

Camp Russell West 20
TBD N Midwest Blvd
Guthrie, OK 73044

\$200,000
20± Acres
Logan County



Camp Russell West 20
Guthrie, OK / Logan County

SUMMARY

Address

TBD N Midwest Blvd null

City, State Zip

Guthrie, OK 73044

County

Logan County

Type

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

Latitude / Longitude

35.979273 / -97.387374

Acreage

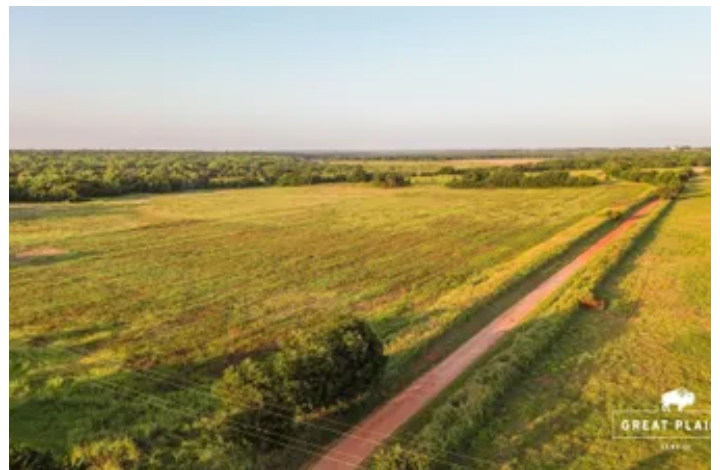
20

Price

\$200,000

Property Website

<https://greatplainslandcompany.com/detail/camp-russell-west-20/logan/oklahoma/112672/>



PROPERTY DESCRIPTION

Camp Russell West 20± Acres | Logan County, Oklahoma

Tucked away just north of Guthrie, this secluded 20± acre property offers an outstanding combination of hunting, homesite potential, and productive agricultural ground. Located just off the Cimarron River, tucked away just north of Guthrie, this secluded 20± acre property offers an outstanding combination of hunting, homesite potential, and productive agricultural ground. Located just off the Cimarron River, this property was the historic site of Camp Russell, a logistical support base for troops patrolling the Unassigned Lands of central Oklahoma prior to the Land Run of 1889 ([Oklahoma Historical Society: Camp Russell](#)).

This area is well known for producing mature whitetails, and the natural terrain creates a true funnel that consistently moves deer through the property. A Redneck hunting blind is already in place, and the property has a proven history of successful trophy deer harvests, making it ready to enjoy from day one.

One of the unique features of this offering is the flexibility to purchase either **20± acres or the entire 40± acres**, giving buyers the opportunity to choose the size that best fits their needs. Whether you're looking for a weekend hunting retreat, a future homesite, or a small farm, this property offers plenty of possibilities.

Power is already available along the county road, and the property features county road frontage on the south side for convenient access. The Cimarron River borders the north, creating excellent wildlife habitat while adding to the property's scenic appeal. Approximately 10± acres along the northern portion lie within the floodplain, leaving ample room on the southern portion for a home, shop, barn, or other improvements.

Beyond its recreational appeal, the property also offers quality agricultural value. Much of the acreage consists of productive Class I and Class II soils, making it well suited for hay production, small grain crops, improved pasture, or grazing a small herd of cattle. Whether your goal is to establish a hobby farm, build a country home, or simply own a beautiful piece of Oklahoma land with exceptional hunting this property checks all the boxes.

Conveniently located approximately **10 minutes from Guthrie, 30 minutes from Edmond, 40 minutes from Stillwater, and 50 minutes to downtown Oklahoma City**, you'll enjoy the peace and privacy of the countryside without sacrificing easy access to town.

If you've been searching for a manageable-sized property that offers outstanding hunting, productive soils, build potential, and flexible purchase options, this Logan County tract deserves a look.

Property Features:

- 20± acre or 40± acre purchase options
- Excellent whitetail hunting with proven history of mature bucks
- Located just off the Cimarron River
- Natural deer travel funnel
- Redneck hunting blind included
- County road frontage on the south side
- Power available at the road
- Approximately 10± acres in the floodplain
- Plenty of buildable ground for a home or shop
- Productive Class I and Class II soils
- Great for farming, grazing cattle, or recreational use
- 10 minutes to Guthrie
- 30 minutes to Edmond
- 40 minutes to Stillwater
- 50 minutes to Oklahoma City



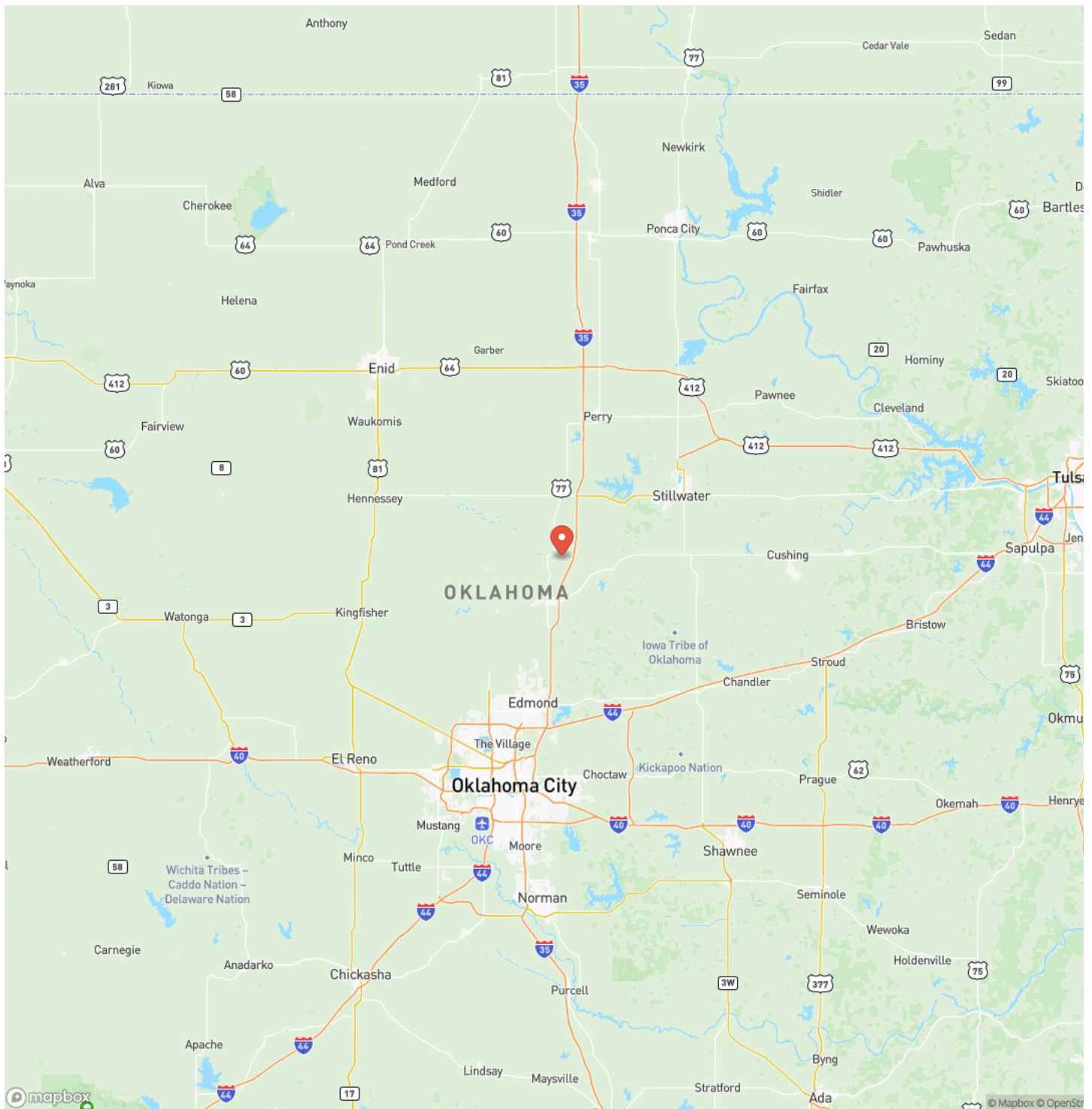
Camp Russell West 20
Guthrie, OK / Logan County



Locator Map



Locator Map



Satellite Map



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]

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.



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