

MIDWEST LAND GROUP PRESENTS

40 ACRES

LOGAN COUNTY, OK

DOBBS ROAD, WELLSTON, OKLAHOMA 74881



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SCENIC 40 +/- FENCED ACRES WITH STOCKED POND NEAR EDMOND AND GUTHRIE

Midwest Land Group is proud to present the Logan 40 — a versatile 40 +/- acre tract in Logan County offering prime build opportunities, excellent water, and endless recreational potential. Whether you're looking for a future homesite, weekend retreat, or small ranchette, this property delivers with a great location and a rare mix of features.

Accessed by 660' of county road frontage and fully fenced with an additional cross fence, the Logan 40 is ready to go. Electric service is already on-site, providing a significant cost savings for anyone looking to build. A scenic hilltop setting with mature oak and pecan trees offers the ideal spot for a country home, complete with sweeping views of the surrounding landscape.

Water is abundant, with a clear .75 +/- acre spring-fed pond stocked with fish as the centerpiece. Three to

four additional ponds and a wet-weather creek ensure reliable water sources for both livestock and wildlife. Native grasses, persimmon, plums, and mature timber combine to create quality habitat, and it's no surprise that whitetail deer and turkey frequent the property. For those looking to enjoy the outdoors, this is a place where you can hunt in the morning and fish with the kids in the afternoon, all without leaving your land.

Conveniently located just 20 minutes from Luther, 30 minutes from Guthrie, and 45 minutes from Edmond, this tract strikes the perfect balance between rural privacy and access to town. Its combination of utilities, water, fencing, and natural beauty makes it a standout option for investment, recreation, or building your dream ranchette.

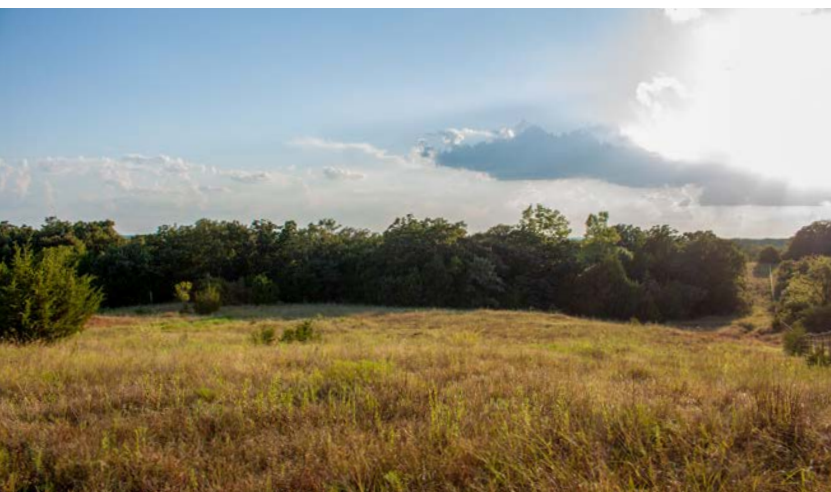
PROPERTY FEATURES

PRICE: **\$245,000** | COUNTY: **LOGAN** | STATE: **OKLAHOMA** | ACRES: **40**

- 660' County Road frontage
- Luther Public Schools
- Fully fenced, additional cross fence
- Electric on site
- Native grasses, mature oak and pecan, persimmon/plums
- 1 spring-fed .75 acre stocked pond
- 3-4 additional ponds
- Wet-weather creek
- Whitetail deer and turkey
- Great views at hilltop homesite (with electric present)
- 20 minutes to Luther
- 30 minutes to Guthrie
- 45 minutes to Edmond

GREAT VIEWS AT HILLTOP HOMESITE

A scenic hilltop setting with mature oak and pecan trees offers the ideal spot for a country home, complete with sweeping views of the surrounding landscape.



WILDLIFE



1 SPRING-FED STOCKED POND



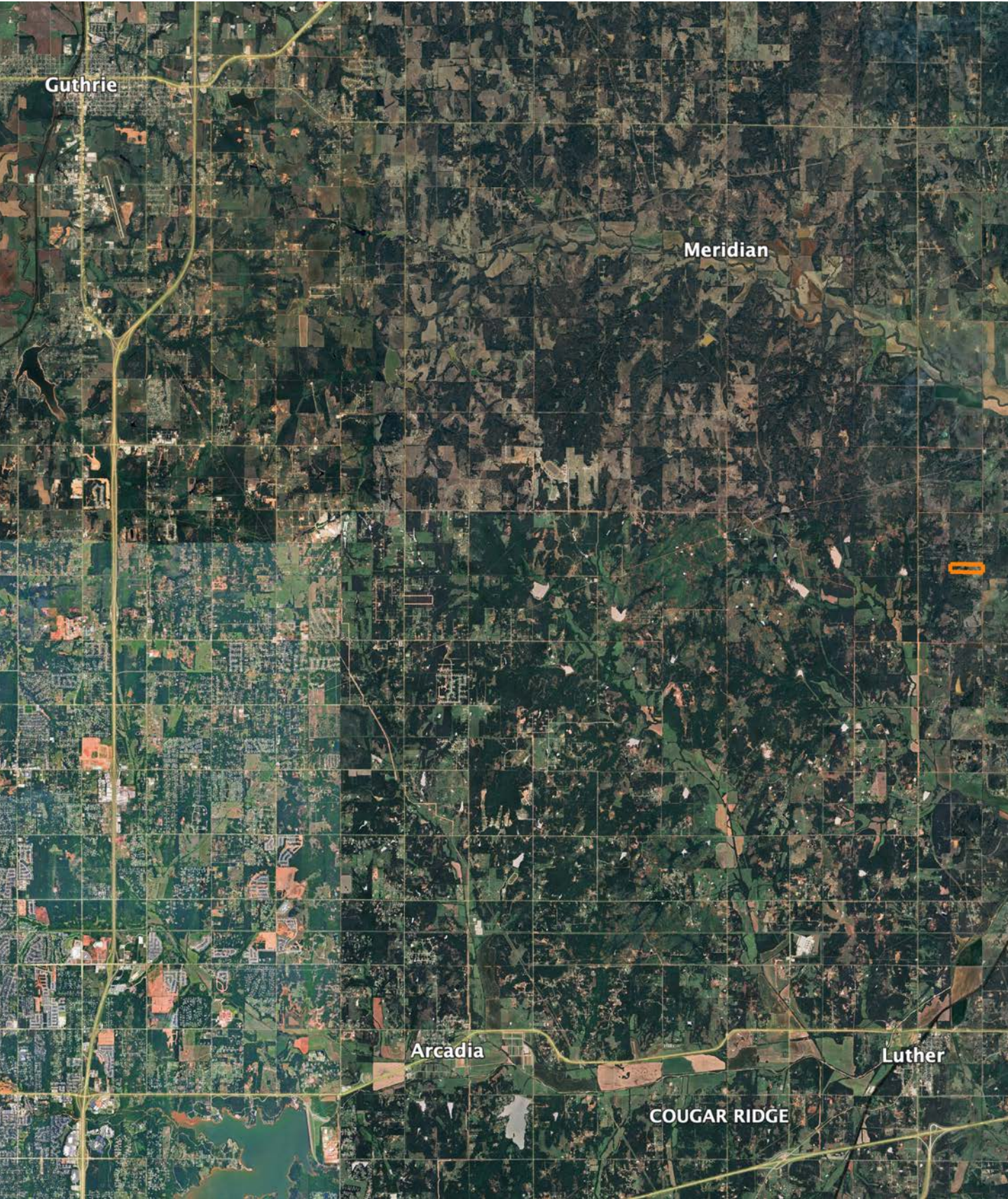
NATIVE AND BERMUDA GRASSES



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

Ryan Huggins grew up in Ardmore, Oklahoma, where his passion for land was instilled at an early age. He and his father, a wildlife biologist, spent countless hours in the deer woods, learning firsthand about habitat, conservation, and the deep connection people have with the land. Those early experiences didn't just shape his love for the outdoors—they laid the foundation for his career in land sales, where he now helps others find and sell their own piece of ground.

Faith and family are the why behind everything Ryan does. For years, he has been deeply involved with his church community, leading worship and serving in various volunteer, staff, and pastoral roles. He approaches his work with the same heart for service, believing that every land transaction is more than a sale—it's an opportunity to make a meaningful impact. Ryan currently lives in McCloud with his wife, Ashley, and their four children, finding his greatest joy in the time spent with them.

Before joining Midwest Land Group, Ryan built and ran a thriving home repair and remodeling business in the OKC metro for nearly a decade. His reputation for professionalism, integrity, and delivering top-tier service made him a trusted name in his industry—qualities he now brings to every land deal. With a sharp eye for both a property's current value and future potential, Ryan helps buyers see beyond what a piece of land is to what it can become. As he puts it, "I'm creative and can help people catch a vision for what's possible. I'm a constant learner—every piece of ground I walk, every interaction I have, and every book I read brings something new to the next client I serve."

With a dedication to providing outstanding service, a tireless work ethic, and a true passion for land, Ryan stands out in the industry. Whether he's selling a cherished farm or helping clients secure their dream hunting retreat, he ensures every step is smooth, successful, and deeply rewarding.



RYAN HUGGINS

LAND AGENT

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