

**Pristine I-35 Grazing Farm**  
5200 E County Rd  
Guthrie, OK 73044

**\$995,400**  
159,530± Acres  
Logan County



**Pristine I-35 Grazing Farm**  
**Guthrie, OK / Logan County**

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**SUMMARY**

**Address**

5200 E County Rd

**City, State Zip**

Guthrie, OK 73044

**County**

Logan County

**Type**

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

**Latitude / Longitude**

35.9292 / -97.3629

**Acreage**

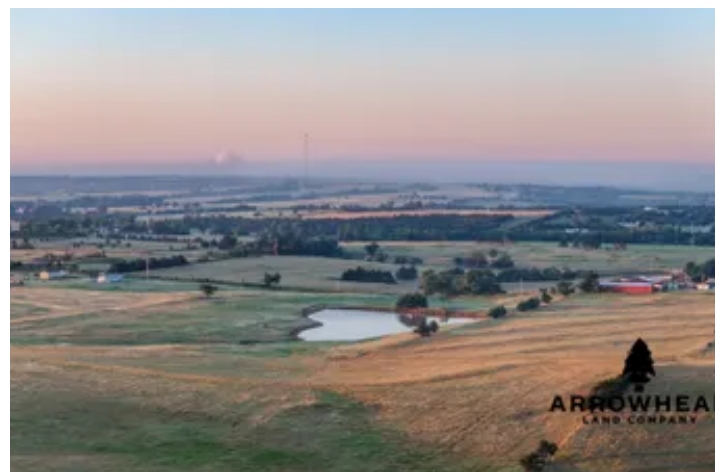
159.530

**Price**

\$995,400

**Property Website**

<https://arrowheadlandcompany.com/property/pristine-i-35-grazing-farm-logan-oklahoma/59188/>



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**PROPERTY DESCRIPTION**

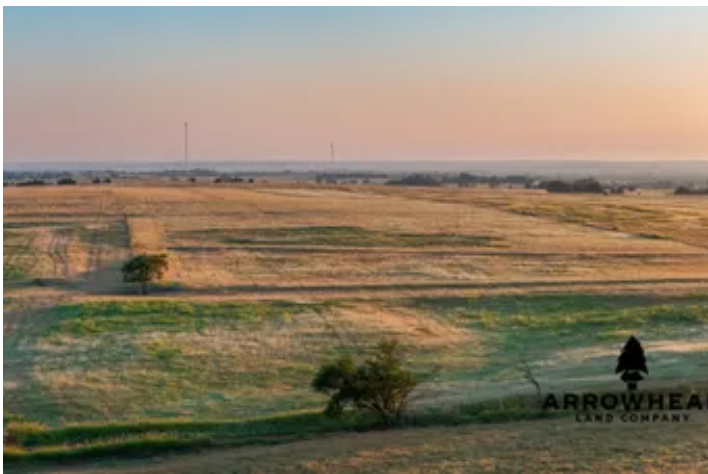
Check out this beautiful 158+/- acres of pristine pasture ground! Ideally located between Stillwater, OK, and Edmond, OK, the farm is 4+/- miles northeast of Guthrie, OK, and less than 6+/- miles west of Langston, OK. Whether it be a piece of land to build on or a good grass farm to help expand your cattle operation, this one is worth taking a look at. There are three ponds on the farm; two of them are approximately two acres or more, and one is approximately a ½ acre or more. Not only does this farm provide ample grazing for your livestock and plenty of fishing opportunities, but with the neighboring 80+/- acres to the west made up entirely of woods, there is also potential for some good whitetail hunting on the west side of the farm.

Two gated entrances on the south side of the farm provide access off of E County Rd 750, and there is also electricity at the road. If a smaller parcel of land is desired, the seller is offering the east 78+/- acres for sale, as well as the full 158-acre parcel. This is an extremely well-kept piece of property in a highly sought-after demographic. All showings are by appointment only. If you would like more information or to schedule a private showing, please contact Tony Cerar at [918-671-8937](tel:918-671-8937).

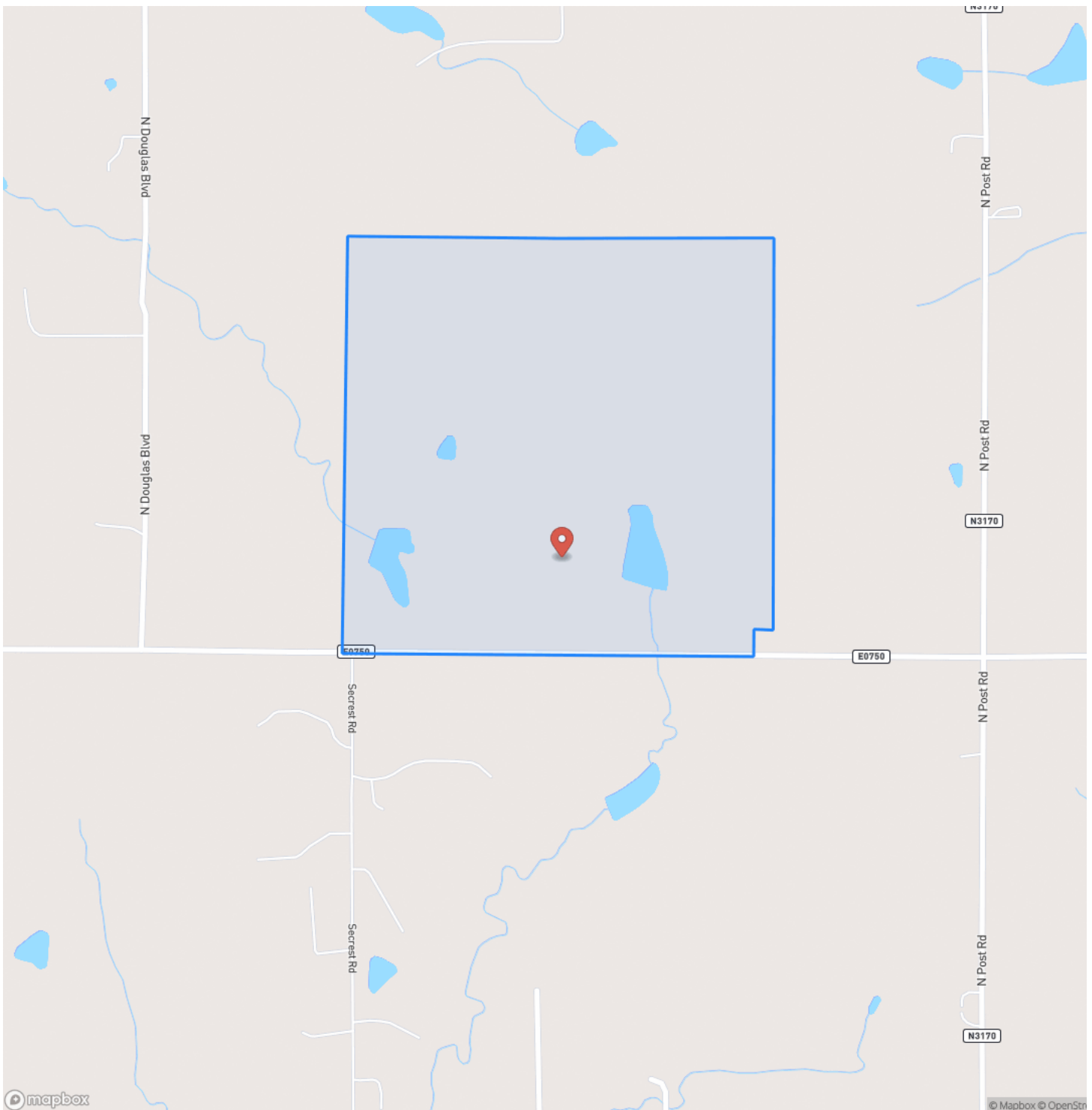


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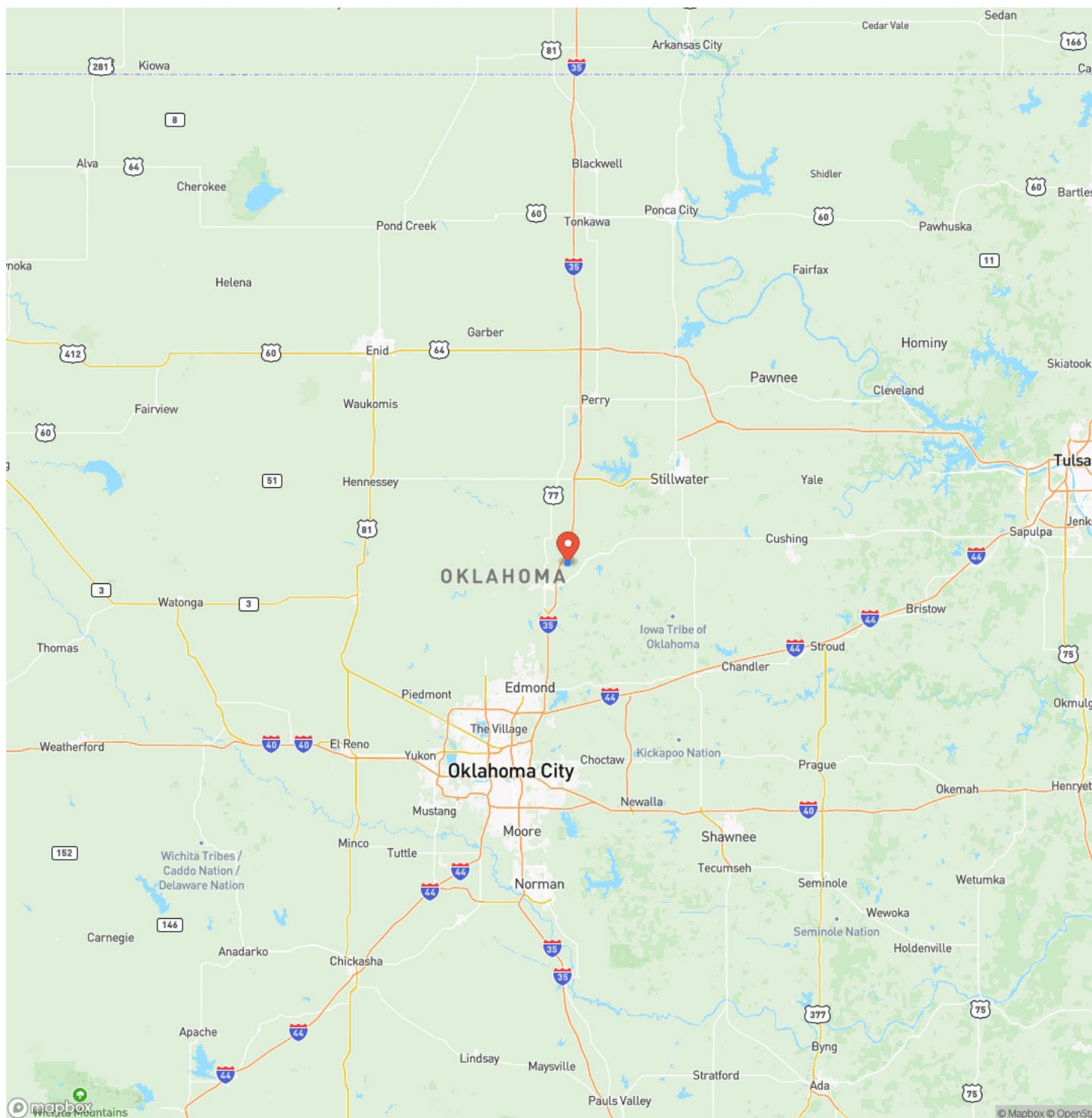
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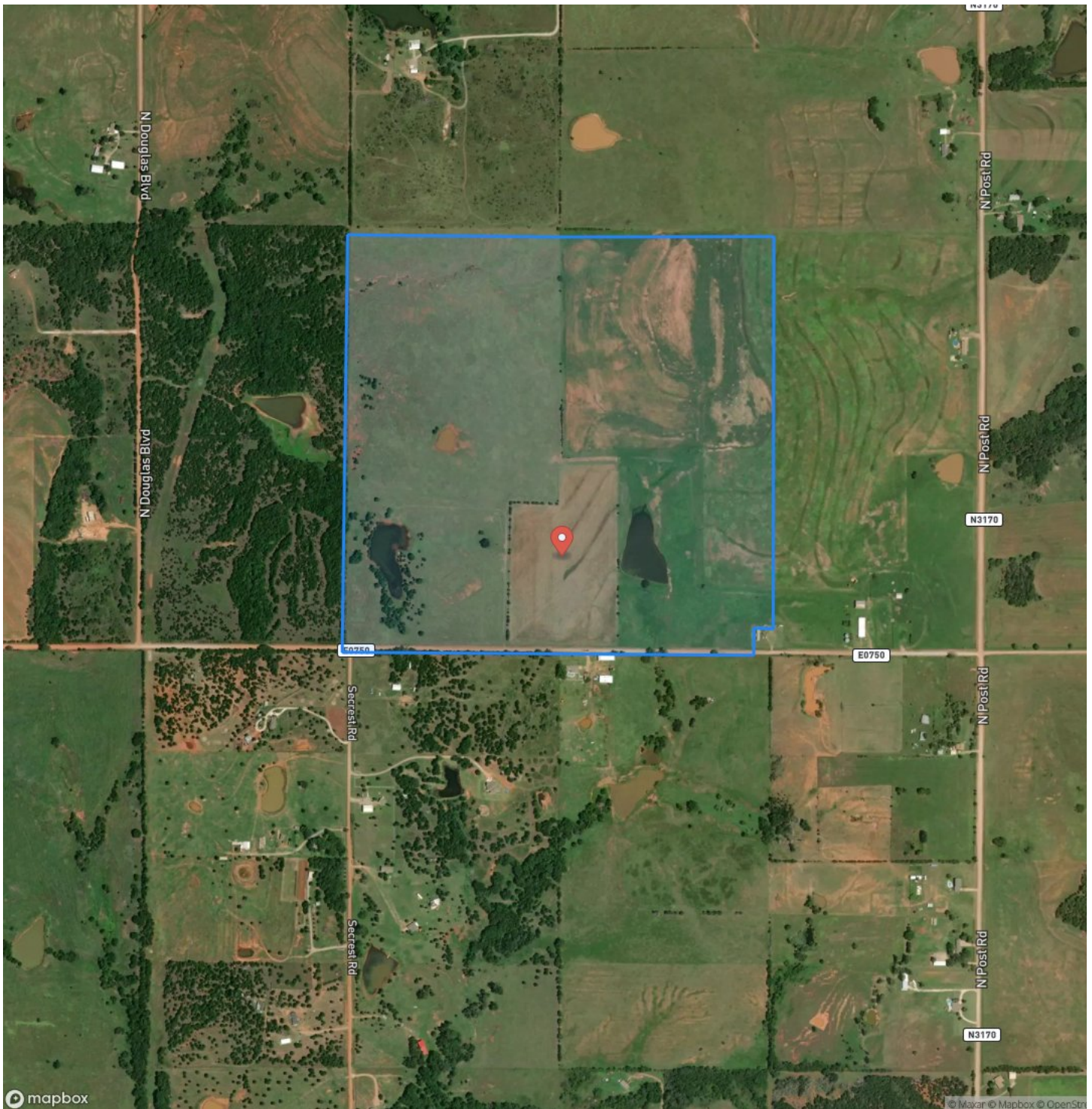
## Locator Map



## Locator Map



## Satellite Map





Tony Cerar

(918) 671-8937

tony.cerar@arrowheadlandcompany.com

Broken Arrow, OK 74012

## NOTES



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## **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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