

Northern Logan County 114± Acres
TBD Co Rd 59
Marshall, OK 73056

\$326,000
114± Acres
Logan County



Northern Logan County 114± Acres Marshall, OK / Logan County

SUMMARY

Address

TBD Co Rd 59

City, State Zip

Marshall, OK 73056

County

Logan County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

36.161152 / -97.528851

Acreage

114

Price

\$326,000

Property Website

<https://greatplainslandcompany.com/detail/northern-logan-county-114-acres/logan/oklahoma/90426/>



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PROPERTY DESCRIPTION

Northern Logan County 114± Acres

As you enter this property, you'll drive in on a well-maintained oilfield lease road leading down to the pump jack. The land lays out beautifully, with two main draws—one on the west side and one on the east side—each lined with trees and seasonal creeks. The two main cleared pastures sit up on the hills, giving you elevated vantage points overlooking the draws below—perfect for a deer hunter's setup. On the east side, a 1-acre pond sits tucked among cover, and with surrounding agricultural fields nearby, it draws deer consistently with food, water, and shelter. This highly sought-after area offers everything—good grass for grazing, excellent deer habitat, and proximity to the city. Properties like this don't last long.

Minerals

Producing mineral rights are negotiable with this sale. Contact the listing agent for full details.

Property Overview

This 114± acre property in Northern Logan County offers the perfect mix of grass, timber, and water for both agricultural and recreational use. Just over an hour north of Oklahoma City, it provides seclusion while remaining within easy reach of town amenities.

Location Highlights

- 55 minutes from Edmond
- 23 minutes from Crescent
- East of Marshall and 3 miles east of Highway 74

Property Features

- **Total Acreage:** 114± acres
- **Fencing:** Good Fence on North, West and East side. No Fence on south side.
- **Pasture:** Approx. 40 acres of open grassland, ideal for grazing or hay production
- **Timber:** Approx. 50 acres of mature trees providing cover, habitat, and privacy
- **Oil Location:** Lease road access with a **3+ acre pad**/well and pump jack
- **Pond & Creek:** 1± acre pond on the east side and a creek running through the property

Land / Soil / Wildlife

- **Soil Types:** Mulhall Loam and Renfrow Silty Clay Loam
- **Wildlife:** Excellent deer hunting with food, water, and cover all on-site. Surrounded by productive farmland, making this property a natural bedding and travel corridor for whitetails.

Agriculture & Hunting

This property has historically been used for grazing but has not been grazed in over a year, allowing the grass to rest and regenerate. The balance of pasture and timber makes it versatile—ideal for expanding your livestock operation, starting a new farm, or establishing a premier recreational ranch.

Why You'll Love It

Whether you're a producer looking to add acreage to your operation, or an outdoorsman searching for a top-tier hunting and recreational property, this Logan County tract offers it all: grass, trees, water, and wildlife.

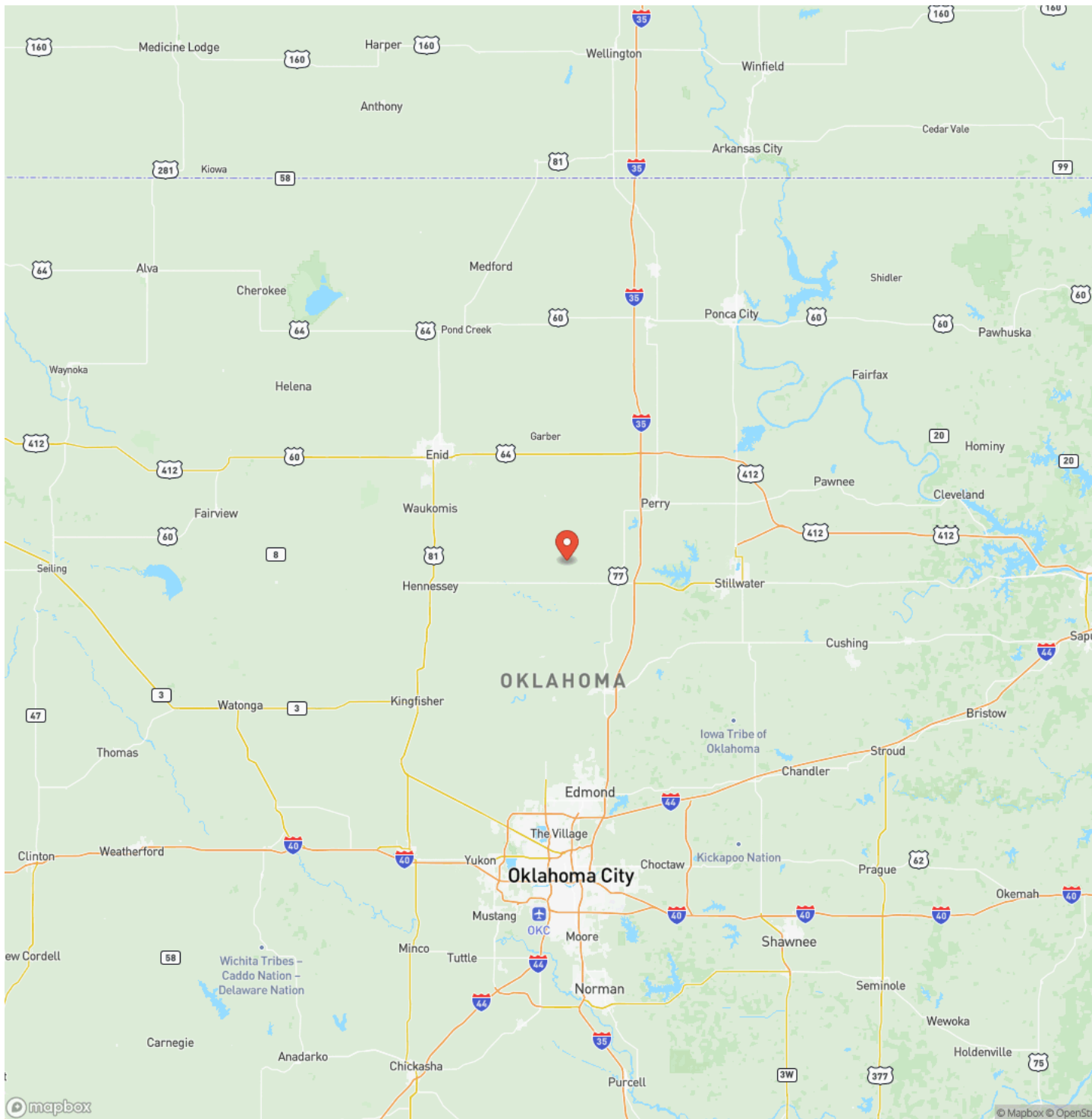
**Northern Logan County 114± Acres
Marshall, OK / Logan County**



Locator Map



Locator Map



Satellite Map



Northern Logan County 114± Acres
Marshall, 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.

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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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