

Logan County 160 Acres with Pond & Hunting Potential
TBD N Midwest Blvd
Guthrie, OK 73044

\$1,600,000
160± Acres
Logan County



Logan County 160 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

Latitude / Longitude

35.938692 / -97.392948

Acreage

160

Price

\$1,600,000

Property Website

<https://greatplainslandcompany.com/detail/logan-county-160-acres-with-pond-hunting-potential-logan-oklahoma/88305/>



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PROPERTY DESCRIPTION

Logan County 160 Acres with Pond & Hunting Potential

Property Overview

Discover this versatile **160± acre property in Logan County, Oklahoma**, offering an exceptional mix of farmland, pasture, water, and recreation. With a balance of **50± acres of tillable ground**, **45± acres of pasture**, and a **2.5± acre stocked pond**, this tract provides both income potential and outdoor enjoyment. Complete with **two deer blinds overlooking fenced food plots**, productive soils, and proven hunting history, it's an ideal piece of land for both agriculture and recreation.

Location Highlights

- **7.5 miles north of Highway 33** and just **½ mile east of the Cimarron River**
- Accessed off **Midwest Blvd** — enter the property by driving up the hill through mature trees that open into rolling hills and secluded pastures
- **40 minutes** from Downtown Oklahoma City
- **30 minutes** from Edmond
- **10 minutes north** of Guthrie
- **40 minutes** from Stillwater

Property Features

- **50± acres tillable**, majority **Norge silt loam** — highly productive for crops or wildlife food plots
- **45± acres pasture**, excellent for cattle, horses, or hay production
- **2.5± acre pond**, stocked for fishing, recreation, and wildlife habitat
- **Two deer blinds overlooking 1± acre food plots**, each food plot fenced off to protect from cattle and designed specifically for hunting success
- Multiple scenic **build sites** offering privacy and elevated views
- Rolling terrain with timber, open pasture, and water features providing character and seclusion

Land, Soil & Wildlife

- Productive **Norge silt loam tillable ground** with proven yield capability
- Native pasture with strong grass coverage for grazing
- Abundant wildlife including **whitetail deer, turkey, and quail**, with excellent habitat and proven genetics in the area
- Stocked pond offering **fishing, waterfowl opportunities, and year-round wildlife water source**

Agriculture & Hunting

- Tillable acres provide **income production** or flexible options for food plots



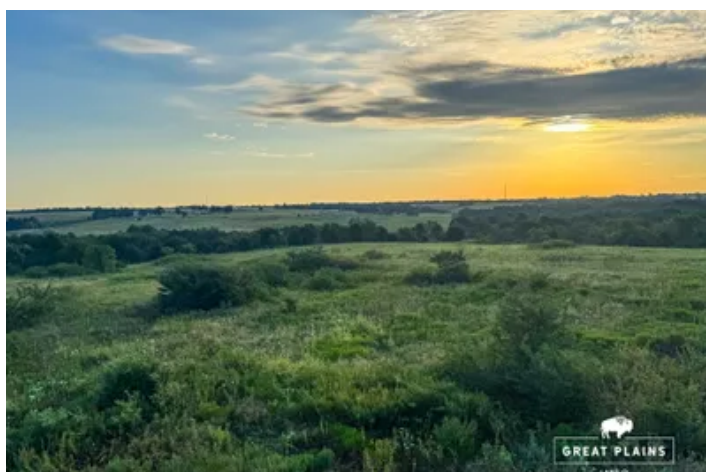
- Pasture well-suited for livestock grazing or hay production
- Turn-key hunting setup with **blinds, food plots, fencing, and natural cover** already in place
- A rare balance of **farming, ranching, and outdoor recreation** all in one property

Why You'll Love It

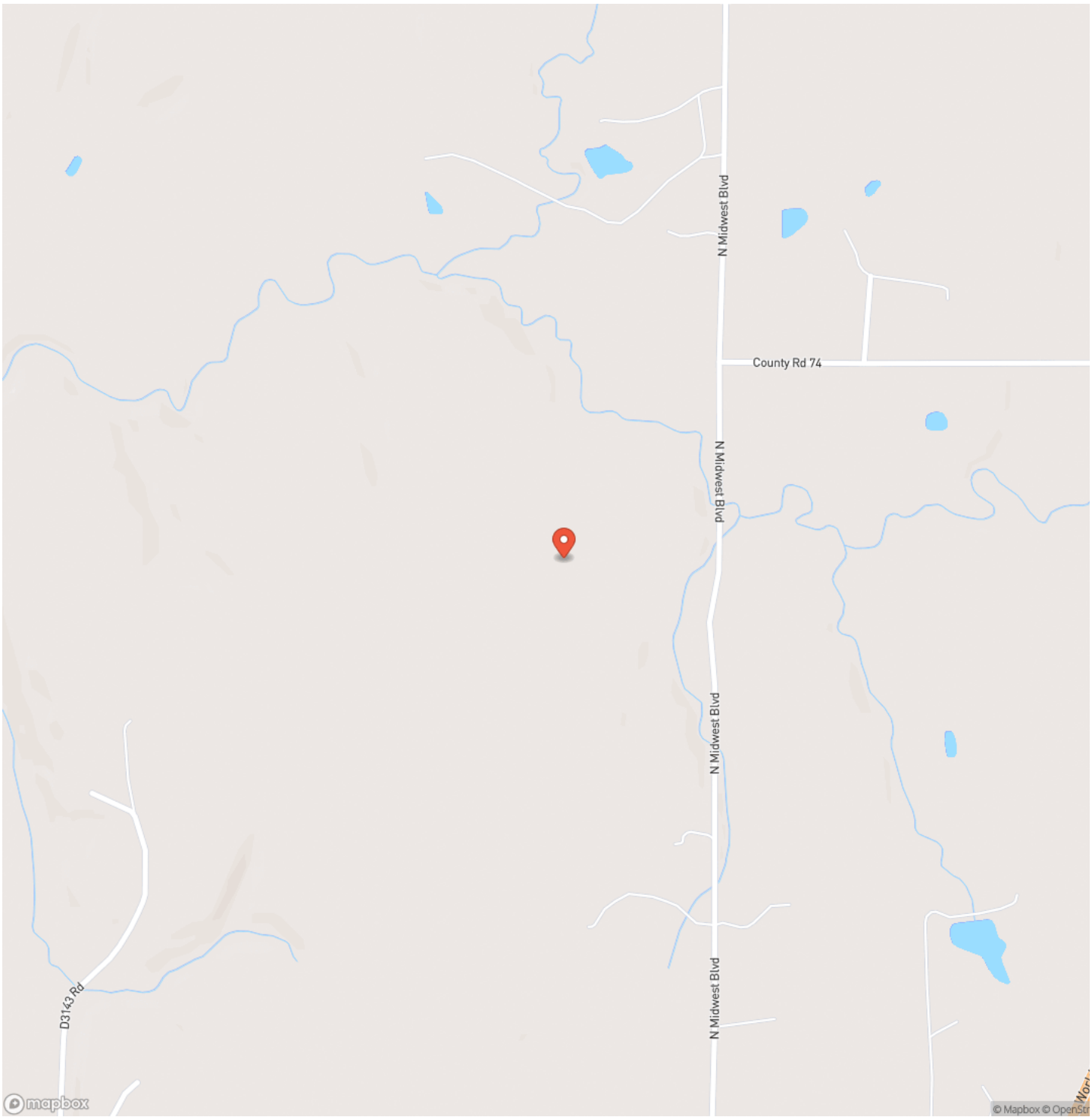
This **Logan County 160-acre tract** is the complete package: **productive farmland, grazing pasture, a stocked pond, and a professionally set up hunting property** — all within a short drive to Oklahoma City, Edmond, and Stillwater. Its secluded access, rolling hills, and tree-lined entrance make it feel like a true retreat. Whether you want to hunt trophy whitetail, fish in your own stocked pond, run cattle, or build your dream home, this land delivers. Rarely do you find a property this versatile and well-located with both **income potential and recreational appeal**.



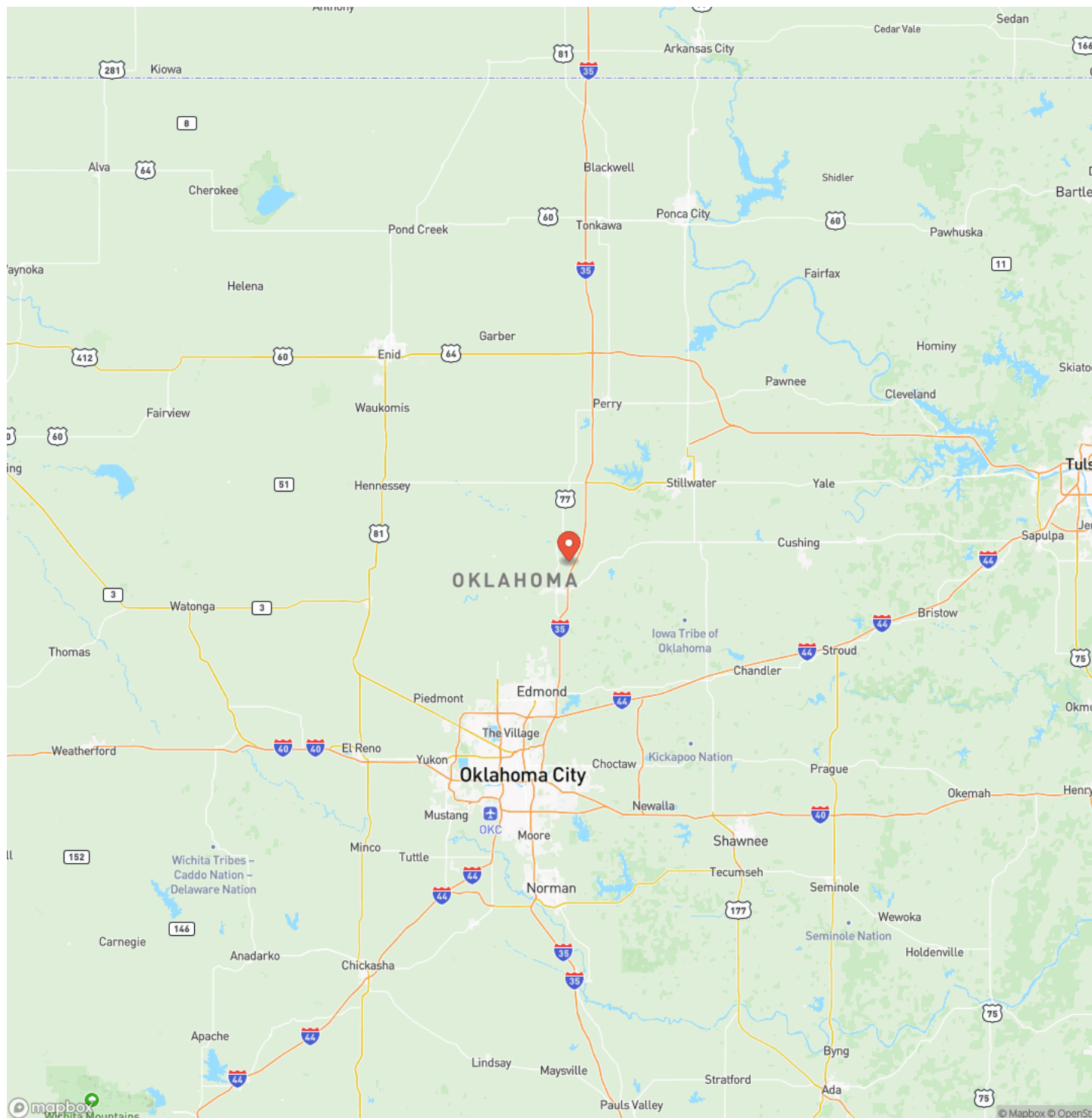
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Locator Map



Locator Map



Satellite Map



Logan County 160 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

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Address

City / State / Zip

NOTES

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This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, typical of notebook paper or a document template. There are no margins, text, or other markings present.



MORE INFO ONLINE:
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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