

Logan Co. 186± Acres | 8-Acre Pond, Home & Hunting
16356 W County Rd 59
Marshall, OK 73056

\$965,000
186± Acres
Logan County



**Logan Co. 186± Acres | 8-Acre Pond, Home & Hunting
Marshall, OK / Logan County**

SUMMARY

Address

16356 W County Rd 59

City, State Zip

Marshall, OK 73056

County

Logan County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property

Latitude / Longitude

36.16034 / -97.633524

Dwelling Square Feet

2,419

Bedrooms / Bathrooms

4 / 3

Acreage

186

Price

\$965,000

Property Website

greatplainslandcompany.com



Logan Co. 186± Acres | 8-Acre Pond, Home & Hunting Marshall, OK / Logan County

PROPERTY DESCRIPTION

186 Acres | Marshall, Oklahoma

Logan & Garfield Counties | 16356 W County Road 59, Marshall, OK 73506

Property Description

Located approximately one mile west of Marshall, Oklahoma, this 186 acre property offers an exceptional combination of productive pasture, mature timber, outstanding wildlife habitat, and a newly remodeled 2,419-square-foot home. Featuring an impressive 8.45-acre pond, approximately 120 acres of pasture, and quality soils, this property is ideally suited for livestock production, recreational hunting, and country living.

The eastern portion of the property consists primarily of open pasture with excellent access to the pond, while the western portion transitions into mature timber, draws, and natural bedding areas that create outstanding habitat for whitetail deer. The large pond and surrounding habitat provide exceptional waterfowl hunting opportunities, while the diverse landscape supports strong populations of deer, turkey, and dove.

With good perimeter fencing, multiple cross-fenced pastures, county road frontage along two sides, and convenient access to nearby blacktop roads, this property offers an excellent combination of agricultural productivity, recreational opportunities, and rural living.

Property Highlights

- 186 Total Acres - Approximately 136 acres in Logan County and 50 acres in Garfield County
- 2,419Sq. Ft. Newly Remodeled Home - Approximately 4 bedrooms and 2 bathrooms
- 8.45-Acre Pond - Excellent for waterfowl hunting, fishing potential, livestock water, and recreation
- 120 Acres of Pasture - Quality grazing with the remaining acreage consisting of timber, pond, and wildlife habitat
- Multiple Cross-Fenced Pastures - Well suited for livestock management and rotational grazing
- Good Perimeter Fencing - Established fencing surrounding the property
- Exceptional Waterfowl Hunting - Large pond providing excellent habitat for ducks and geese
- Outstanding Whitetail Deer Hunting - Mature bucks and excellent natural bedding areas
- Diverse Wildlife Habitat - Mature timber, natural draws, and a mixture of open pasture and wooded cover
- Dove Hunting Opportunities - Open pasture and surrounding habitat provide excellent hunting opportunities
- Productive Agricultural Soils - Predominantly Class II and III soils, with approximately 10 acres of Class I soils
- Timber Draws - Natural terrain changes create excellent bedding and travel corridors for deer
- Open Pastures - Quality grazing with convenient access to the pond
- County Road Frontage - Access along both the west and south boundaries
- Convenient Location - Approximately one mile west of Marshall, Oklahoma, with nearby blacktop access

Soil Composition

- Class I: Approximately 10 acres
- Class II: Ashport Silt Loam
- Class III: Kirkland Silt Loam
- Class IV: Renfrow Silty Clay Loam

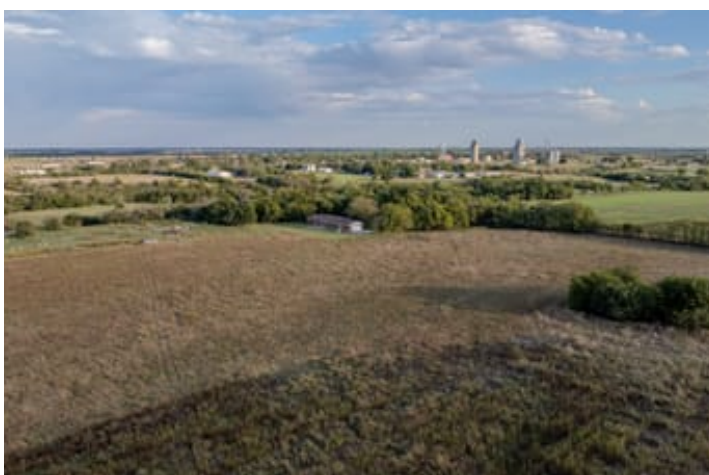
Legal Description

Southwest Quarter (SW) of Section 33, Township 20 North, Range 4 West, Indian Meridian, Oklahoma, together with additional acreage comprising the 186 acre tract.

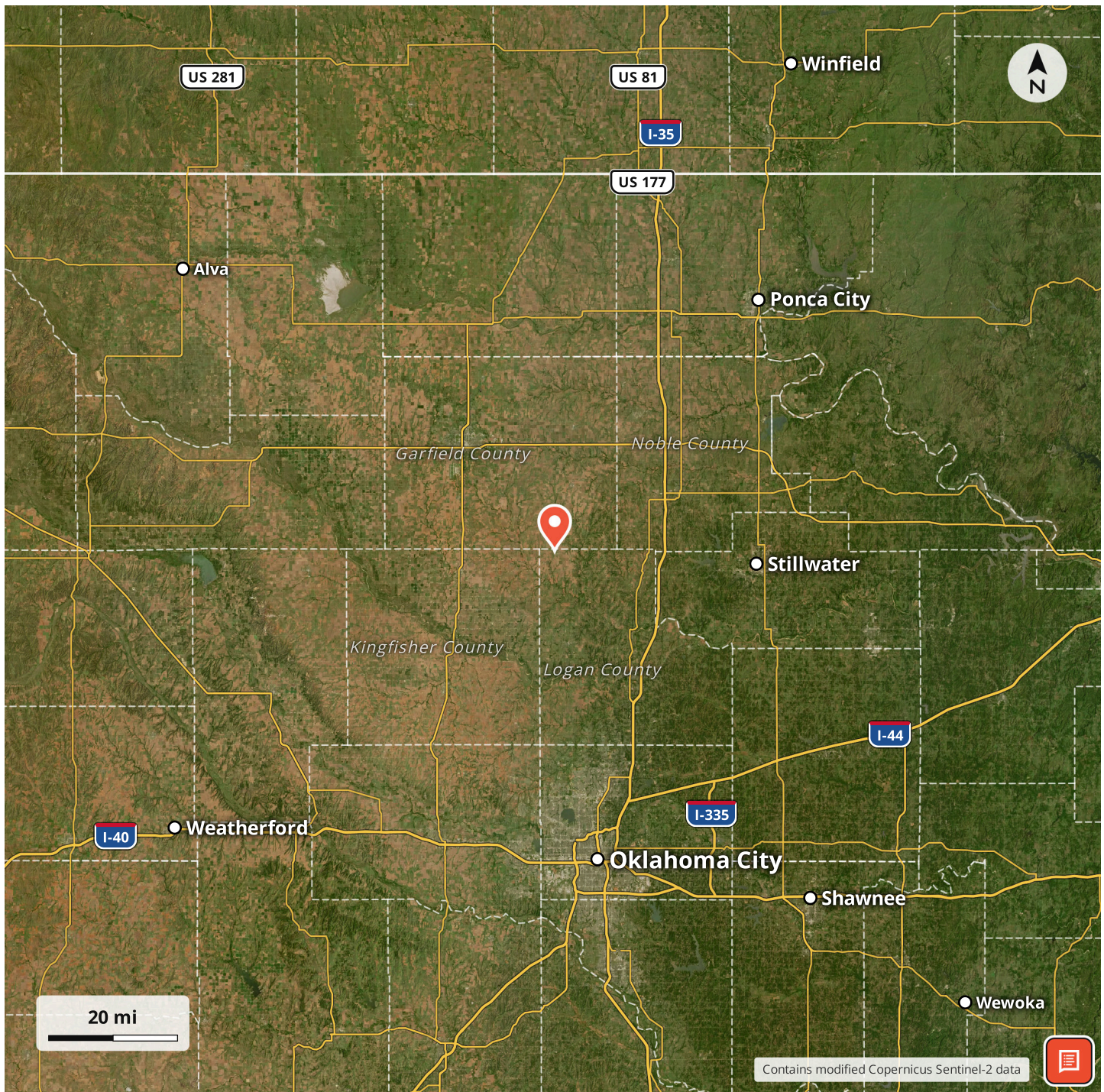
Exact legal description and acreage subject to verification.



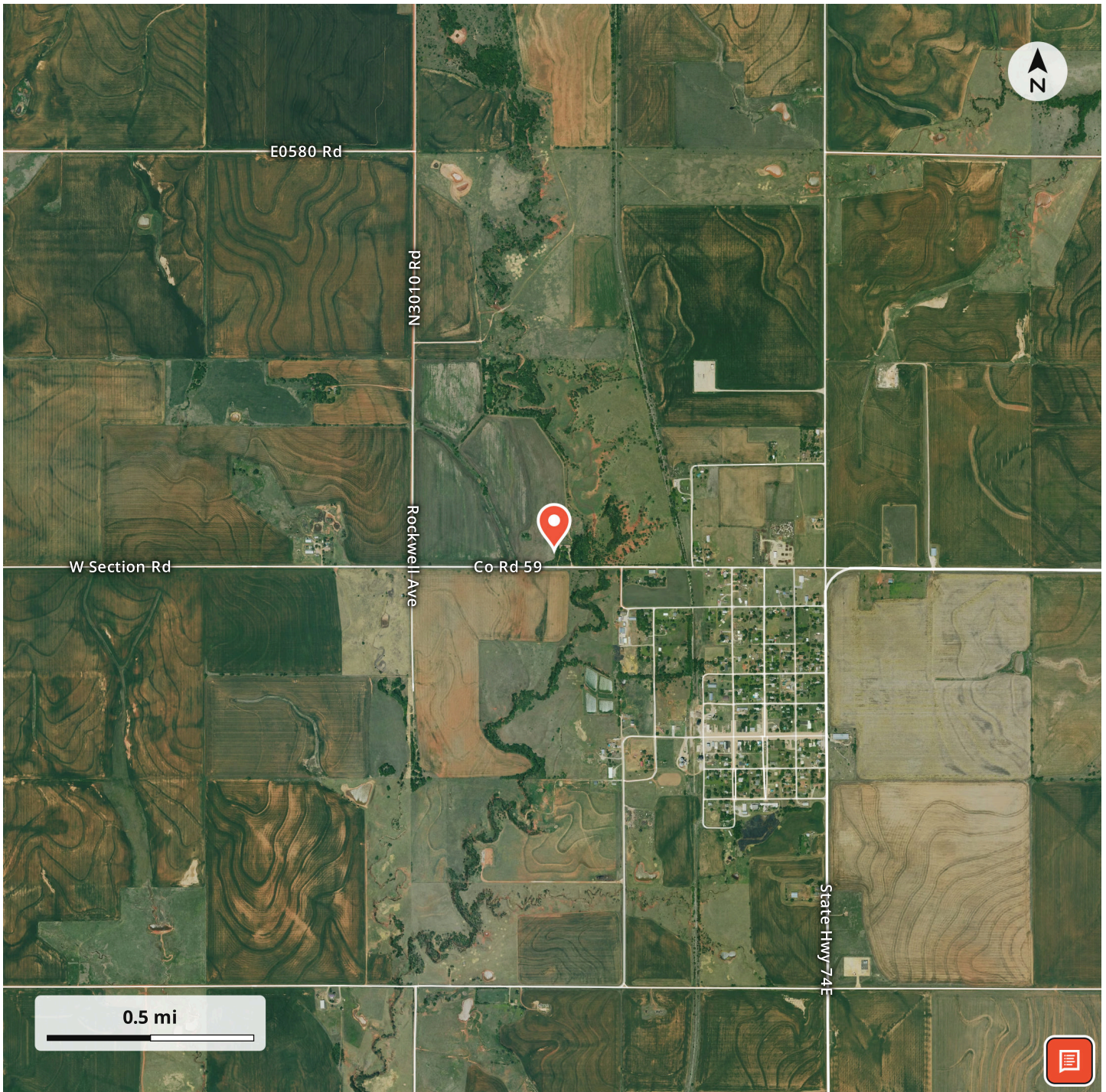
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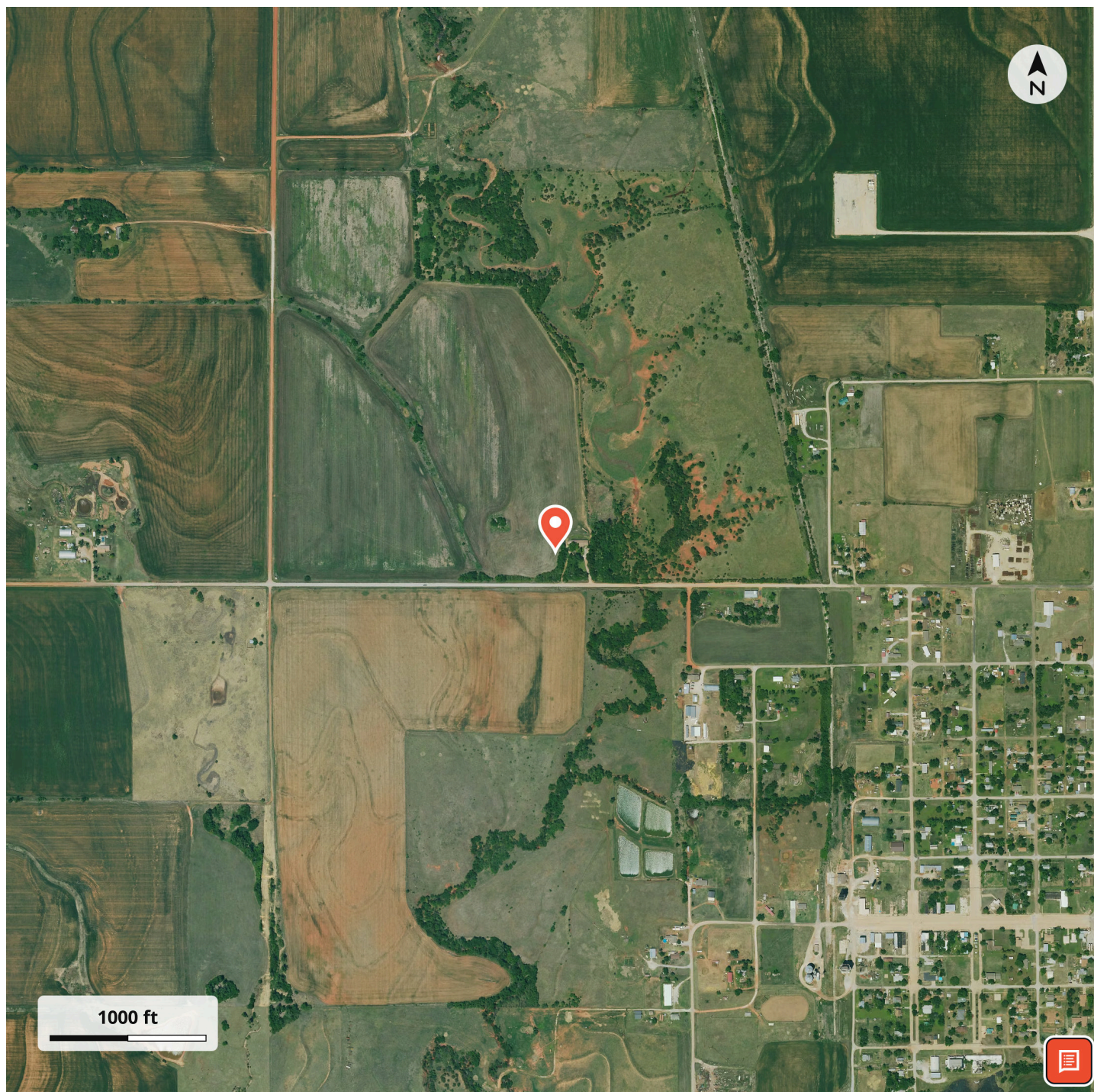
Regional Map



Locator Map



Aerial Map



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Marshall, OK / Logan County

LISTING REPRESENTATIVE

For more information contact:



Representative

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NOTES

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MORE INFO ONLINE:

<https://greatplainslandcompany.com/>

This image shows a single 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.



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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