

Close to Guthrie with Shop, Ponds, and trails
4355 S Douglas Blvd.
Guthrie, OK 73044

\$399,900
44.500± Acres
Logan County



MORE INFO ONLINE:

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Guthrie, OK / Logan County

SUMMARY

Address

4355 S Douglas Blvd.

City, State Zip

Guthrie, OK 73044

County

Logan County

Type

Undeveloped Land, Residential Property, Recreational Land,
Hunting Land

Latitude / Longitude

35.833812 / -97.376182

Taxes (Annually)

57

Acreage

44.500

Price

\$399,900



MORE INFO ONLINE:

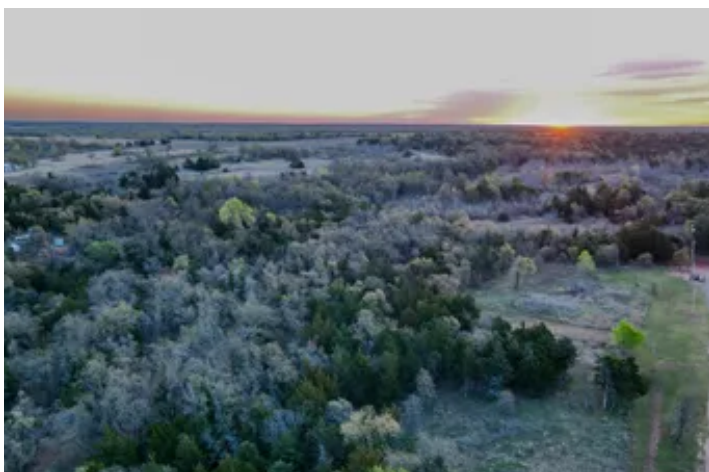
<https://cedarcreeklandandhome.com>

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PROPERTY DESCRIPTION

This Logan County property is a mix of great things! Ideal location being just minutes from I-35, Lazy E arena, and the historic town of Guthrie. OKC metro is less than 30 minutes away along with Stillwater being 40 minutes away. This 44.5 +/- acres is a mix of hardwoods and cedars along with an expansive trail system to use for ATV's, horses, or just walking and enjoying nature. It is primarily wooded with great build sites. There are two ponds on the property that hold bass, crappie and perch. There is also a water well towards the front of the property that has dedicated water lines to each pond to keep them full if desired! There is also a small shop roughly 15x30 that has a welded frame and concrete floor. This tract would be a great fit for someone that wants to be just outside the city limits of Guthrie with no restrictions to build a home or getaway weekend retreat overlooking the ponds! The trails are flooded with deer sign and the turkeys were gobbling when I was taking sunrise pics. There are pockets of meadows that could be opened up for food plots to really hold a good number of deer on this place. Don't hesitate at the opportunity to have a little bit of everything so close to the metro! Call Jackson Greene for more information or to schedule a showing @ [405-503-0878](tel:405-503-0878)

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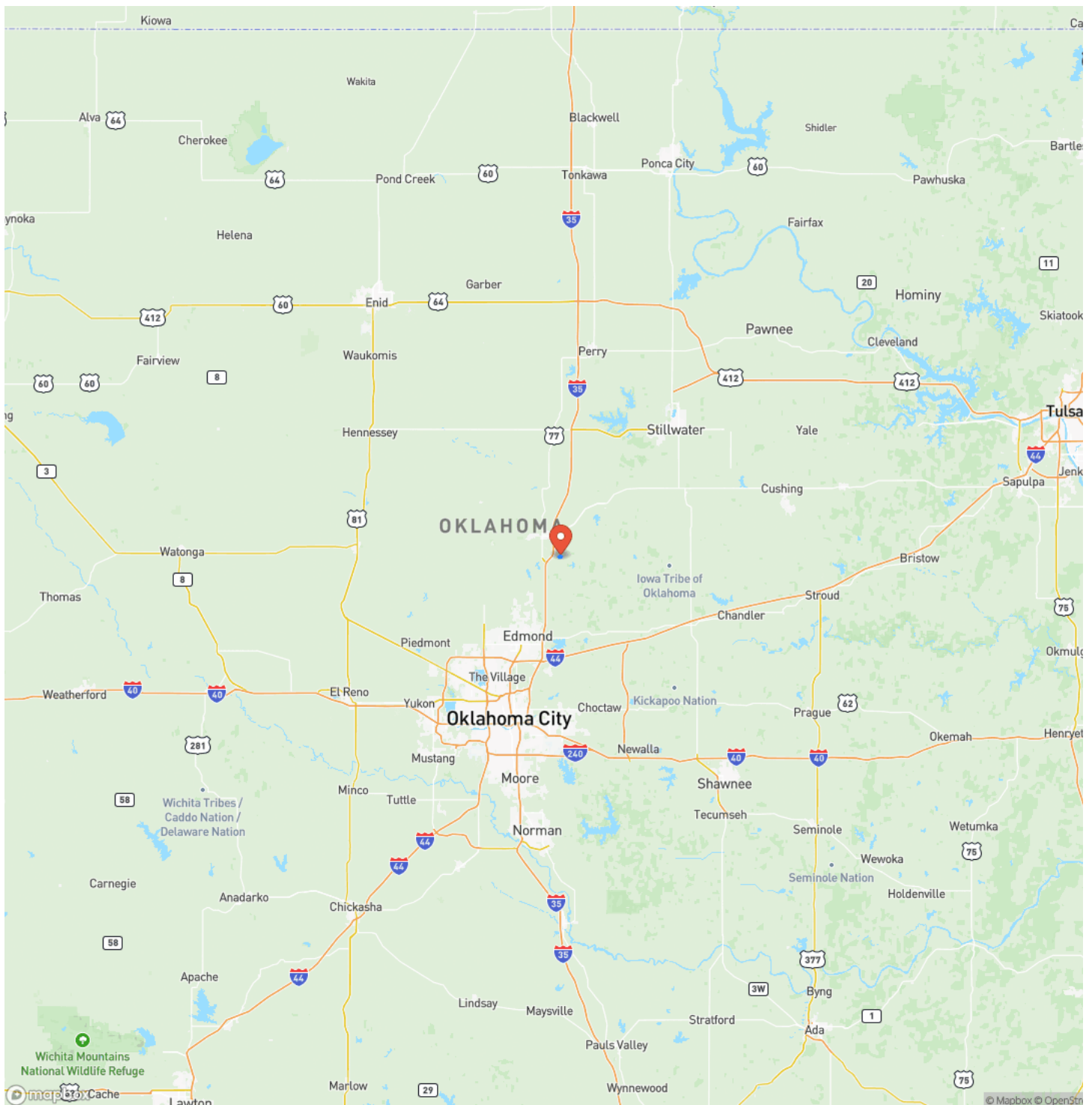


Locator Map



MORE INFO ONLINE:

Locator Map



MORE INFO ONLINE:

Satellite Map



MORE INFO ONLINE:

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LISTING REPRESENTATIVE

For more information contact:



Representative

Jackson Greene

Mobile

(405) 503-0878

Office

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Email

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Address

3705 W Memorial Rd.

City / State / Zip

Oklahoma City, OK 73034

NOTES

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.

Exit Realty Premier
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(405) 503-0878
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