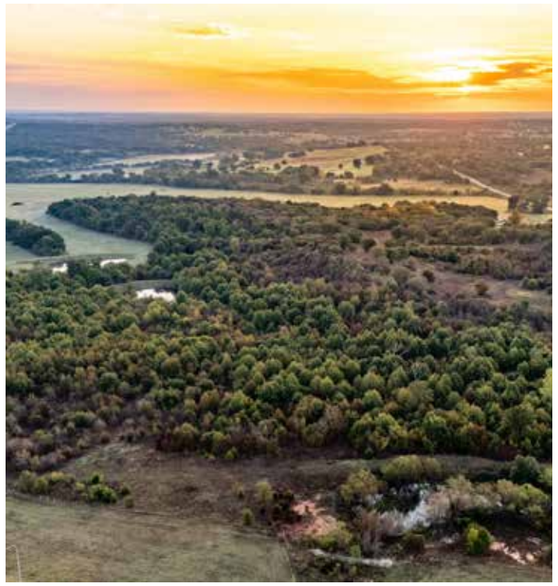


PONDS, CREEK, & SLOUGH

Over 3,100 feet of Wildhorse Creek winds through the ranch, flowing nearly year-round except during severe droughts. Two beautiful ponds with excellent water quality, a small slough, and fertile bottomland complement rolling uplands with approximately 110 feet of elevation change.













90 +/- ACRES BERMUDA PASTURE

Approximately 90 acres of improved Bermuda pasture, complemented by native grass meadows and fertile creek bottoms, provide outstanding grazing and hay production.



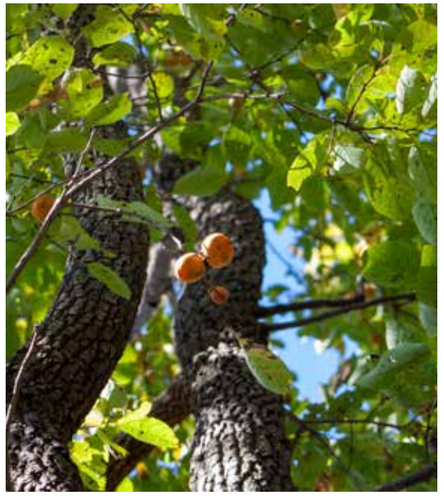








MATURE TIMBER

















HUNTING OPPORTUNITIES

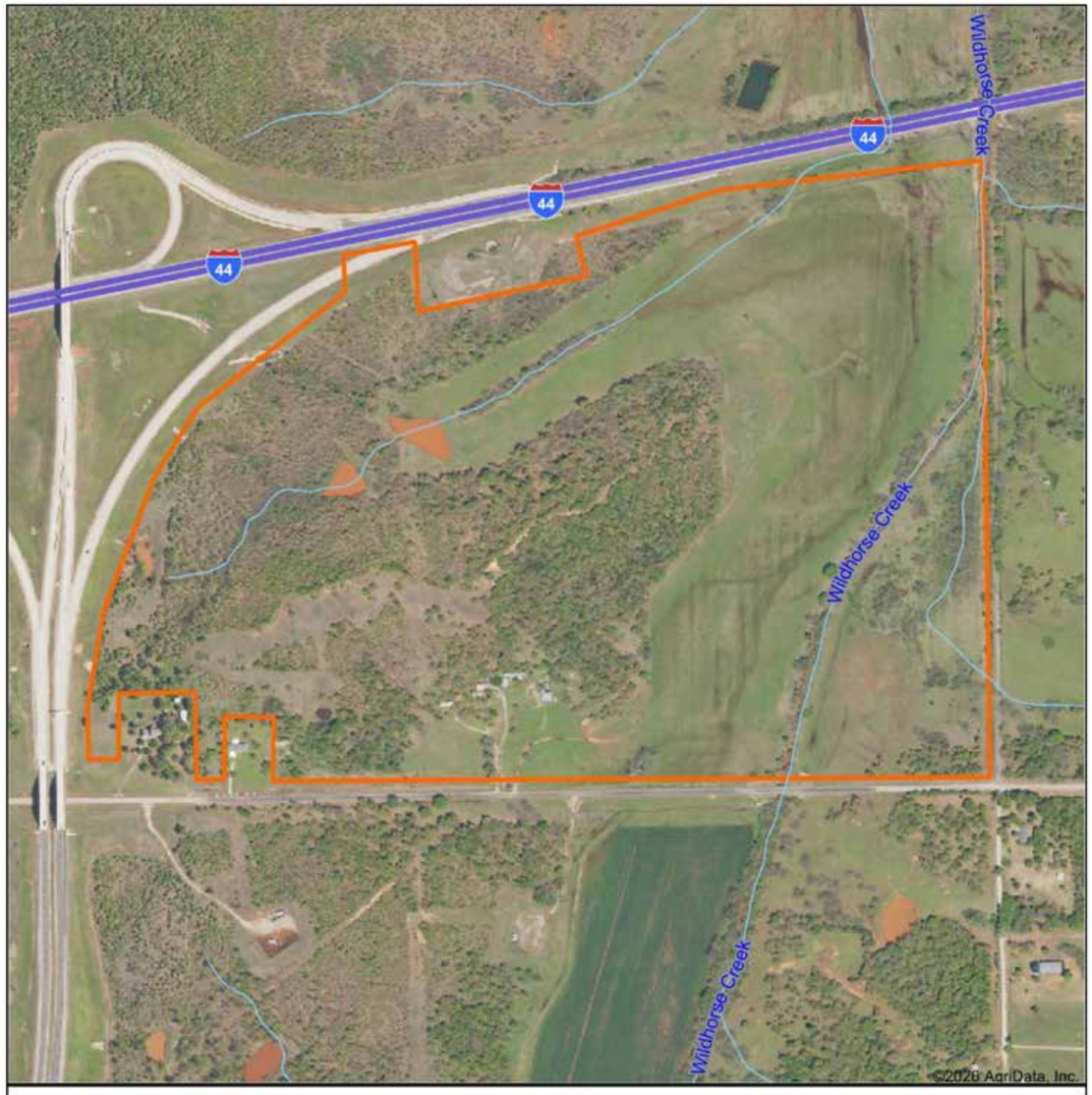
Deer sign is abundant, and the opportunity to develop a premier hunting property with food plots, controlled access, and habitat improvements is tremendous.







AERIAL MAP



Boundary Center: 35° 38' 29.87, -97° 11' 2.11

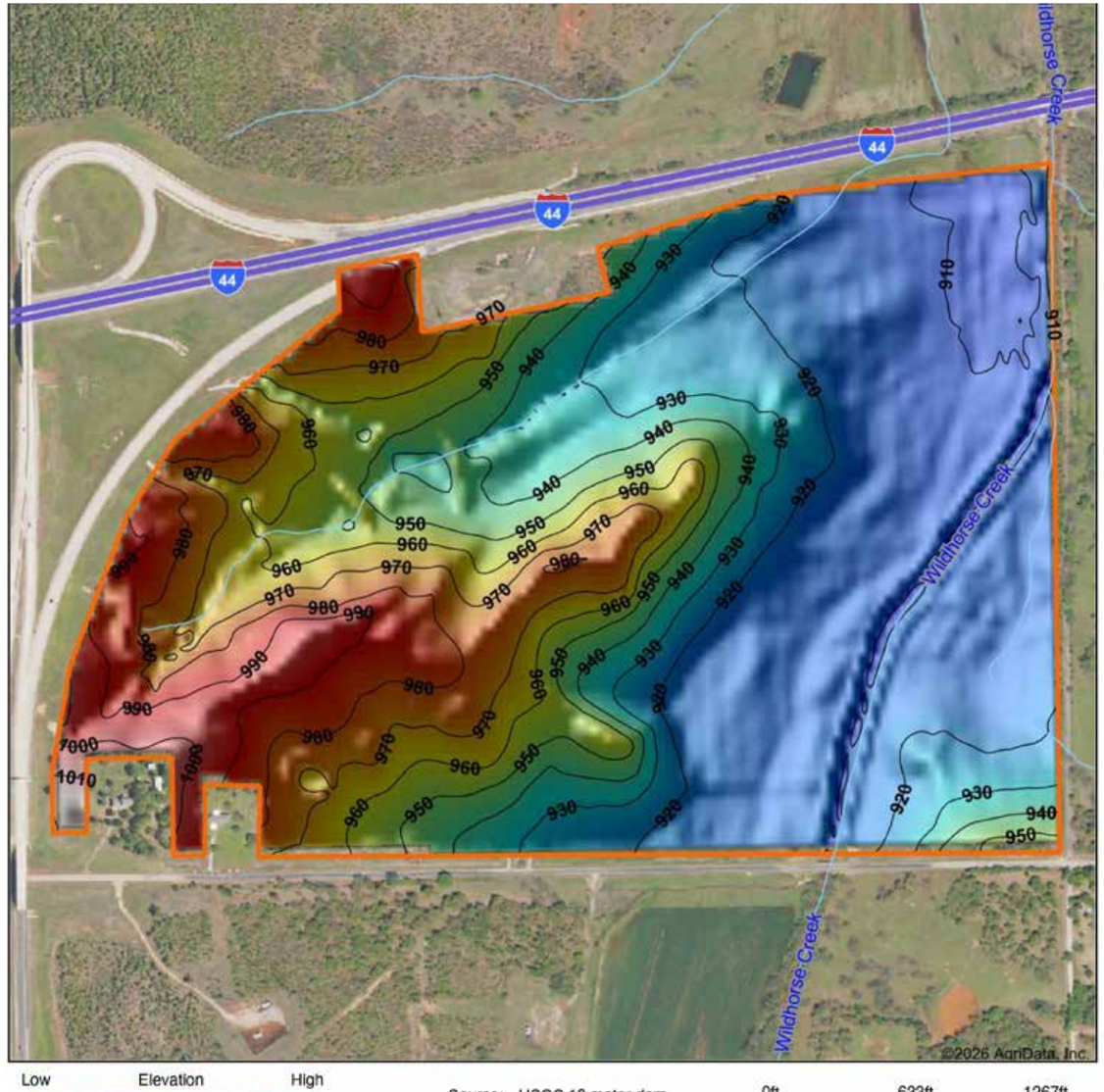
0ft 702ft 1404ft

34-14N-1E
Oklahoma County
Oklahoma

10/19/2026

Maps Provided By:
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HILLSHADE MAP



Low Elevation High

Maps Provided By:
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Source:	USGS 10 meter dem
Interval(ft):	10
Min:	902.7
Max:	1,018.8
Range:	116.1
Average:	941.4
Standard Deviation:	27.56 ft

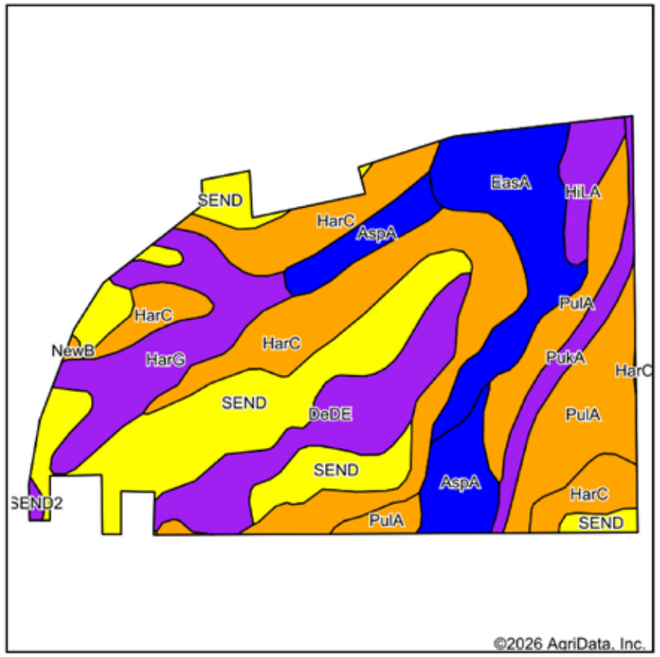
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10/19/2026

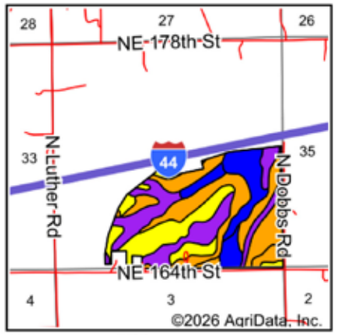
34-14N-1E
Oklahoma County
Oklahoma

Boundary Center: 35° 38' 29.87, -97° 11' 2.11

SOILS MAP



Soils data provided by USDA and NRCS.



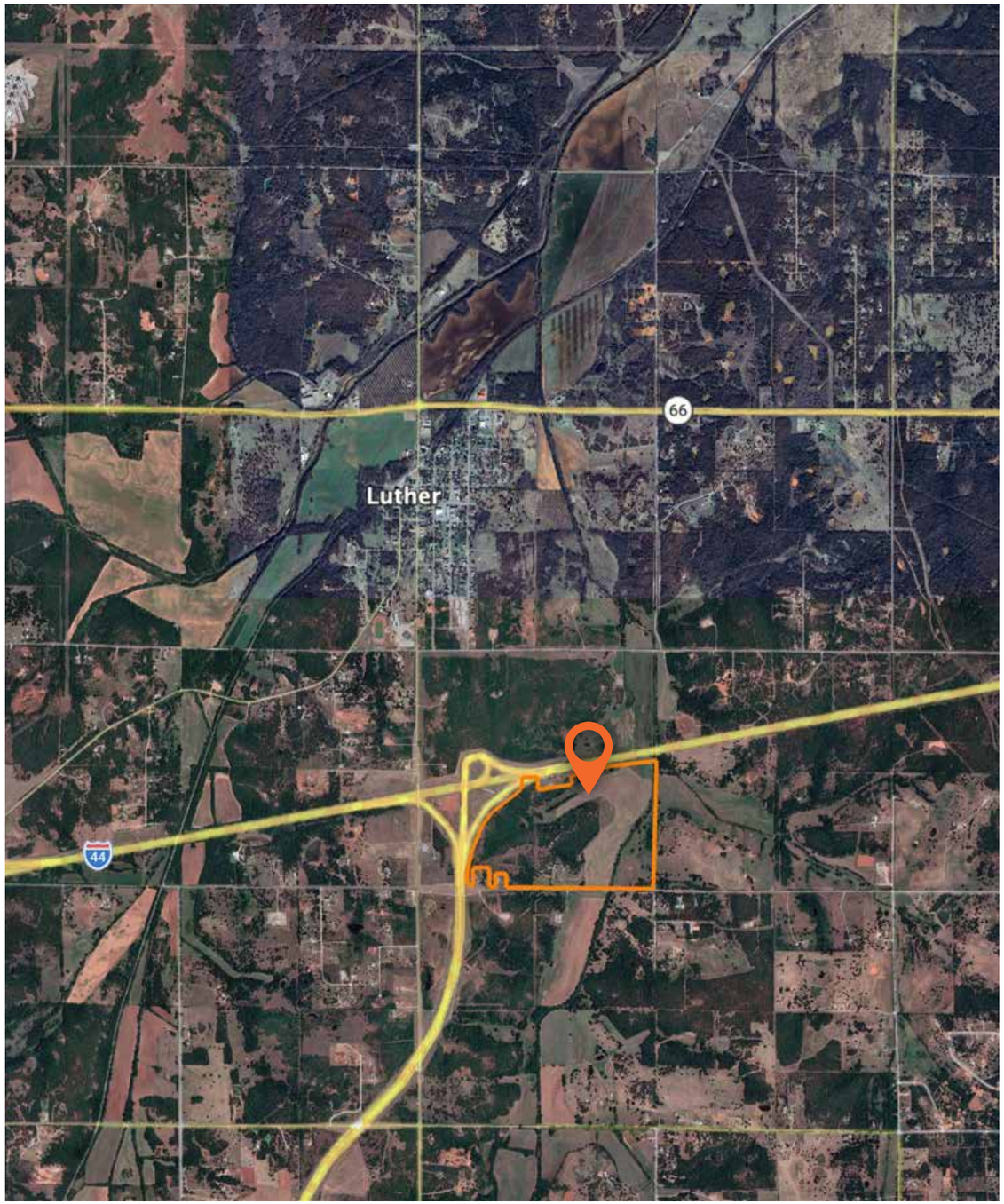
State: **Oklahoma**
County: **Oklahoma**
Location: **34-14N-1E**
Township: **Oklahoma City**
Acres: **209.22**
Date: **10/19/2026**

Maps Provided By:
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Area Symbol: OK109, Soil Area Version: 27

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
HarC	Harrah fine sandy loam, 3 to 5 percent slopes	49.53	23.7%		> 6.5ft.	IIIe	3952	56	52	51	56
SEND	Stephenville-Darnell-Newalla complex, 3 to 8 percent slopes	44.58	21.3%		2.7ft. (Paralithic bedrock)	IVe	3324	36	33	36	32
PulA	Pulaski fine sandy loam, 0 to 1 percent slopes, occasionally flooded	28.06	13.4%		> 6.5ft.	IIIe	5525	50	48	44	50
EasA	Easpur loam, 0 to 1 percent slopes, occasionally flooded	21.12	10.1%		> 6.5ft.	IIw	6223	60	51	46	60
DeDE	Derby-Dougherty complex, 0 to 15 percent slopes	19.68	9.4%		> 6.5ft.	VIe	3995	32	32	32	28
HarG	Harrah fine sandy loam, 3 to 45 percent slopes	19.61	9.4%		> 6.5ft.	VIIe	4080	49	47	46	49
AspA	Ashport silt loam, 0 to 1 percent slopes, occasionally flooded	13.59	6.5%		> 6.5ft.	IIw	6145	70	55	55	70
PukA	Pulaski fine sandy loam, 0 to 1 percent slopes, frequently flooded	6.77	3.2%		> 6.5ft.	Vw	6672	44	44	42	43

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 | Serving Oklahoma

405.481.4647

RHuggins@MidwestLandGroup.com

MidwestLandGroup.com

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