



MIDWEST LAND GROUP PRESENTS

WHITETAIL HAVEN WITH ROCK-BED CREEK & BLACKTOP ACCESS



169 ACRES
HUGHES COUNTY
OKLAHOMA











WHITETAIL HAVEN WITH ROCK-BED CREEK & BLACKTOP ACCESS

COUNTY: HUGHES | **STATE:** OKLAHOMA | **ACRES:** 169

When nearly every overhanging branch along a creek bottom has a scrape beneath it, you know you've found a property the deer love! This remarkable 169 +/- acre hunting retreat in Hughes County offers the kind of habitat serious whitetail hunters spend years searching for. With thick cover, mature timber, abundant deer sign, and nearly three-quarters of a mile of scenic Stidham Creek winding through the property, this tract has all the ingredients for an exceptional hunting destination. Add convenient Highway 9 blacktop frontage, rural water with an existing meter, and electric and fiber internet available at the road, and you have an outstanding opportunity to establish your own private hunting haven without sacrificing accessibility or convenience.

The heart of the property is its beautiful rock-bed creek corridor, where winding stretches of Stidham Creek, exposed rock formations, and mature timber create a landscape as enjoyable to explore as it is productive for wildlife. Red and post oaks, persimmon, and native Mexican plum provide valuable food sources, while approximately 75 feet of elevation change creates diverse habitat and natural travel corridors. Four ponds provide additional water sources, and established trails make it easy to navigate the property and access hunting locations. Scattered openings offer excellent opportunities for secluded food plots, wildlife improvements, or selective grazing. Whitetail deer are the headline attraction, but turkey, wild hogs, and quail add to the recreational opportunities. Hughes County has been recognized by North American Whitetail Magazine as one of Oklahoma's top counties for mature bucks, and the sheer abundance of scrapes and other deer sign throughout this property gives good reason for excitement about its hunting potential.

Beyond the hunting, the property offers a practical head start for someone looking to establish a weekend retreat or permanent country getaway. A gated entrance leads into the partially fenced tract, where an old homesite and barn provide a starting point for future improvements. With a rural water meter already in place, electric and fiber available along Highway 9, sandy loam soils, and approximately 44 inches of annual rainfall, the groundwork is there to make this property your own. Whether you envision a secluded hunting cabin, a country home overlooking the creek bottom, or a recreational retreat with some improved pasture, the possibilities are plentiful.

Located just 5 minutes from Dustin, 10 minutes from Wetumka, approximately 80 minutes from both Oklahoma City and Tulsa, and 3 hours from Dallas, this property strikes an excellent balance between privacy and accessibility. From slipping into a creek-bottom stand on a frosty November morning to riding the trails with family on a summer afternoon, the opportunities to enjoy this land extend well beyond deer season. With 169 +/- acres of outstanding habitat, scenic water features, and the convenience of blacktop access, this is the kind of hunting retreat you'll look forward to escaping to every chance you get.

PROPERTY FEATURES

- 44” average annual rainfall
- 75 +/- feet of elevation change
- Highway 9 blacktop frontage
- Partially fenced with gated entrance
- Fiber & electric at road
- Rural water with meter on site
- Old homesite with barn
- .7 miles of Stidham Creek
- 4 ponds
- Trails for easy access through property
- Openings throughout for food plots or grazing
- Red and post oaks, persimmon, Mexican plum
- Scenic rock features
- Sandy loam soils
- Whitetail deer, turkey, wild hog, quail
- 5 minutes to Dustin
- 10 minutes to Wetumka
- 80 minutes to OKC and Tulsa
- 3 hours to Dallas, TX



HIGHWAY 9 BLACKTOP FRONTAGE





WHITETAIL DEER, TURKEY, WILD HOG, QUAIL

With thick cover, mature timber, abundant deer sign, and nearly three-quarters of a mile of scenic Stidham Creek winding through the property, this tract has all the ingredients for an exceptional hunting destination.



















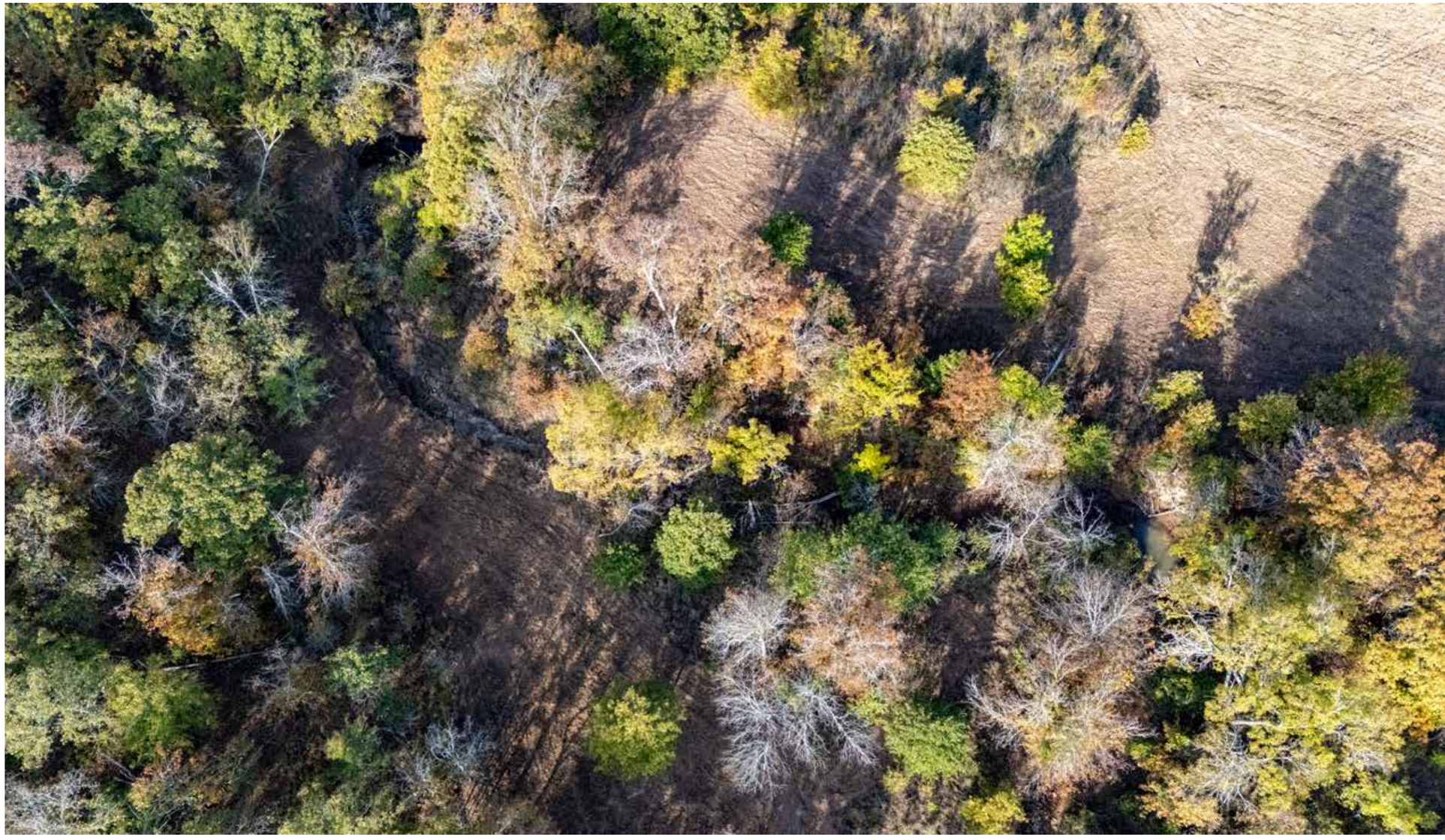




.7 MILES OF STIDHAM CREEK

















TRAILS & OLD HOMESITE

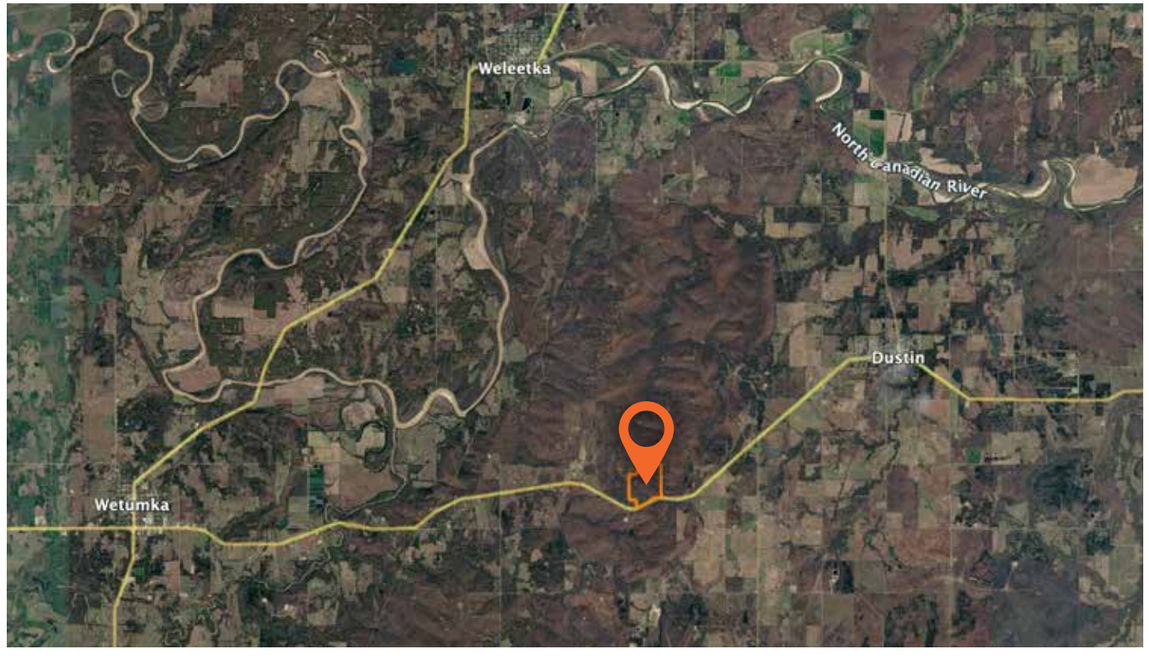






AERIAL MAPS





OVERVIEW MAP



Boundary Center: 35° 14' 29.93, -96° 6' 3.14

0ft 573ft 1146ft

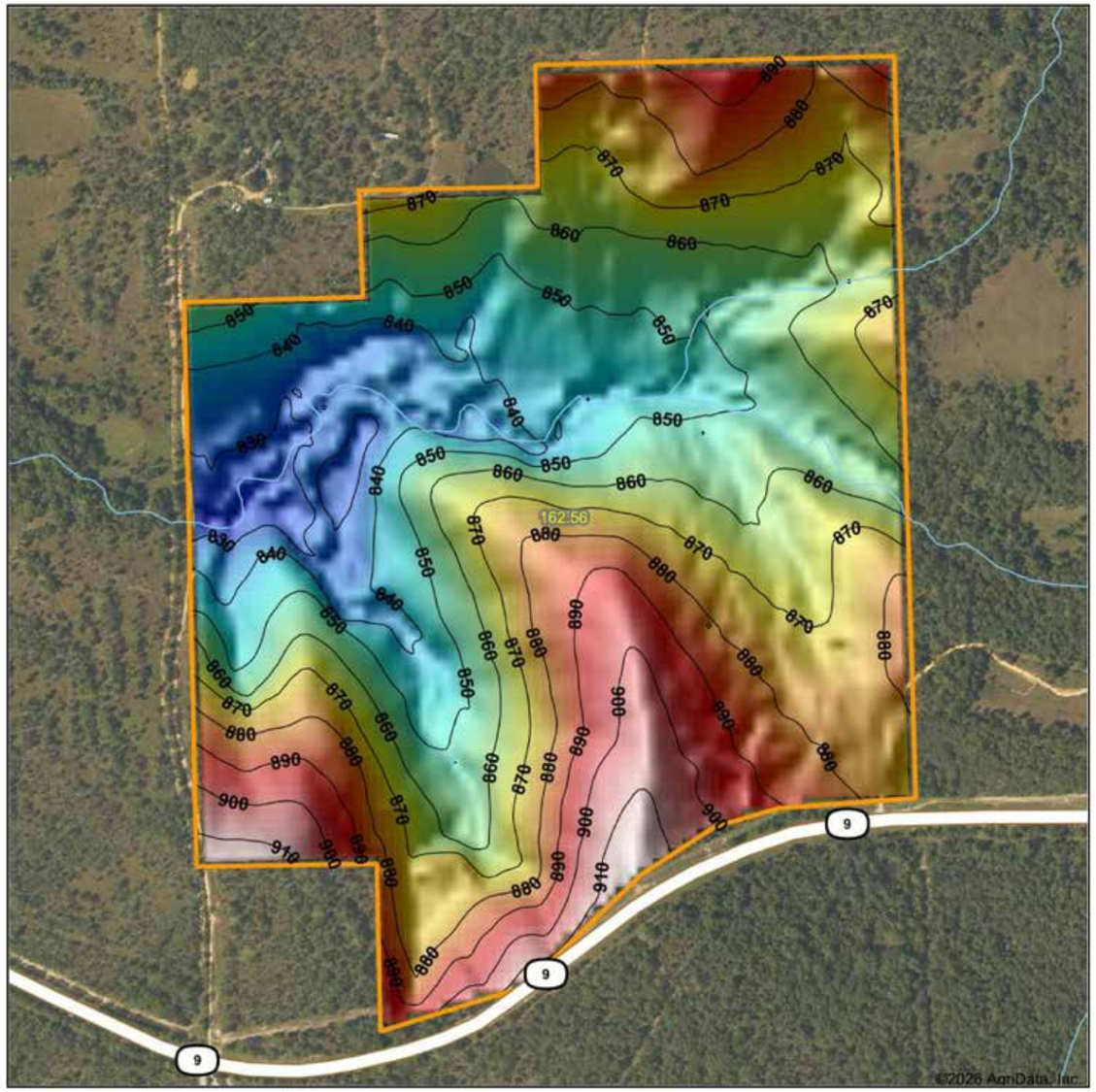
24-9N-11E
Hughes County
Oklahoma

N W E S

10/15/2026

Maps Provided By:
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HILLSHADE MAP



Low Elevation High

Maps Provided By surety CUSTOMIZED ONLINE MAPPING
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Source:	USGS 10 meter dem
Interval(ft):	10
Min:	821.8
Max:	916.0
Range:	94.2
Average:	865.3
Standard Deviation:	20.28 ft

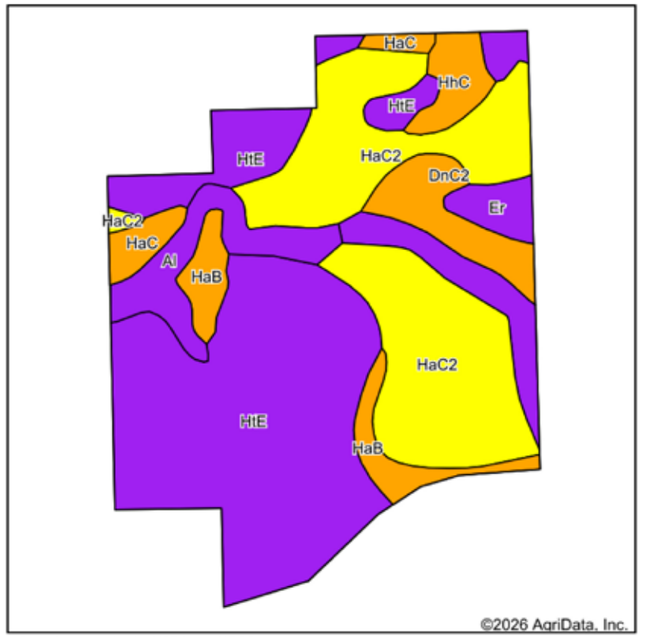
0ft 565ft 1130ft

10/15/2026

24-9N-11E
Hughes County
Oklahoma

Boundary Center: 35° 14' 29.93, -96° 6' 3.14

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
County: **Hughes**
Location: **24-9N-11E**
Township: **Wetumka**
Acres: **162.56**
Date: **10/15/2026**

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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Area Symbol: OK063, Soil Area Version: 20

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
HtE	Hector-Endsaw complex, 5 to 30 percent slopes, stony	77.25	47.5%		1.2ft. (Lithic bedrock)	VIIe	2960	29	22	26	20
HaC2	Clearview fine sandy loam, 3 to 5 percent slopes, eroded	48.10	29.6%		2.9ft. (Lithic bedrock)	IVe	0	51	45	42	36
Al	Verdigris silt loam, 0 to 2 percent slopes, frequently flooded	9.68	6.0%		> 6.5ft.	Vw	8000	65	64	59	65
DnC2	Dennis loam, 3 to 5 percent slopes, eroded	7.95	4.9%		> 6.5ft.	IIIe	0	61	51	57	49
HaB	Clearview fine sandy loam, 1 to 3 percent slopes	7.77	4.8%		2.6ft. (Lithic bedrock)	IIIe	3080	57	49	47	44
HhC	Clearview-Hector complex, 3 to 5 percent slopes	4.52	2.8%		2.9ft. (Lithic bedrock)	IIIe	3275	47	42	42	35
HaC	Clearview fine sandy loam, 3 to 5 percent slopes	3.81	2.3%		2.9ft. (Lithic bedrock)	IIIe	3472	55	49	46	42
Er	Dennis loam, 2 to 8 percent slopes, severely eroded	3.48	2.1%		> 6.5ft.	VIe	4250	64	59	52	51
					Weighted Average	**5.38**	**2293.6**	***n 42.4**	***n 36**	***n 36.7**	***n 31.6**

*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.

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

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