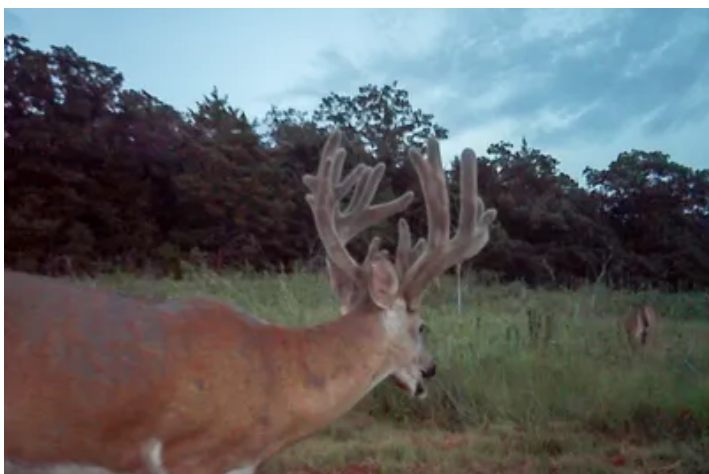


**Logan 80 Big Timber, Established Trails, Box Blinds, and
Big Bucks**
N Dobbs Rd
Coyle, OK 73027

\$420,000
80± Acres
Logan County



Logan 80 Big Timber, Established Trails, Box Blinds, and Big Bucks
Coyle, OK / Logan County

SUMMARY

Address

N Dobbs Rd

City, State Zip

Coyle, OK 73027

County

Logan County

Type

Hunting Land

Latitude / Longitude

35.910845 / -97.179602

Taxes (Annually)

55

Acreage

80

Price

\$420,000

Property Website

<https://cedarcreeklandandhome.com/property/logan-80-big-timber-established-trails-box-blinds-and-big-bucks-logan-oklahoma/65656/>



Logan 80 Big Timber, Established Trails, Box Blinds, and Big Bucks Coyle, OK / Logan County

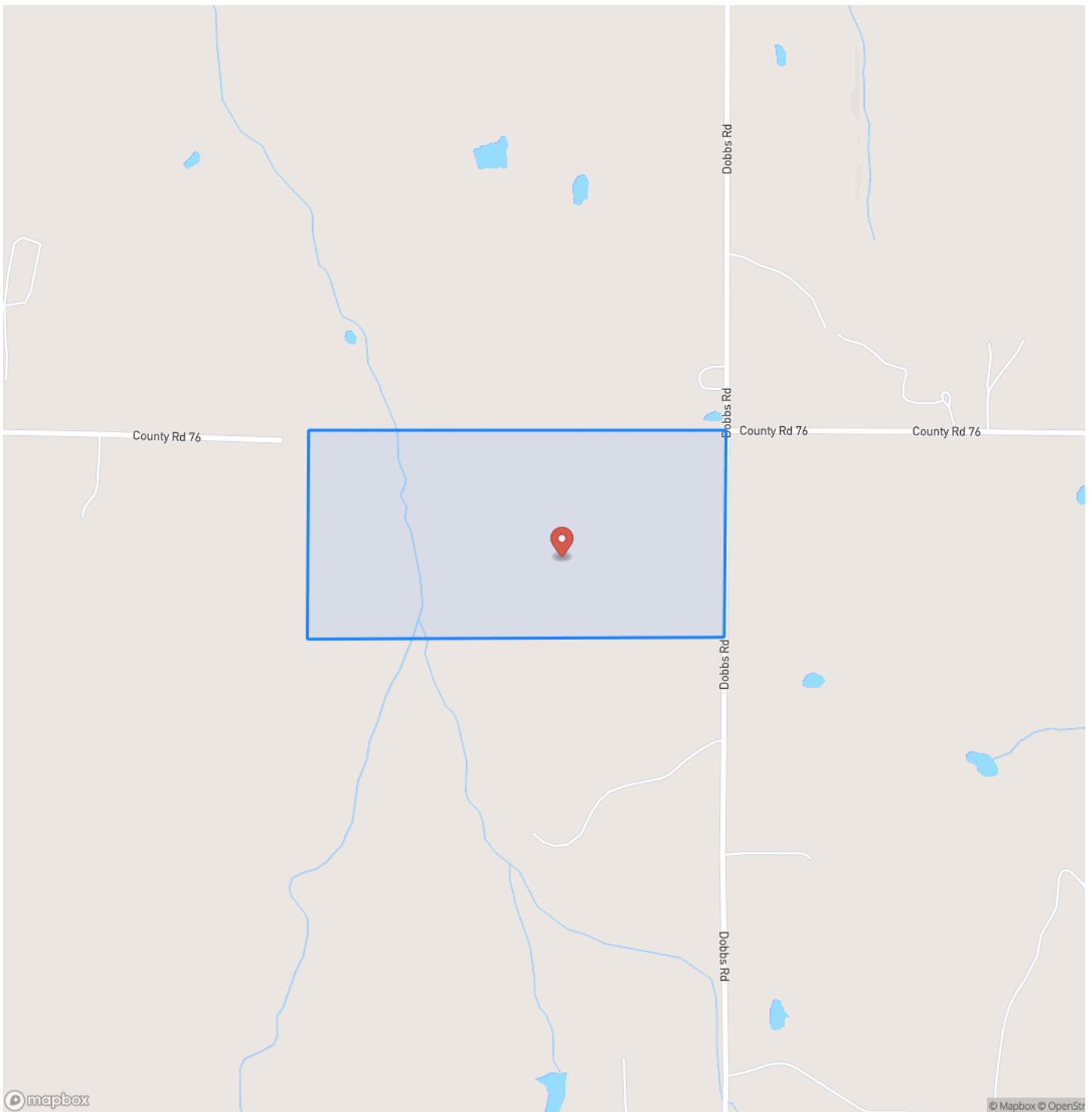
PROPERTY DESCRIPTION

Situated in Northeastern Logan County is the B&C ranch. This 80 acre parcel is packed with tons of potential and has the genetics to prove it. With roughly 85% timber, strategic trails and openings with box blinds and stands. Topography on this property is subtle and ideal. The draws are expansive and are full of mature oaks and massive cottonwoods. Deer trails and sign are everywhere. A main trail system leads you to 4 box blinds with feeders present that are scattered throughout the property and will stay for the new owner. If you have been looking for a really good hunting property close to the OKC metro, then you have found it! Just 12 miles east of I-35 from Guthrie and then 4 miles north of highway 105 gets you to this property in under 45 minutes from the OKC metro. The west side of this property has a wet weather creek that runs north and south from a low lying area where there is also a small pond. Eventually this wet weather creek leads into the Cimarron river that is just 1.75 miles from this property. The Cimarron river area is known for holding and producing incredible deer every year. One unique characteristic about this parcel is that it feels very private and provides everything a whitetail needs to thrive. From tall lush grass for cover and bedding to the plentiful forbs throughout the property. The diversity this property holds in native plant species provides a quality habitat for the deer to stay healthy. The woods are stocked with oak trees and the open pastures have the typical blackberry bushes we are accustomed to seeing in this part of the state. Ultimately, this property has just enough clearing to allow the hunter access to all areas of the property to hunt and still provide enough cover and bedding for the deer to stay on the property and have no reason to leave. The road frontage is covered in heavy timber and is a lower elevation which also adds another layer of privacy and seclusion. If you are a bow hunter or a rifle hunter this property checks both boxes. There are open shooting lanes and trails in the timber with quick access to your favorite spots. Along with deer there is a very good turkey population in this area. The turkeys roost here and come spring there is no doubt you could be leaning up against a tree calling in a big tom! There is an ideal location right at the entrance to build and setup home base. You are away from the hunting area and close to the road where electric is present. Don't hesitate to call Jackson @ [405-503-0878](tel:405-503-0878) to set up a showing or ask any questions you may have about this special place.

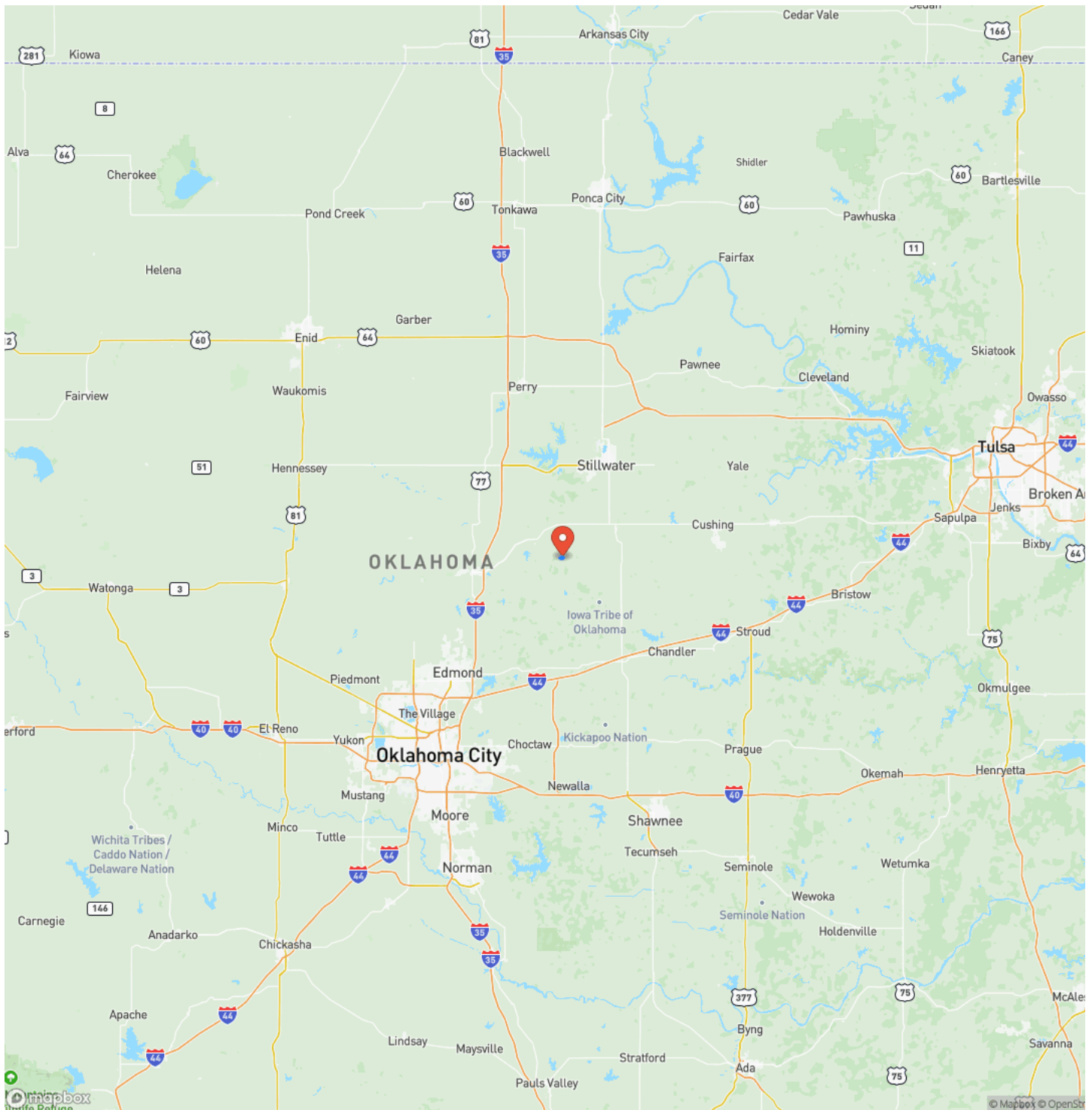
Logan 80 Big Timber, Established Trails, Box Blinds, and Big Bucks
Coyle, OK / Logan County



Locator Map



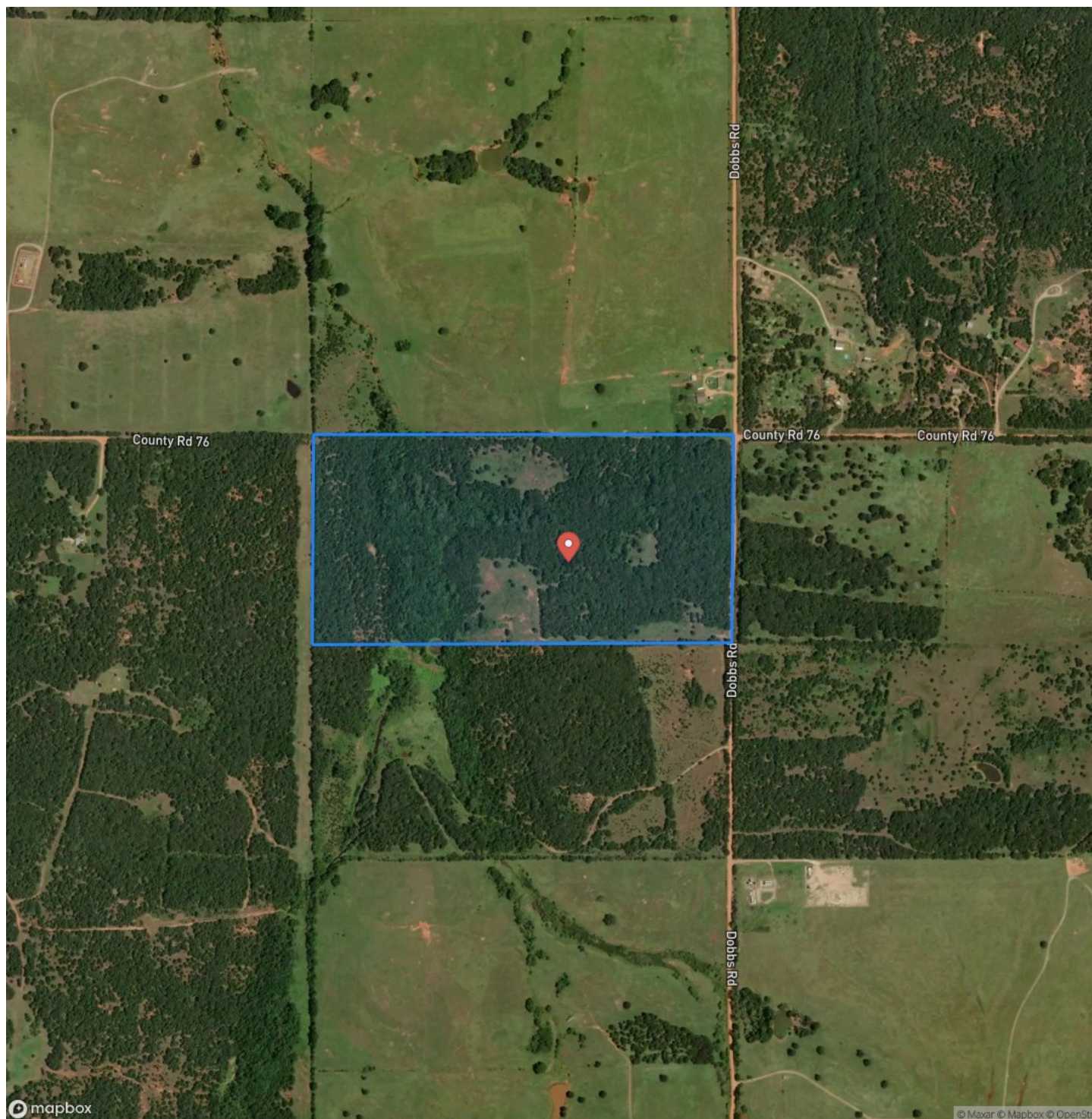
Locator Map



MORE INFO ONLINE:

<https://cedarcreeklandandhome.com>

Satellite Map



Logan 80 Big Timber, Established Trails, Box Blinds, and Big Bucks Coyle, OK / Logan County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jackson Greene

Mobile

(405) 503-0878

Office

(405) 503-0878

Email

jackson@cedarcreeklandandhome.com

Address

3705 W Memorial Rd.

City / State / Zip

Oklahoma City, OK 73034

NOTES

8

MORE INFO ONLINE:

<https://cedarcreeklandandhome.com>

This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

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.

Exit Realty Premier
3705 W Memorial Rd.
Oklahoma City, OK 73134
(405) 503-0878
<https://cedarcreeklolandandhome.com>
