

Logan County 80 Acres with Pond & Hunting Potential
TBD N Midwest Blvd
Guthrie, OK 73044

\$925,000
85± Acres
Logan County



Logan County 80 Acres with Pond & Hunting Potential Guthrie, OK / Logan County

SUMMARY

Address

TBD N Midwest Blvd

City, State Zip

Guthrie, OK 73044

County

Logan County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

35.936706 / -97.392393

Acreage

85

Price

\$925,000

Property Website

<https://greatplainslandcompany.com/detail/logan-county-80-acres-with-pond-hunting-potential/logan/oklahoma/88634/>



Logan County 80 Acres with Pond & Hunting Potential Guthrie, OK / Logan County

PROPERTY DESCRIPTION

Logan County 160± Acres with Pond | Hunting, Grazing & Build Potential | Logan County, Oklahoma
Kale Crocker | Great Plains Land Company
[580-216-8160](tel:580-216-8160) | kale@greatplainsland.com

Property Overview

- 160± acres in Logan County, Oklahoma offering an outstanding mix of agriculture and recreation
- Approximately 50± acres of productive tillable ground
- Approximately 45± acres of pasture ideal for livestock or hay production
- 2.5± acre stocked pond providing fishing, recreation, and wildlife habitat
- Two deer blinds overlooking fenced food plots designed for hunting success
- Multiple scenic build sites with privacy and elevated views
- Rolling terrain featuring mature timber, open pasture, water, and excellent wildlife habitat
- Strong hunting history with whitetail deer, turkey, quail, and waterfowl opportunities
- Located near Guthrie, Edmond, Oklahoma City, and Stillwater

Location Highlights

- Approximately 7.5 miles north of Highway 33
- Only ½ mile east of the Cimarron River
- Approximately 10 minutes north of Guthrie
- Approximately 30 minutes to Edmond
- Approximately 40 minutes to Downtown Oklahoma City
- Approximately 40 minutes to Stillwater

Property Overview

Discover a rare opportunity to own a truly versatile **160± acre tract in Logan County, Oklahoma**, offering an exceptional blend of **productive farmland, quality pasture, outstanding hunting, stocked fishing pond, and future homesite potential**. Properties that successfully combine **income-producing agricultural ground with turn-key recreational appeal** are increasingly difficult to find—especially this close to the Oklahoma City metro.

Accessed from **Midwest Boulevard**, the approach to the property immediately sets it apart. Enter by driving up the hill through mature trees before the landscape opens into scenic rolling hills, secluded pasture, productive tillable ground, and expansive views that create a true feeling of privacy and escape. The tree-lined entrance and rolling topography make this property feel like a retreat while remaining conveniently located near Guthrie, Edmond, Oklahoma City, and Stillwater.

Property Features

The property features approximately **50± acres of productive tillable land**, much of which consists of highly desirable **Norge silt loam soils**, known for strong productivity and versatility. Whether utilized for crops, grazing support, hay production, or wildlife food plots, this acreage offers both agricultural functionality and income-producing potential.

Approximately **45± acres of native pasture** provide excellent grazing opportunities for cattle, horses, or hay production while also contributing to the property's overall beauty and recreational value. The rolling terrain creates scenic elevation changes and multiple ideal locations for future improvements, including homesites, barns, cabins, or shops.

One of the standout features of the property is the impressive **2.5± acre stocked pond**, offering year-round recreational enjoyment and function. Whether fishing with family, attracting waterfowl, watering livestock, or simply enjoying the view, the pond adds significant appeal and usability to the tract.

For hunters, this property is already thoughtfully improved and designed for success. The property includes **two established deer blinds overlooking approximately 1± acre fenced food plots**, intentionally protected from cattle and strategically positioned to

maximize hunting opportunities. This setup provides a true **turn-key hunting experience**, eliminating much of the work often required to prepare a property for deer management and hunting.

Land, Soil & Wildlife

Wildlife habitat throughout the property is exceptional. The combination of **timber, native grasses, food plots, water sources, pasture, and tillable ground** creates excellent conditions for wildlife movement and bedding.

The area is known for strong populations of **whitetail deer, turkey, quail, and waterfowl**, with proven deer genetics and hunting history throughout the surrounding region. The balance of open ground and cover gives wildlife everything needed to thrive, making this property equally attractive for hunters, land investors, or outdoor enthusiasts.

The tillable acreage, anchored by **productive Norge silt loam soils**, provides additional flexibility for income generation or wildlife enhancement through food plot management and forage production.

Agriculture & Hunting

This tract offers a rare opportunity to enjoy the best of both worlds. Continue farming or leasing the tillable acres for income, run livestock on the pasture, fish in your private stocked pond, or enjoy a professionally improved hunting setup already in place.

Few properties successfully combine **productive agriculture, grazing opportunities, hunting infrastructure, water features, and homesite potential** while remaining within commuting distance of Oklahoma City and Edmond.

Why You'll Love It

This **Logan County 160± acre tract** truly checks all the boxes. From **productive farmland and grazing pasture** to a **stocked pond, established hunting improvements, scenic build sites, and rolling secluded terrain**, this property offers versatility that is difficult to duplicate.

Whether your goal is to **hunt trophy whitetail, fish your own pond, run cattle, produce crops, build a dream home, or simply own a scenic recreational retreat**, this property delivers exceptional value and usability.

Rarely do properties of this size and quality come available with such a balanced mix of **income potential, recreation, privacy, and location**.

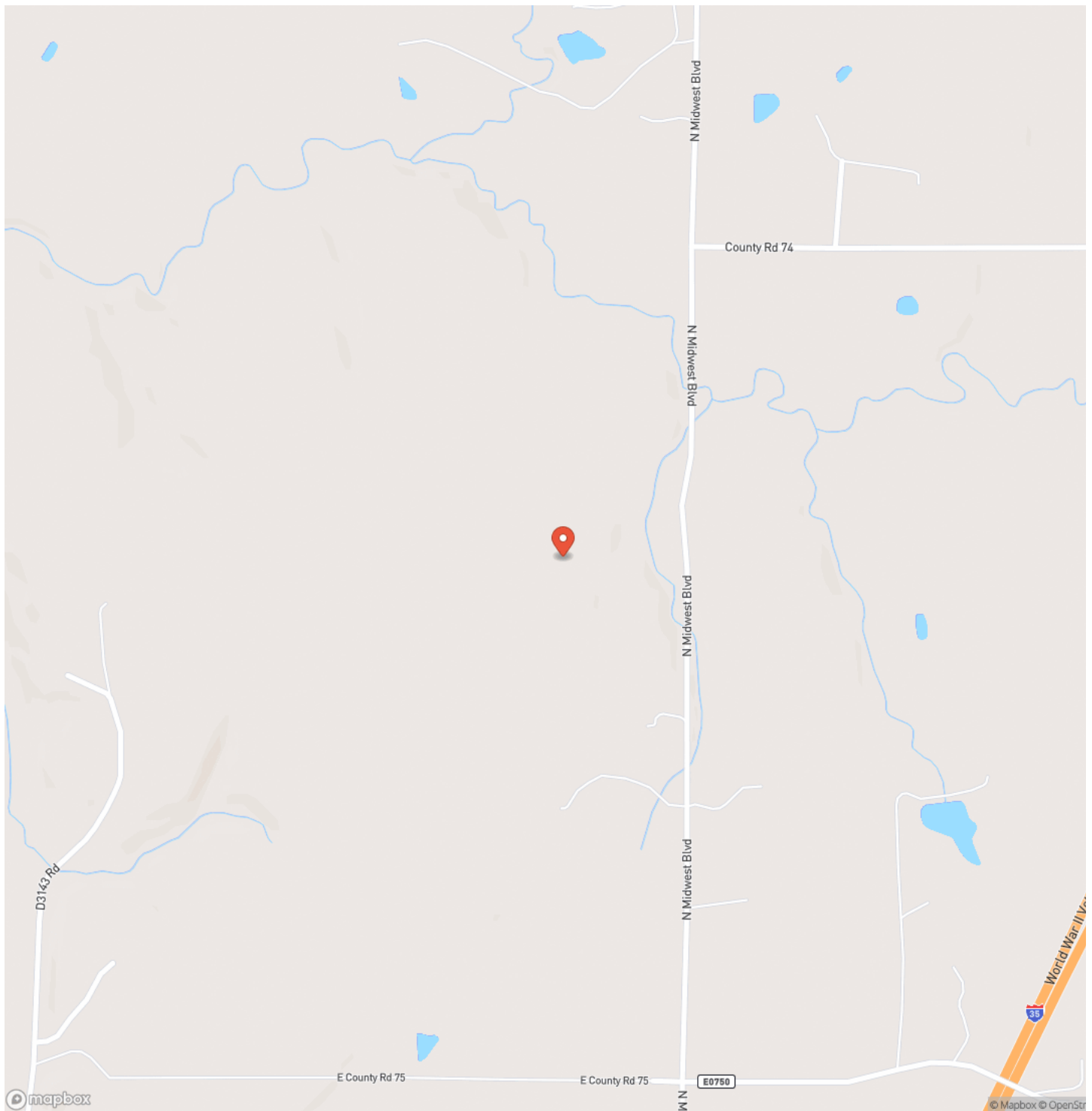
Schedule your private showing today.

For more information or to schedule a private showing, contact **Kale Crocker | Great Plains Land Company** | [580-216-8160](tel:580-216-8160) .

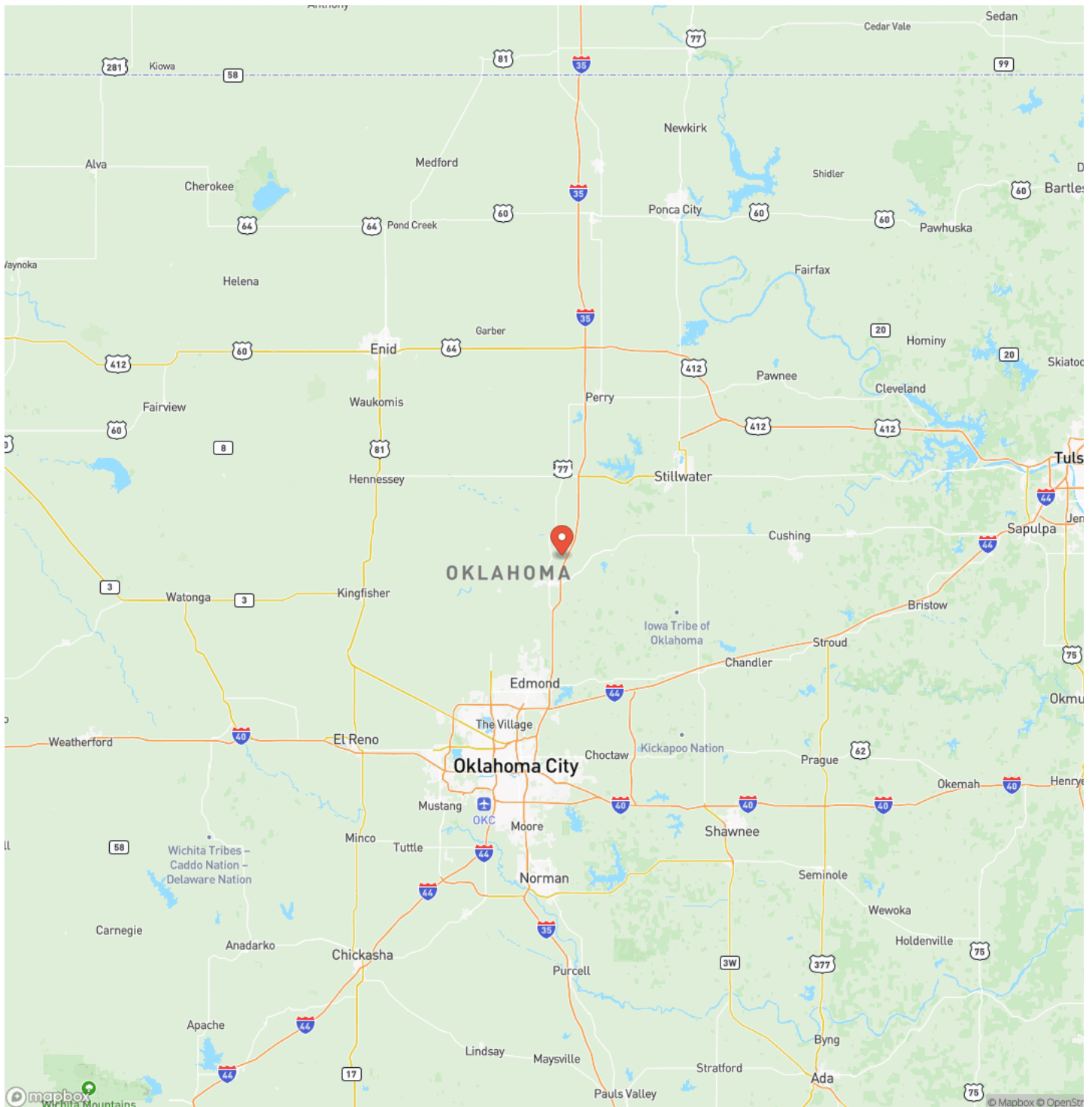
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Locator Map



Locator Map



Satellite Map



Logan County 80 Acres with Pond & Hunting Potential

Guthrie, OK / Logan County

LISTING REPRESENTATIVE

For more information contact:



Representative

Kale Crocker

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(580) 216-8160

Email

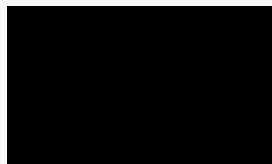
kale@greatplains.land

Address

City / State / Zip

Stillwater, OK 74074

NOTES

[illegible]

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://greatplainslandcompany.com/>

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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