

**A Hard to Find Combination of Timber, Topography &
Water Just 30 Minutes from the Metro**
W County road 760
Crescent, OK 73028

\$1,249,925
173± Acres
Logan County



A Hard to Find Combination of Timber, Topography & Water Just 30 Minutes from the Metro Crescent, OK / Logan County

SUMMARY

Address

W County road 760

City, State Zip

Crescent, OK 73028

County

Logan County

Type

Hunting Land, Undeveloped Land, Recreational Land

Latitude / Longitude

35.916151 / -97.537631

Acreage

173

Price

\$1,249,925

Property Website

<https://cedarcreeklandandhome.com/property/a-hard-to-find-combination-of-timber-topography-water-just-30-minutes-from-the-metro-logan-oklahoma/96735/>



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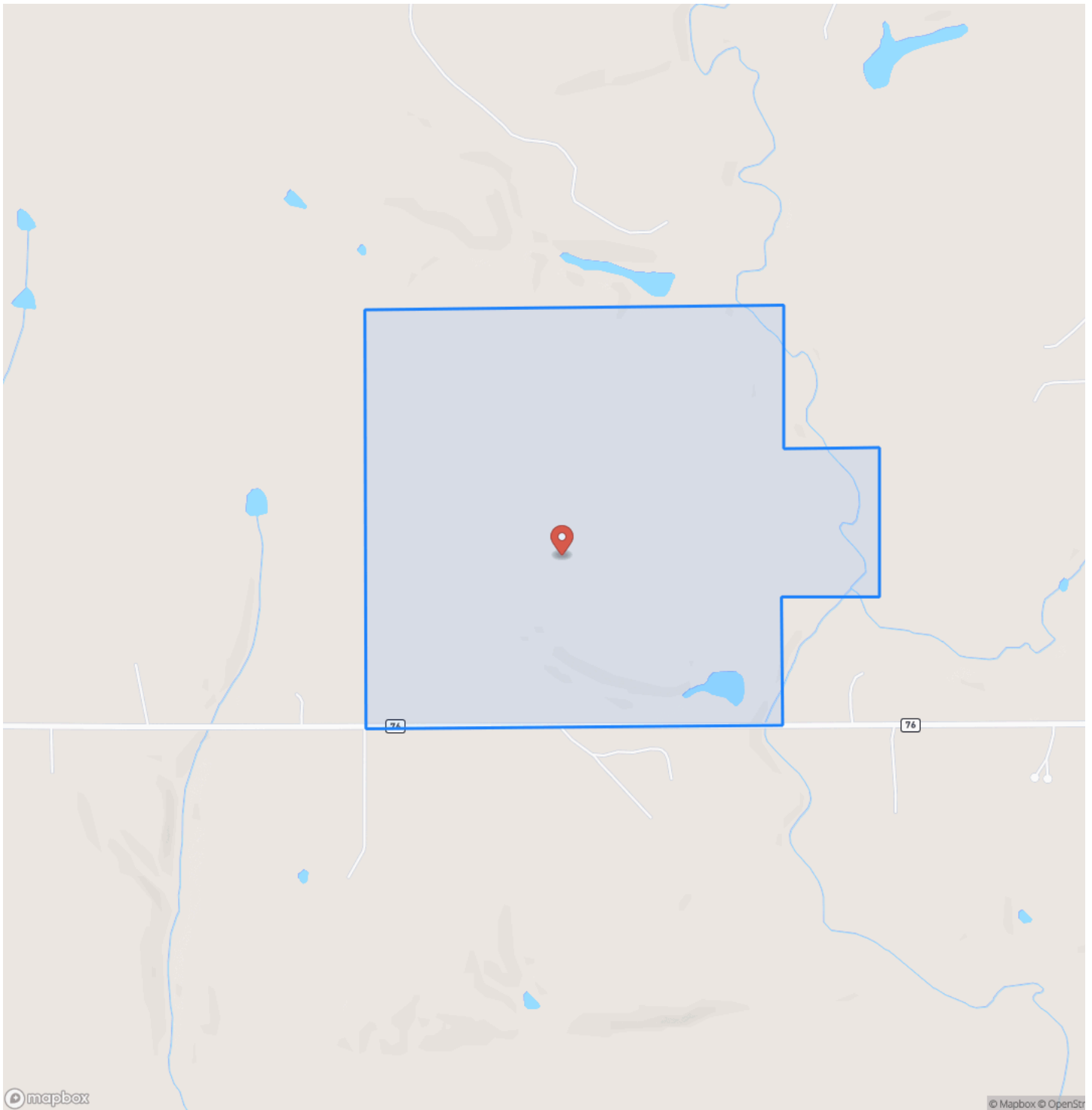
PROPERTY DESCRIPTION

Land that has the perfect blend of hunting, recreation, cattle grazing, and the ability to build a home is hard to find and this property has it all. Situated just north of the Cimarron River, only a few miles from Crescent and under 30 minutes from the OKC metro, this tract provides the perfect balance of being convenient but not too close to the growing metro. The land features a diverse mix of native pasture, sand plum thickets, and mature oak trees, with large cottonwoods lining the draws and creek bottoms. Established trails run throughout the property, and tower blinds are strategically placed along travel corridors, near heavy cover, adjacent to food plots, and next to the live creek that runs along the east side of the property. A beautiful pond stocked with bass and crappie sits in the southeast corner and is fed by a large draw with beautiful rock outcroppings. Deer trails are abundant throughout the wooded corridors, leading out into the open meadows and native grass openings. For those looking to build, the property offers multiple excellent home sites. Options include a scenic location overlooking the pond or a higher elevation site closer to the road in the open pasture, perfect for enjoying sunrises and sunsets. The west half of the property is primarily open pasture, ideal for grazing cattle and baling hay, while the east half features multiple timbered draws that transition into native grass openings, creating outstanding habitat. This 173± acre property offers the perfect balance. Close enough for easy recreational getaways, yet well suited for a permanent place to call home.

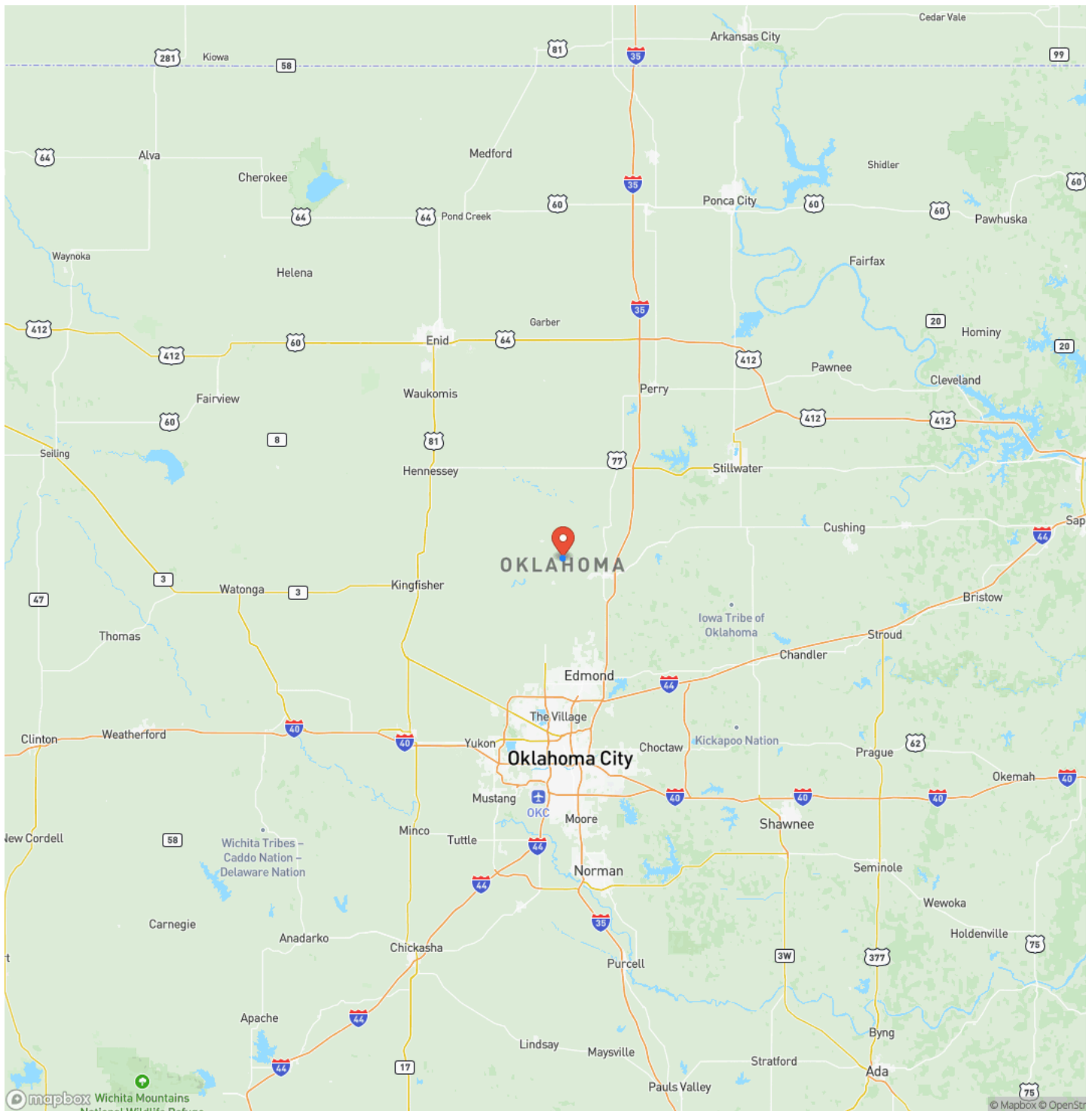
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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MORE INFO ONLINE:

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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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