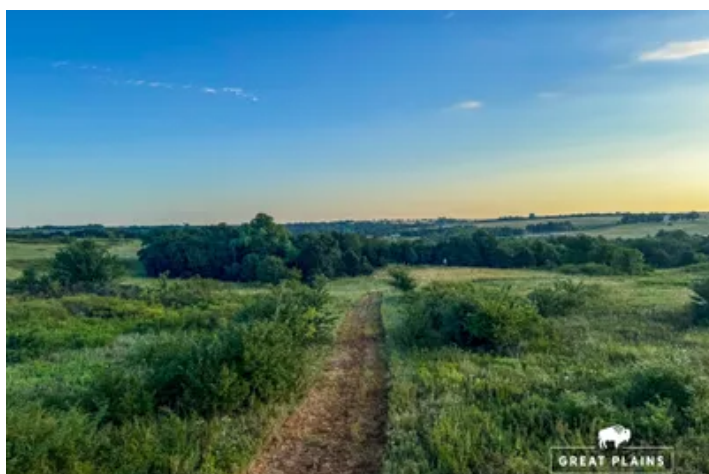


Logan County 80 Acres with Pasture, Timber, & Hunting
Setup
TBD N Midwest Blvd
Guthrie, OK 73044

\$815,000
75± Acres
Logan County



Logan County 80 Acres with Pasture, Timber, & Hunting Setup 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

35.939777 / -97.39234

Acreage

75

Price

\$815,000

Property Website

<https://greatplainslandcompany.com/detail/logan-county-80-acres-with-pasture-timber-hunting-setup/logan/oklahoma/88641/>



Logan County 80 Acres with Pasture, Timber, & Hunting Setup

Guthrie, OK / Logan County

PROPERTY DESCRIPTION

Logan County 80± Acres | Pasture, Timber & Turn-Key Hunting Setup | Logan County, Oklahoma
Kale Crocker | Great Plains Land Company
[580-216-8160](tel:580-216-8160) | kale@greatplainsland.com

Property Overview

- 80± acre tract in Logan County, Oklahoma offering pasture, timber, hunting, and build potential
- Approximately 55± acres of productive pasture with strong Bermuda and native grasses
- Approximately 25± acres of mature timber creating privacy and excellent wildlife habitat
- Two fenced food plots designed specifically for hunting success
- Two elevated deer blinds strategically positioned overlooking food plots and bedding areas
- Fenced into two pastures for convenient livestock management
- Multiple scenic build sites featuring privacy, rolling terrain, and beautiful views
- Excellent combination of ranching, hunting, recreation, and future homesite potential
- 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

This beautiful **80± acre tract in Logan County, Oklahoma** offers an outstanding combination of **productive pasture, mature timber, hunting improvements, and scenic build potential**, creating a highly versatile property suited for ranching, recreation, or country living. Whether you are searching for a weekend retreat, hunting property, small ranch, future homesite, or investment tract, this property delivers an attractive balance of usability and natural beauty.

Accessed from **Midwest Boulevard through a private tree-lined entrance**, the property immediately provides a sense of privacy and seclusion rarely found this close to Oklahoma City and Edmond. Rolling terrain, open grassland, wooded draws, and scenic views combine to create a property that feels tucked away while remaining highly convenient to nearby towns and amenities.

Property Features

Approximately **55± acres of pasture** provide strong grazing opportunities and agricultural functionality. Featuring a healthy mix of **Bermuda and native grasses**, the pasture is well suited for **cattle, horses, hay production, or livestock grazing**, offering both recreational appeal and agricultural income potential. The property is thoughtfully **fenced into two separate pastures**, allowing for easier livestock rotation, grazing management, or future operational flexibility.

The remaining **25± acres of mature timber** create outstanding wildlife habitat while adding privacy, beauty, and recreational appeal. The wooded areas provide bedding cover, travel corridors, shade, and natural screening, making the property ideal for those who appreciate outdoor recreation and wildlife.

For hunters, the property already includes a **turn-key hunting setup** that is difficult to duplicate. Two strategically placed **fenced food plots** have been established specifically for wildlife management and hunting success. These food plots are protected to allow consistent forage growth while encouraging repeat wildlife activity throughout the year.

Overlooking these areas are **two elevated deer blinds**, carefully positioned to maximize visibility and hunting opportunities around food sources and natural travel patterns. Combined with strong deer genetics in the area and excellent surrounding habitat, this tract

provides a proven recreational setup ready to enjoy immediately.

Land, Grass & Wildlife

The balance of **productive pasture and mature timber** creates exceptional habitat diversity and strong functionality for both livestock and recreation. Bermuda and native grasses offer dependable forage production, while timbered draws and wooded areas establish ideal travel corridors and cover for wildlife.

The area is known for abundant populations of **whitetail deer, turkey, and quail**, with hunting opportunities enhanced by existing improvements and surrounding habitat. The combination of natural cover, established food plots, and elevated blinds creates an excellent setup for both experienced hunters and families looking to enjoy outdoor recreation.

While the property does **not include a pond**, the excellent grass production, mature timber, and wildlife habitat more than compensate, creating a balanced property equally suited for agriculture, recreation, and future development.

Agriculture & Hunting

This tract offers tremendous flexibility. Continue grazing livestock, cut hay, enjoy hunting season from established blinds, or build a country home overlooking scenic rolling pasture and timber. Few properties offer this combination of **ranching usability, recreational setup, privacy, and proximity to Oklahoma City**.

Why You'll Love It

This **Logan County 80± acre tract** is a rare opportunity to own a property that truly blends **grass, timber, hunting improvements, and homesite potential**. With **55± acres of productive pasture, 25± acres of mature trees, fenced food plots, elevated deer blinds, and multiple scenic building locations**, this property is ready to enjoy from day one.

Whether you are looking to **run cattle, hunt trophy whitetail, establish a homestead, enjoy weekend recreation, or invest in Oklahoma land**, this property offers versatility, privacy, and long-term appeal.

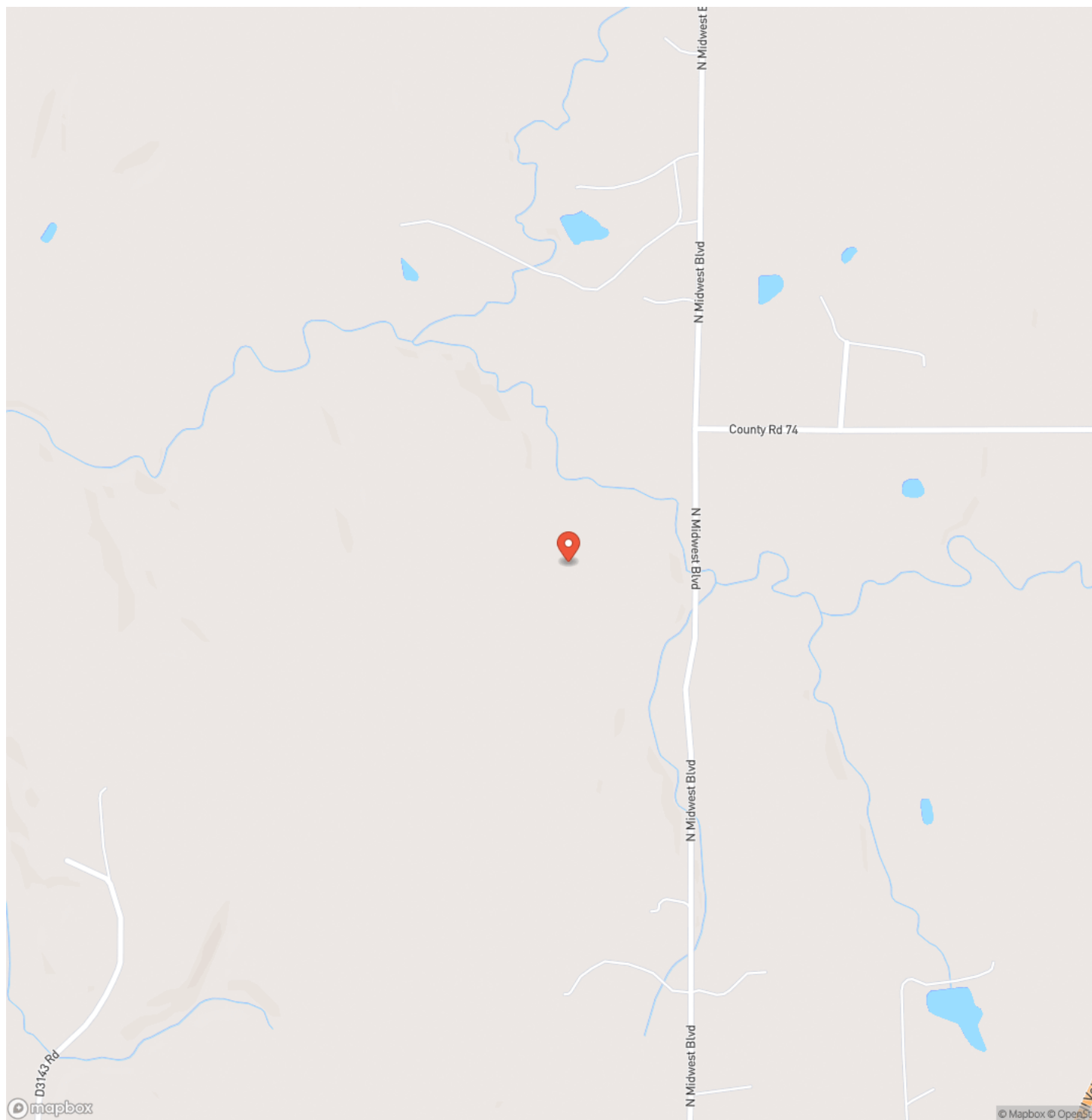
Schedule your private showing today.

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

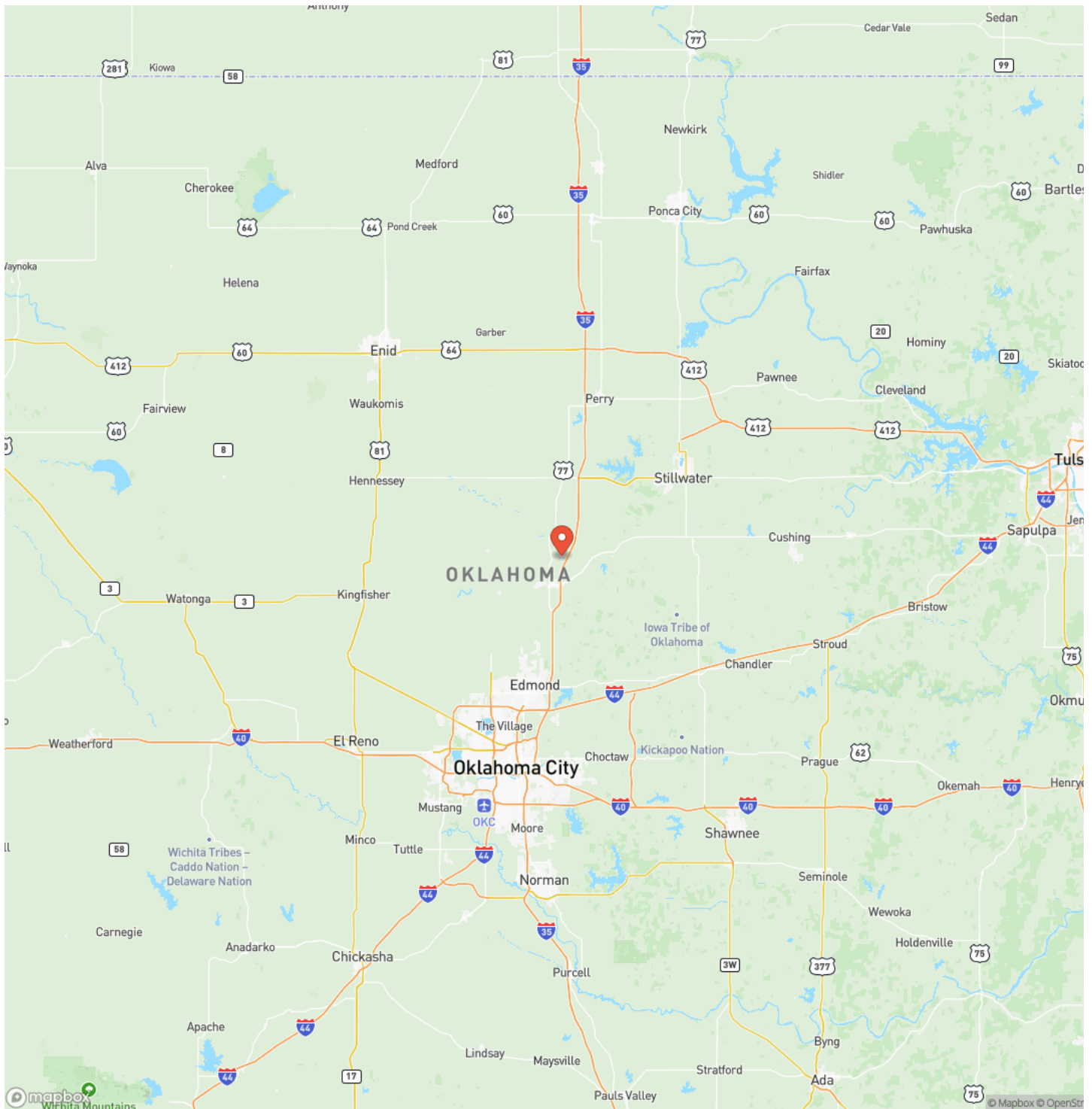
Logan County 80 Acres with Pasture, Timber, & Hunting Setup
Guthrie, OK / Logan County



Locator Map



Locator Map



Satellite Map



Logan County 80 Acres with Pasture, Timber, & Hunting Setup

Guthrie, OK / Logan County

LISTING REPRESENTATIVE

For more information contact:



Representative

Kale Crocker

Mobile

(580) 216-8160

Email

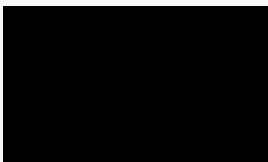
kale@greatplains.land

Address

City / State / Zip

Stillwater, OK 74074

NOTES

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.

[illegible]

<https://greatplainslandcompany.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

Great Plains Land Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
<https://greatplainslandcompany.com/>
