Cimarron River Ranch | 500± Acres | Guthrie, Oklahoma
9201 N Midwest Blvd
Guthrie, OK 73044

$5,700,000
500± Acres
Logan County







SUMMARY

Address
9201 N Midwest Blvd

City, State Zip
Guthrie, OK 73044

County
Logan County

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

Latitude / Longitude
35.972904 / -97.394068

Dwelling Square Feet
2,000

Bedrooms / Bathrooms
3 / 2

Acreage
500

Price
$5,700,000

Property Website
greatplainslandcompany.com







PROPERTY DESCRIPTION

Cimarron River Ranch | 500± Acres | Guthrie, Oklahoma

500± Acres | Cimarron River Frontage | Remodeled Home | Pool | Multiple Shops | Premier Hunting & Recreation

Located just 10 minutes north of Guthrie and 30 minutes north of Edmond, this exceptional 500± acre Cimarron River Ranch offers an incredible combination of productive agricultural land, premier hunting, recreational opportunities, and high-quality improvements. Featuring approximately ¾ to 1 mile of Cimarron River frontage, 230± acres of improved Bermuda grass pasture, a beautiful 6± acre stocked pond, and multiple residences and outbuildings, this property is truly one of a kind. Located just off the Cimarron River, this property was the historic site of Camp Russell, a logistical support base for troops patrolling the Unassigned Lands of central Oklahoma prior to the Land Run of 1889 (Oklahoma HIstorical Society: Camp Russell).

The ranch is accessed from Midwest Boulevard through an impressive gated entrance with custom pipe fencing and over 3,000 feet of asphalt driveway leading to the main improvements. The newly remodeled 2,000± sq ft main residence features 3 bedrooms, 2 bathrooms, new cabinetry, fresh paint, and updated finishes throughout. A large wraparound porch overlooks the ranch and surrounding river valley.

The outdoor living area includes an 18' × 30' in-ground swimming pool, hot tub, covered entertaining areas, and an outdoor bar. A separate 600± sq ft pool house with a full bathroom provides additional space for guests and entertaining.

The property also features an impressive collection of improvements, including a 5,000± sq ft shop with 1,000± sq ft of finished living quarters and a 2,800± sq ft lean-to, a 5,500± sq ft barn with concrete flooring, four large overhead doors and a 2,500± sq ft lean-to, and an additional 2,900± sq ft open-sided barn. These facilities provide excellent space for equipment, livestock, storage, and ranch operations.

The agricultural improvements are equally impressive, with approximately 230± acres of established Bermuda grass producing over 1,000 round bales in the previous year. The ranch is divided into five well-maintained pastures with quality cross-fencing, working pens, and excellent internal access.

For the outdoorsman, the Cimarron River Ranch offers outstanding whitetail deer, turkey, quail, and waterfowl hunting. The property features nine elevated hunting blinds, including five Redneck and four Ranch King blinds, established hunting areas, mature timber, and miles of trails and interior roads. The 6± acre stocked pond offers excellent bass, crappie, and catfish fishing, while the extensive Cimarron River frontage provides exceptional wildlife habitat and recreational opportunities.

Property Highlights:

- 500± contiguous acres along the Cimarron River
- Approximately ¾ to 1 mile of river frontage
- Newly remodeled 2,000± sq ft, 3-bedroom, 2-bathroom home with new cabinets, paint, and updated finishes
- 18' × 30' in-ground pool, hot tub, and outdoor entertaining area
- 600± sq ft pool house with full bathroom
- 5,000± sq ft shop with 1,000± sq ft living quarters and 2,800± sq ft lean-to
- 5,500± sq ft barn with 2,500± sq ft lean-to
- 2,900± sq ft additional equipment barn
- 230± acres of improved Bermuda grass pasture
- Over 1,000 round bales produced in the previous year
- 6± acre stocked pond
- Five cross-fenced pastures with working facilities
- Nine elevated hunting blinds
- Excellent deer, turkey, quail, and waterfowl hunting
- Over 3,000 feet of asphalt driveway
- Gated entrance with custom pipe fencing
- Convenient access to Guthrie, Edmond, Oklahoma City, and Stillwater

Whether you're looking for a working cattle and hay operation, an exceptional recreational hunting property, or a private ranch retreat with extensive improvements, the Cimarron River Ranch offers a rare opportunity to own 500± acres of highly improved Oklahoma land with tremendous versatility.

All acreage, square footage, and measurements are approximate and should be independently verified.

Listed by:
Kale Crocker | Great Plains Land Company
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greatplainslandcompany.com
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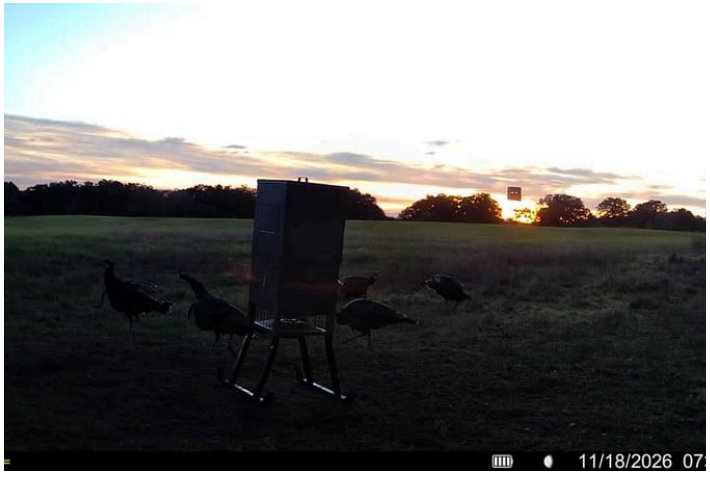




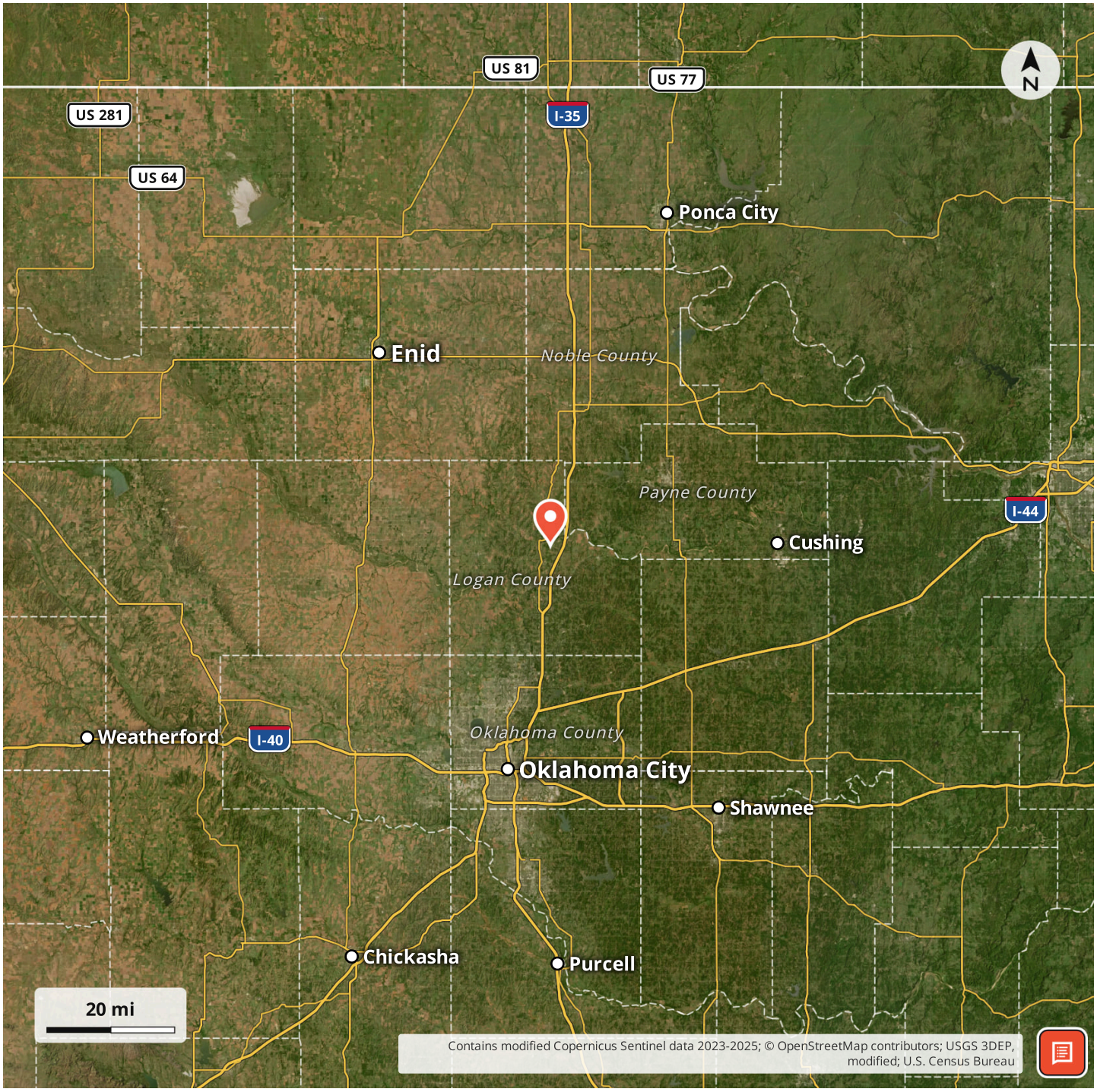




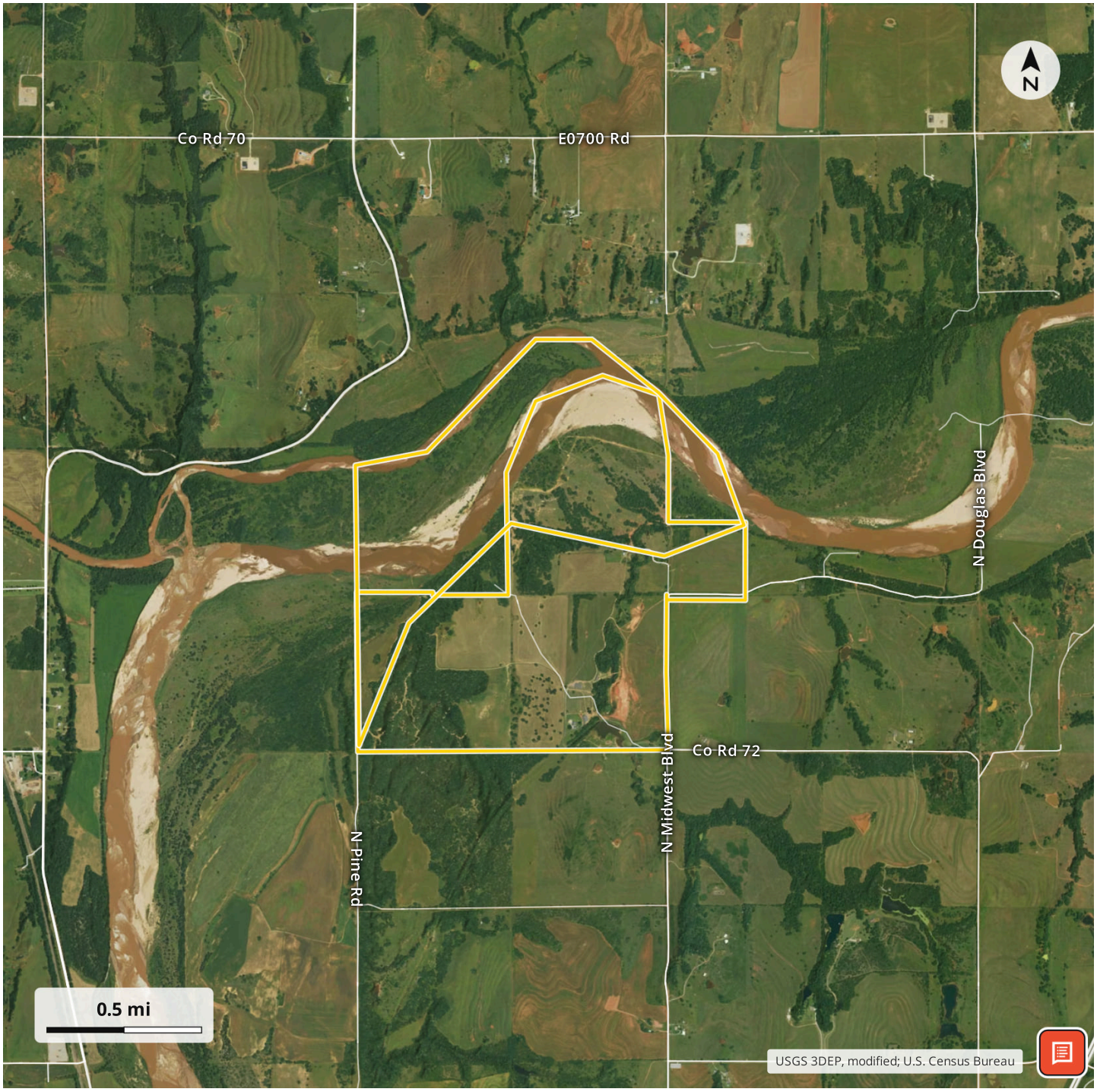



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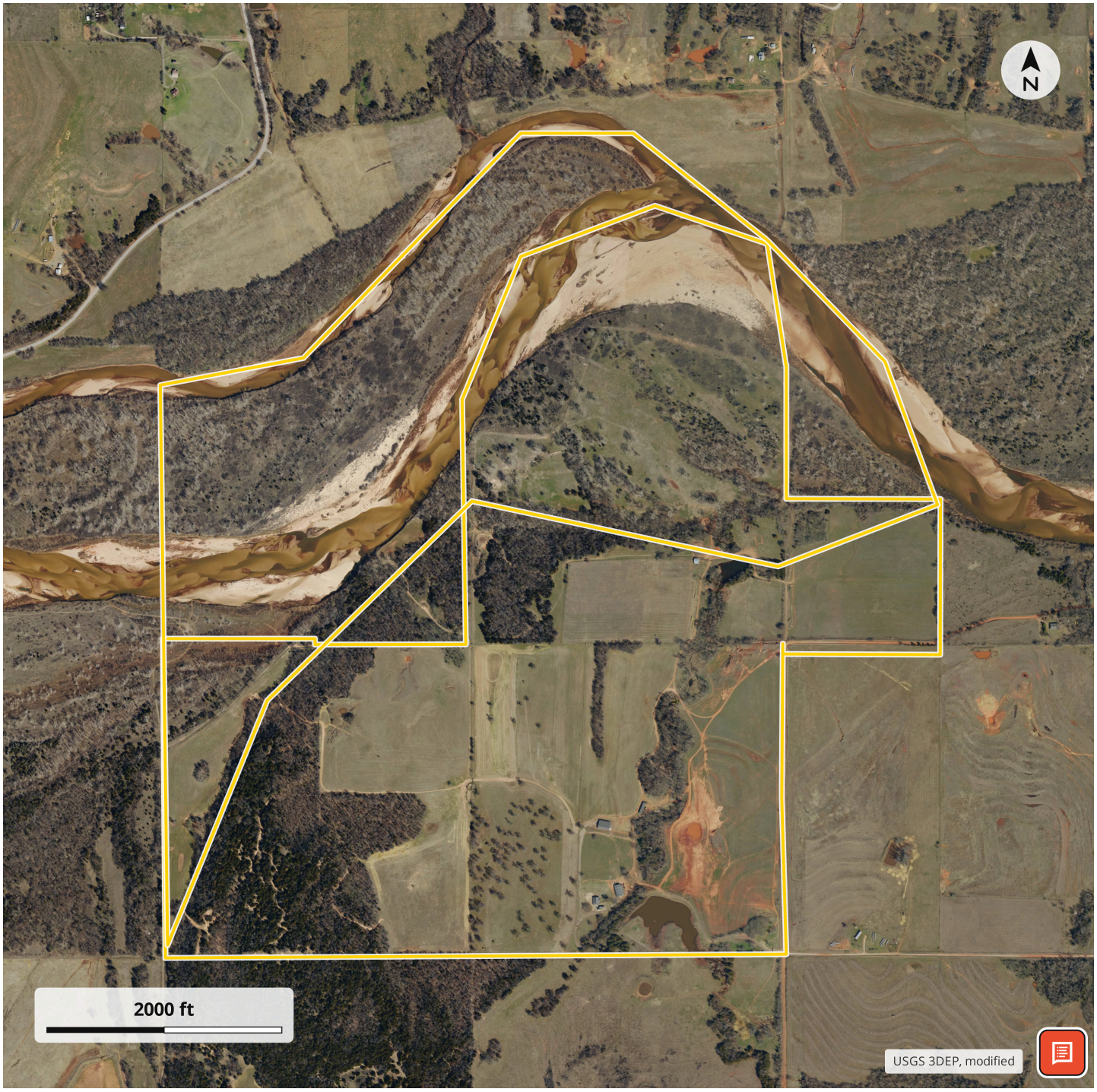
Regional Map



Locator Map


N
Co Rd 70
E0700 Rd
N Douglas Blvd
Co Rd 72
N Midwest Blvd
N Pine Rd
0.5 mi
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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NOTES

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