

**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



MORE INFO ONLINE:

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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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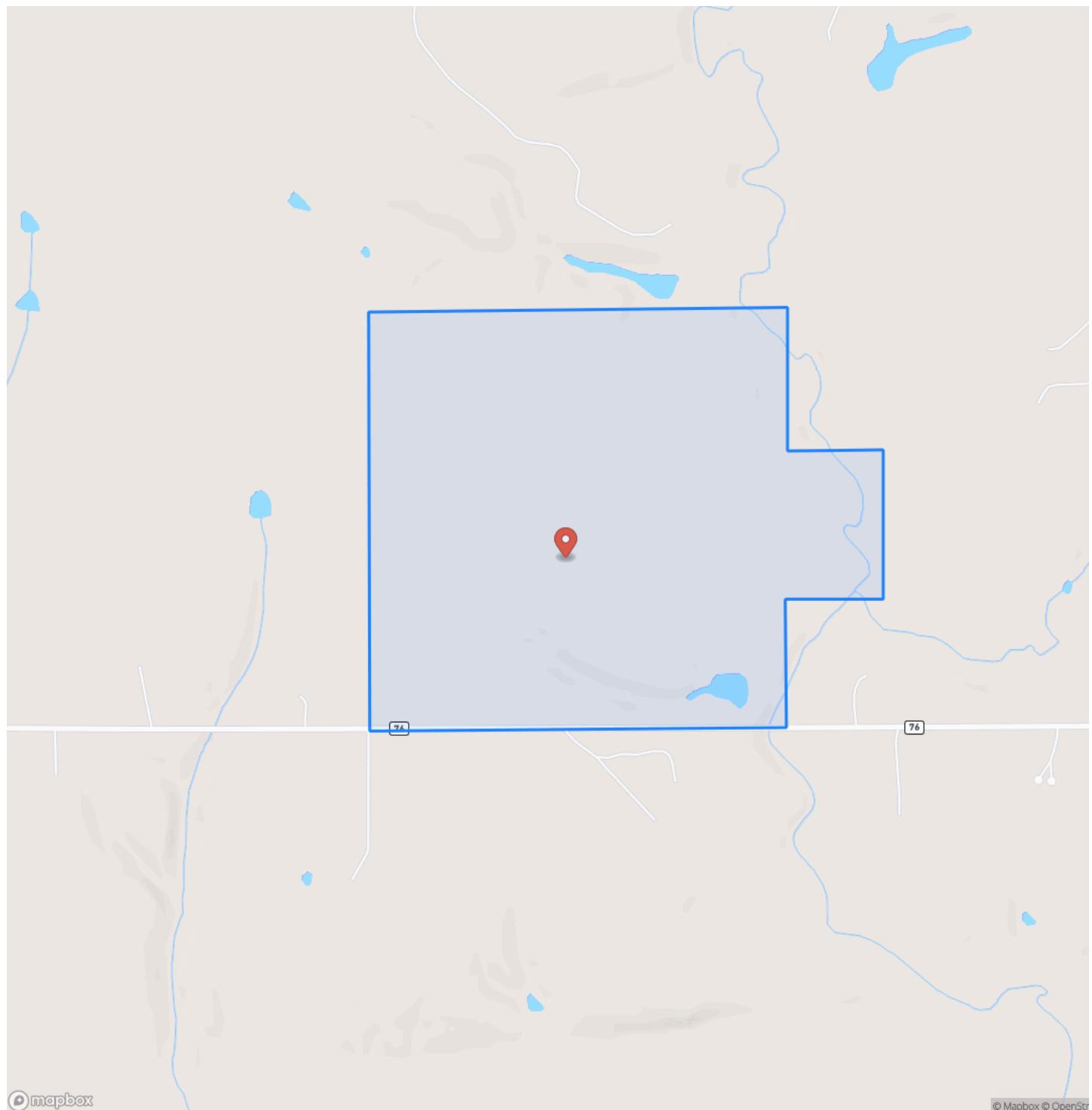


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Locator Map

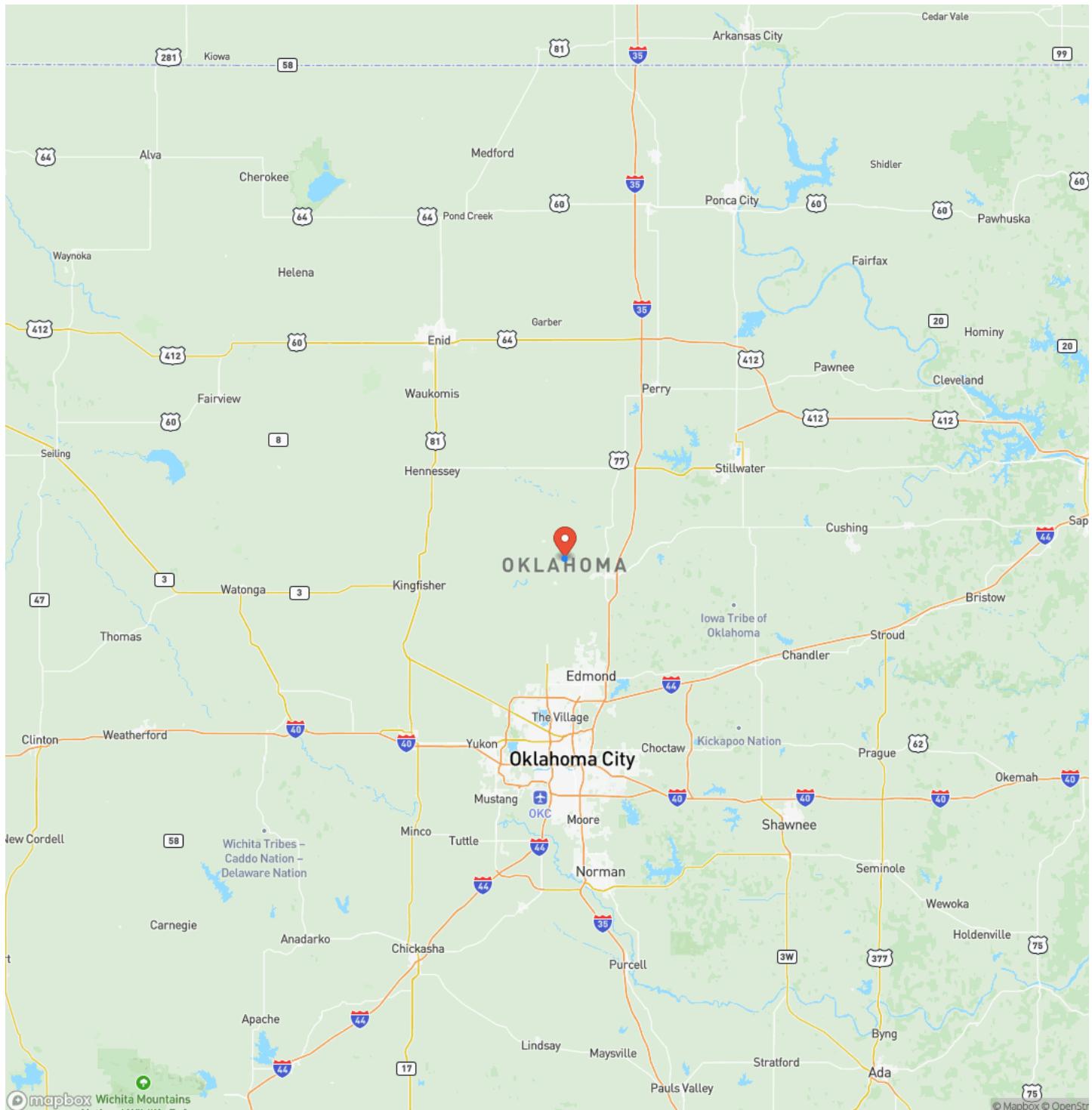


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A Hard to Find Combination of Timber, Topography & Water Just 30 Minutes from the Metro Crescent, OK / Logan County

Locator Map



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A Hard to Find Combination of Timber, Topography & Water Just 30 Minutes from the Metro
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Satellite Map



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LISTING REPRESENTATIVE

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City / State / Zip

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MORE INFO ONLINE:

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