

The Halsell Ranch - Logan Co 447
TBD N Midwest Blvd
Guthrie, OK 73044

\$3,545,000
447± Acres
Logan County



The Halsell Ranch - Logan Co 447
Guthrie, OK / Logan County

SUMMARY

Address

TBD N Midwest Blvd null

City, State Zip

Guthrie, OK 73044

County

Logan County

Type

Farms, Hunting Land, Ranches, Recreational Land, Riverfront, Undeveloped Land

Latitude / Longitude

35.944922 / -97.392324

Acreage

447

Price

\$3,545,000

Property Website

<https://greatplainslandcompany.com/detail/the-halsell-ranch-logan-co-447/logan/oklahoma/112559/>



PROPERTY DESCRIPTION

The Halsell Ranch - Logan Co 447± Acre

Logan County, Oklahoma

Kale Crocker

Great Plains Land Company

[580-216-8160](tel:580-216-8160)

kale@greatplainslandcompany.com

Property Overview

Located just 30 minutes north of Edmond and less than 10 minutes from Guthrie, this exceptional 447± acre recreational ranch offers one of the most diverse hunting and outdoor properties you'll find in central Oklahoma. Featuring nearly 900 feet of Cimarron River frontage, multiple ponds, established duck habitat, mature timber, rolling elevation changes, and excellent access, this property is truly built for the serious outdoorsman.

In 1872, William Halsell drove cattle through this territory along the Halsell Branch of the Chisholm Trail to Indian Territory.

Five years later, he and his brother leased land along the Cimarron River and built a ranch headquarters five miles northeast of present Guthrie ([LINK HERE](https://www.okhistory.org/publications/enc/entry?entry=HA014)). <https://www.okhistory.org/publications/enc/entry?entry=HA014>

Whether you're chasing trophy whitetails, calling in ducks over flooded wetlands, pursuing spring gobblers, fishing stocked ponds, or simply enjoying a weekend getaway, this ranch is ready to hunt from day one. Established trails, hunting blinds, water infrastructure, and a new entrance make this a true turnkey recreational property.

Property Highlights

- 447± acres
- Approximately 900 feet of Cimarron River frontage
- Three-acre managed duck habitat with controllable flooding
- Large stocked fishing pond
- Multiple additional ponds for livestock and waterfowl
- Two working water wells for flooding duck habitat and ponds
- Mature timber and rolling terrain
- Established trail system throughout the ranch
- Hunting blinds already in place
- Excellent deer, turkey, duck, and fishing opportunities
- Approximately 50' x 30' shop building
- New ranch entrance
- Turn-key recreational property

Location Highlights

Conveniently located in Logan County, Oklahoma, this ranch provides the perfect combination of privacy and accessibility.

- 4 1/2 miles north of Highway 33
- Approximately 2 miles north of blacktop
- Less than 10 minutes to Guthrie
- 30 minutes to Edmond
- 40 minutes to Stillwater
- 50 minutes to downtown OKC



Hunting & Recreation

Designed with the serious hunter in mind, this ranch offers outstanding year-round recreational opportunities.

Whitetail Hunting

- Mature timber and diverse habitat
- Rolling terrain providing natural travel corridors
- Established hunting blinds
- Excellent trail system for easy access
- Proven deer hunting property

Waterfowl Hunting

One of the ranch's standout features is its approximately three-acre managed duck habitat. The habitat is designed with water control in mind and can be flooded using one of the two working water wells, allowing you to create ideal conditions throughout waterfowl season.

Additional ponds across the ranch provide even more duck hunting opportunities and attract migrating birds throughout the fall and winter.

Turkey & Other Wildlife

The combination of mature timber, open grasslands, wetlands, and river corridor creates ideal habitat for Rio Grande turkey and an abundance of other wildlife. The property's diverse ecosystem supports excellent hunting opportunities throughout the year.

Water Features

Water is one of this property's greatest assets.

- Approximately 900 feet of Cimarron River frontage
- Large stocked fishing pond
- Multiple additional ponds
- Approximately three-acre managed duck impoundment
- Two working water wells
- Water encountered at approximately 20 feet with wells approximately 100 feet deep
- Ability to flood duck habitat and ponds as needed

Improvements

The ranch is already equipped with valuable improvements that allow the next owner to immediately begin enjoying the property.

- Approximately 50' x 30' shop building
- New ranch entrance
- Established trail system
- Multiple Redneck Hunting blinds
- Water well infrastructure
- Easy access throughout the property

Why You'll Love It

Finding a recreational property this close to the Oklahoma City metro with river frontage, established duck habitat, multiple ponds, quality deer hunting, excellent access, and turnkey improvements is extremely rare.

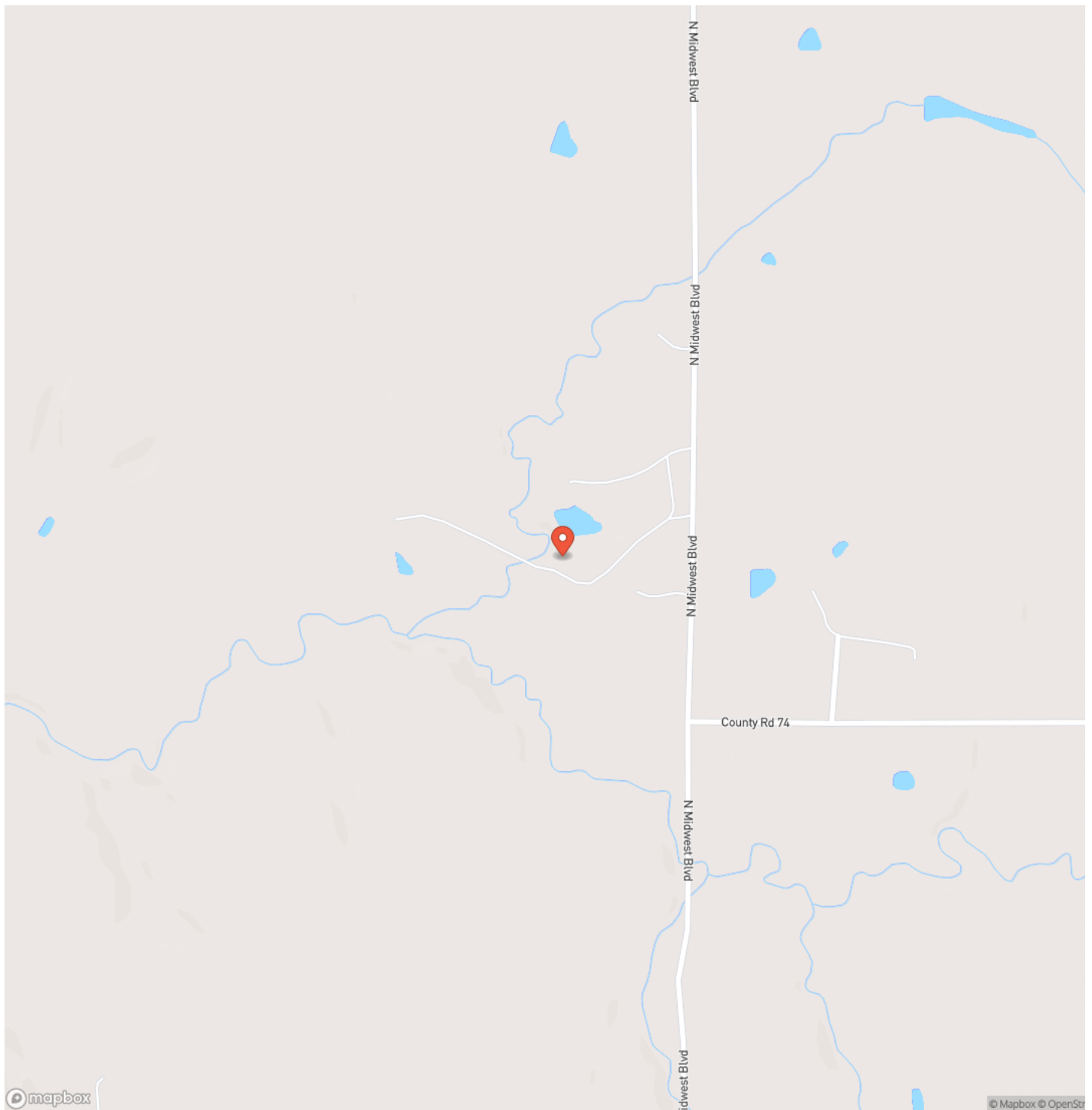
Whether you're looking for a private hunting retreat, a family legacy ranch, or an investment in premier recreational land, this Logan County property checks all the boxes. From flooded duck hunts in the morning to chasing whitetails in the evening, every acre has been thoughtfully developed to maximize enjoyment while maintaining the natural beauty that makes this ranch truly special.



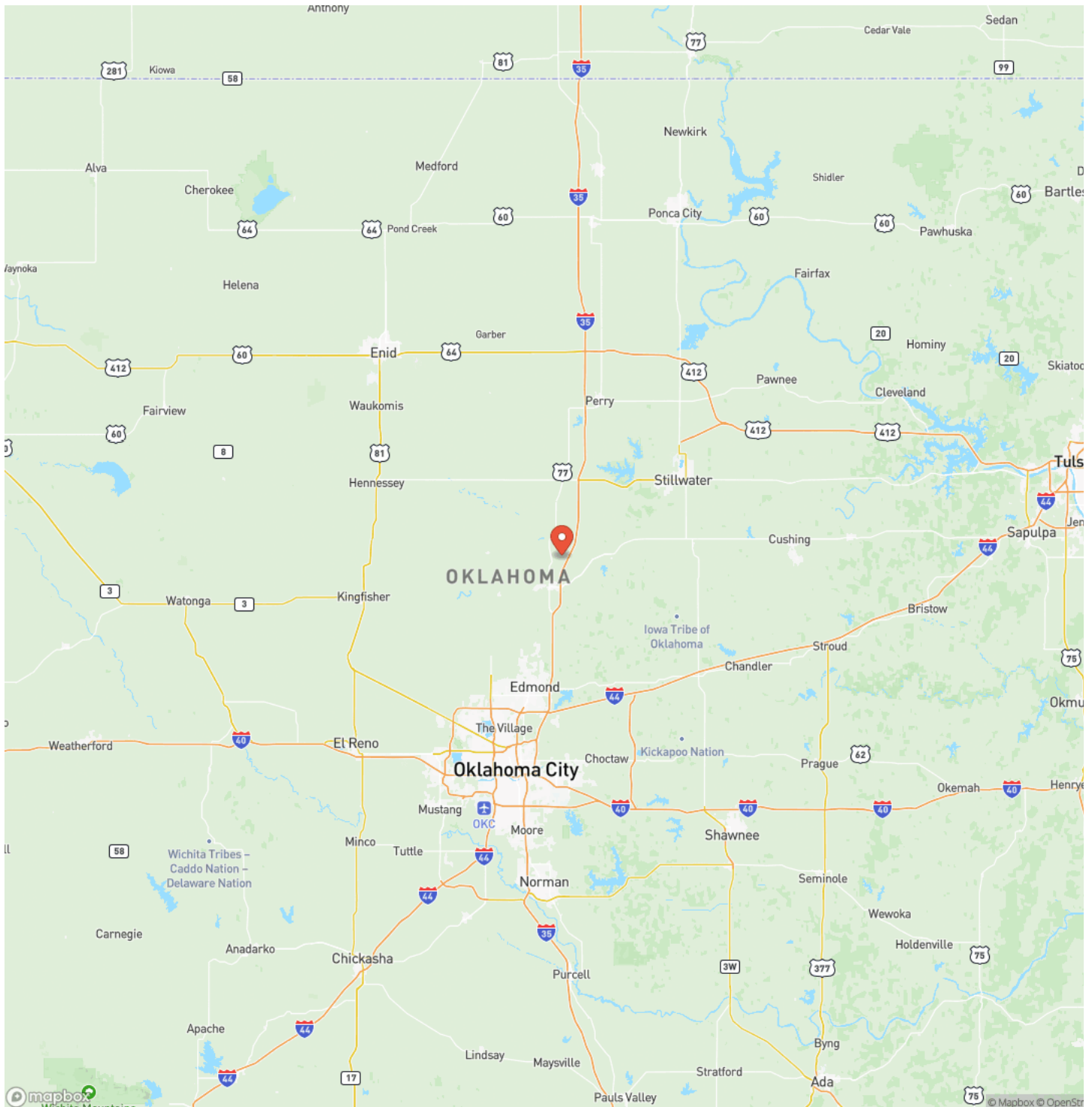
The Halsell Ranch - Logan Co 447
Guthrie, OK / Logan County



Locator Map



Locator Map



Satellite Map



The Halsell Ranch - Logan Co 447
Guthrie, OK / Logan County

LISTING REPRESENTATIVE

For more information contact:



Representative

Kale Crocker

Mobile

(580) 216-8160

Email

kale@greatplains.land

Address

City / State / Zip

Stillwater, OK 74074

NOTES

[illegible]

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

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.



Great Plains Land Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
<https://greatplainslandcompany.com/>

