

**The Blackjack Ranch - 120 Acres in the Perfect Location**  
1 S Anderson Road  
Guthrie, OK 73044

**\$2,278,000**  
120± Acres  
Logan County



## The Blackjack Ranch - 120 Acres in the Perfect Location Guthrie, OK / Logan County

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### **SUMMARY**

#### **Address**

1 S Anderson Road

#### **City, State Zip**

Guthrie, OK 73044

#### **County**

Logan County

#### **Type**

Hunting Land, Horse Property, Recreational Land

#### **Latitude / Longitude**

35.76974 / -97.323764

#### **Acreage**

120

#### **Price**

\$2,278,000

#### **Property Website**

<https://oklahomalandmark.com/property/the-blackjack-ranch-120-acres-in-the-perfect-location-logan-oklahoma/91693>



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### **PROPERTY DESCRIPTION**

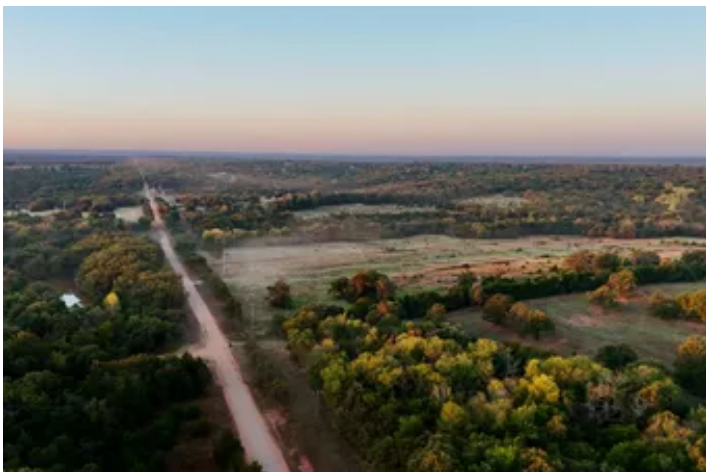
#### **Blackjack Ranch: 120-Acre Equestrian and Recreational Land – Arcadia/Guthrie, OK**

Unlock your dream property with this breathtaking 120-acre parcel, ideally located halfway between Arcadia and Guthrie, Oklahoma, just 25 minutes from Oklahoma City and only a mile from the world-famous Lazy E Arena, making it a premier choice for an equestrian estate. This versatile land is perfect for a stunning homesite, a recreational retreat, or a hunting paradise. Featuring four pristine spring-fed ponds brimming with wildlife, this property is ideal for fishing or enjoying tranquil views. An extensive trail system weaves through the land, perfect for hiking, ATV adventures, horseback riding, or exploring the scenic Oklahoma countryside. Multiple creeks enhance the natural beauty and ecological diversity, while exceptional duck hunting and prime deer hunting opportunities make this a sportsman's dream. With convenient road frontage along Westminster Blvd. on the west and Anderson Road on the east, accessibility is seamless.

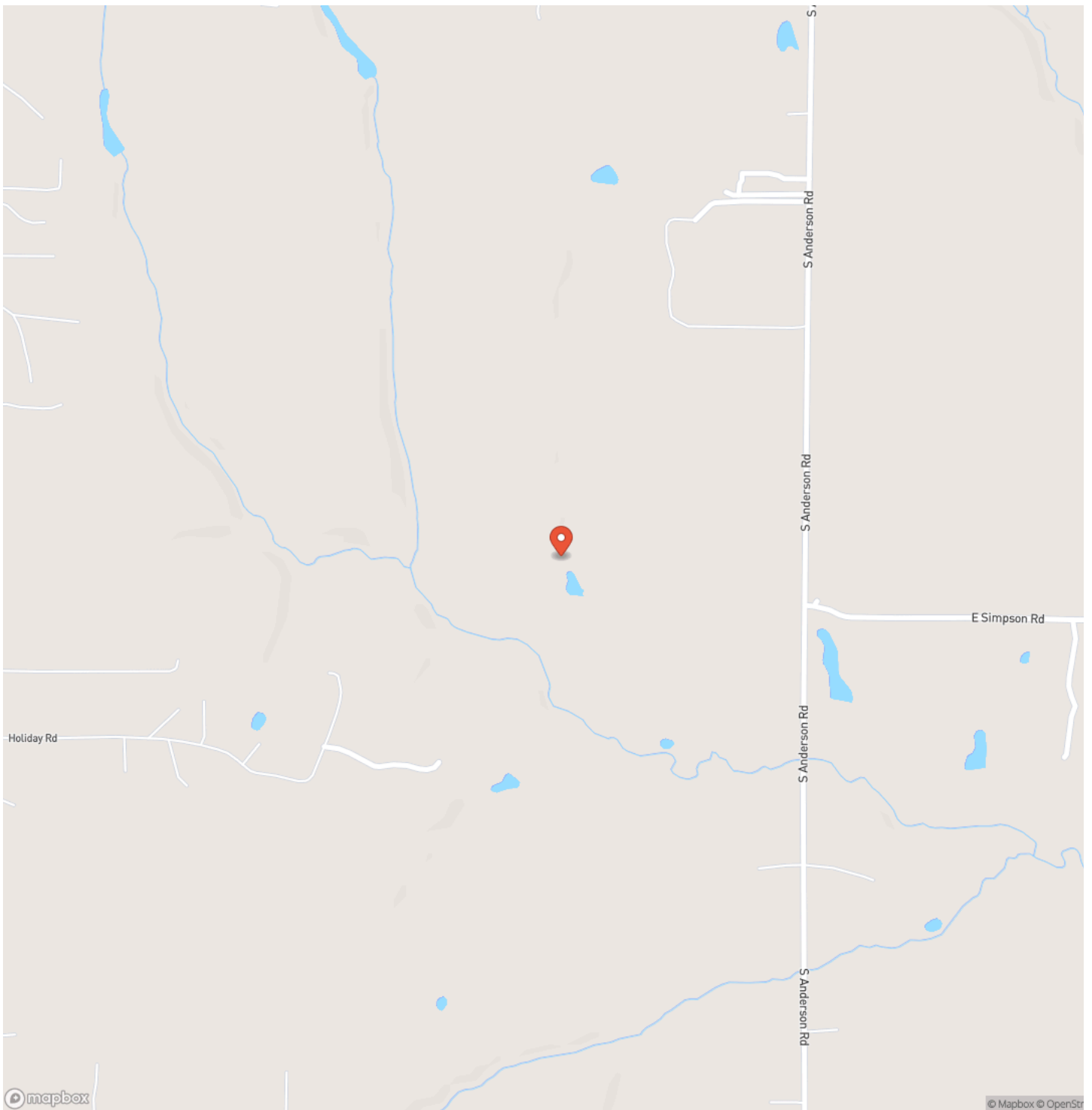
Whether you envision a luxurious equestrian property near Lazy E Arena, a private homesite with serene surroundings, or a recreational haven, this 120-acre gem in Arcadia, OK, offers unmatched potential and natural splendor. Seize this rare opportunity to own a piece of Oklahoma's finest land!

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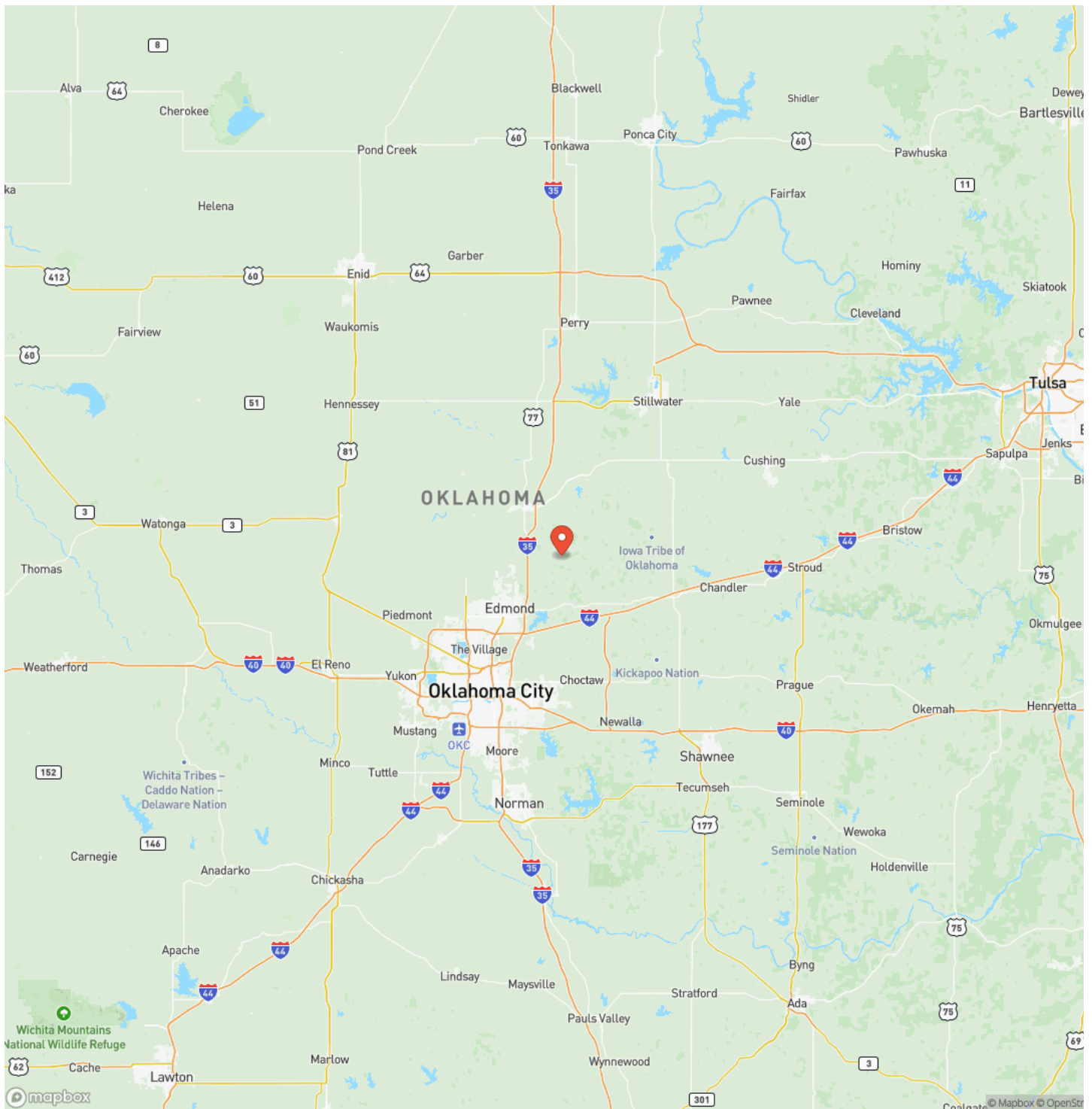


## Locator Map

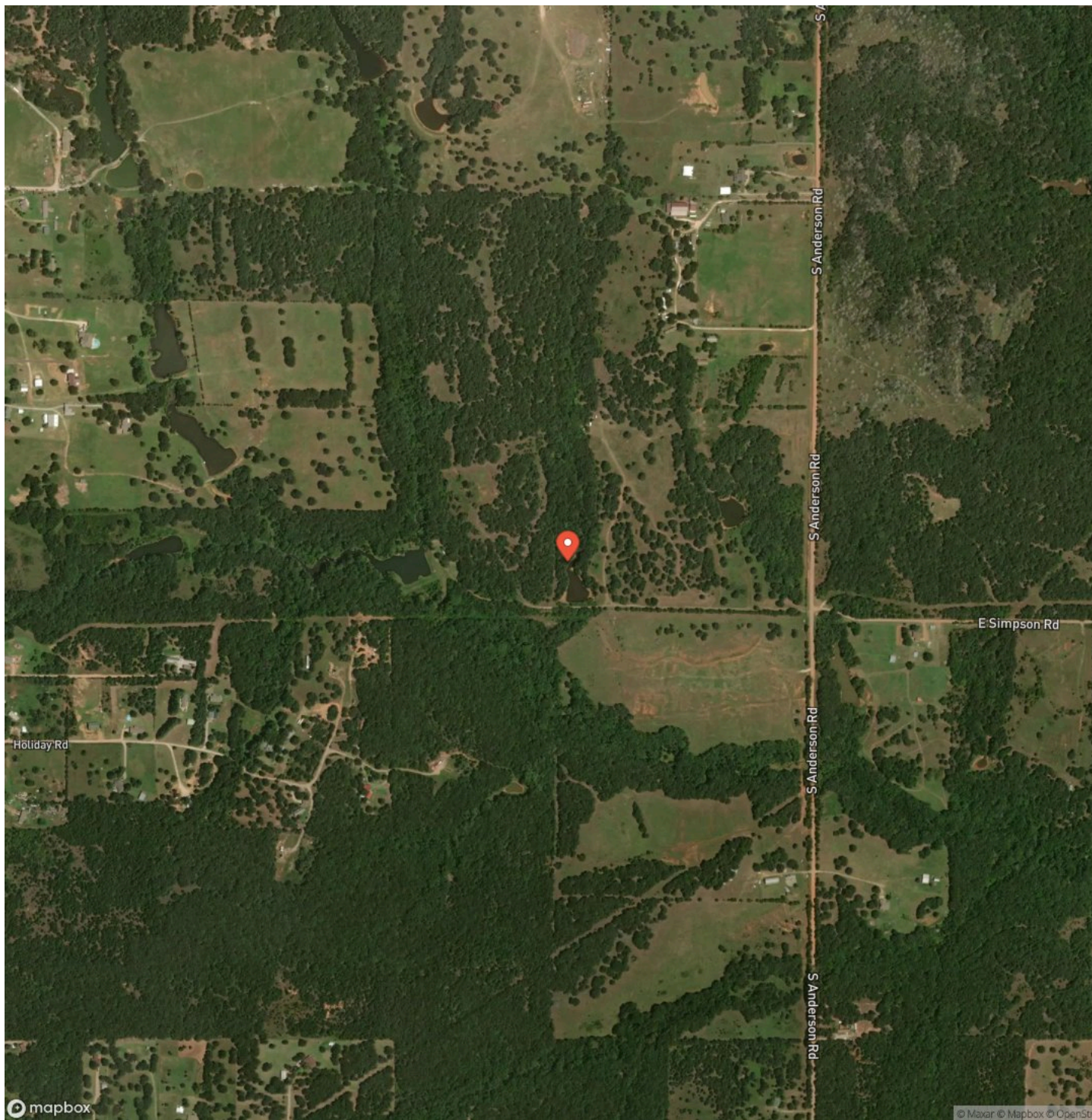


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## Locator Map



## Satellite Map



## The Blackjack Ranch - 120 Acres in the Perfect Location Guthrie, OK / Logan County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Blake Merritt

## Mobile

(405) 317-8670

## Office

(405) 317-8670

## Email

blake@OklahomaLandmark.com

**Address**

## City / State / Zip

## 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.

## **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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**Metro Mark Real Estate**  
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