

MIDWEST LAND GROUP PRESENTS

93.47 ACRES IN

LOGAN COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

93.47 +/- ACRE LOGAN COUNTY TRACT WITH HIGHWAY 74 FRONTAGE

Discover the endless possibilities with this expansive 93 acre farm located in the heart of Logan County, Oklahoma. With over 1,000 feet of Highway 74 frontage, this property offers unbeatable accessibility and visibility - ideal for agricultural, recreational, or future development opportunities.

Conveniently located just 45 minutes from downtown Oklahoma City, this property provides excellent access to major amenities, dining, and employment centers while maintaining the space and flexibility for a wide range of uses.

Whether you're looking to expand your farming operation, build your dream home, or invest in land with tremendous potential, this tract checks all the boxes. The property features a mix of open pasture and timber, offering both utility and natural beauty - perfect for livestock, crops, hunting, or recreational use.

Bring your vision and make it a reality on this rare slice of Oklahoma countryside. Give Clay Hart a call at (580) 678-4372 to set up your personal showing!



PROPERTY FEATURES

PRICE: **\$804,450** | COUNTY: **LOGAN** | STATE: **OKLAHOMA** | ACRES: **93.47**

- 93.47 +/- acres
- Logan County
- Hwy 74 frontage
- Investment opportunity
- Pasture and timber mix
- Recreational potential
- Small pond
- 2 minutes from Crescent, OK
- 15 minutes from Guthrie, OK
- 35 minutes from Edmond, OK
- 45 minutes from Oklahoma City, OK
- 50 minutes from Stillwater, OK
- Crescent Public Schools



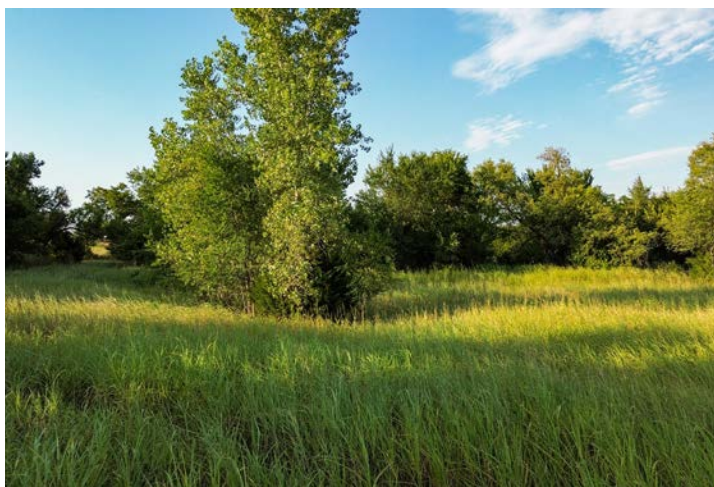
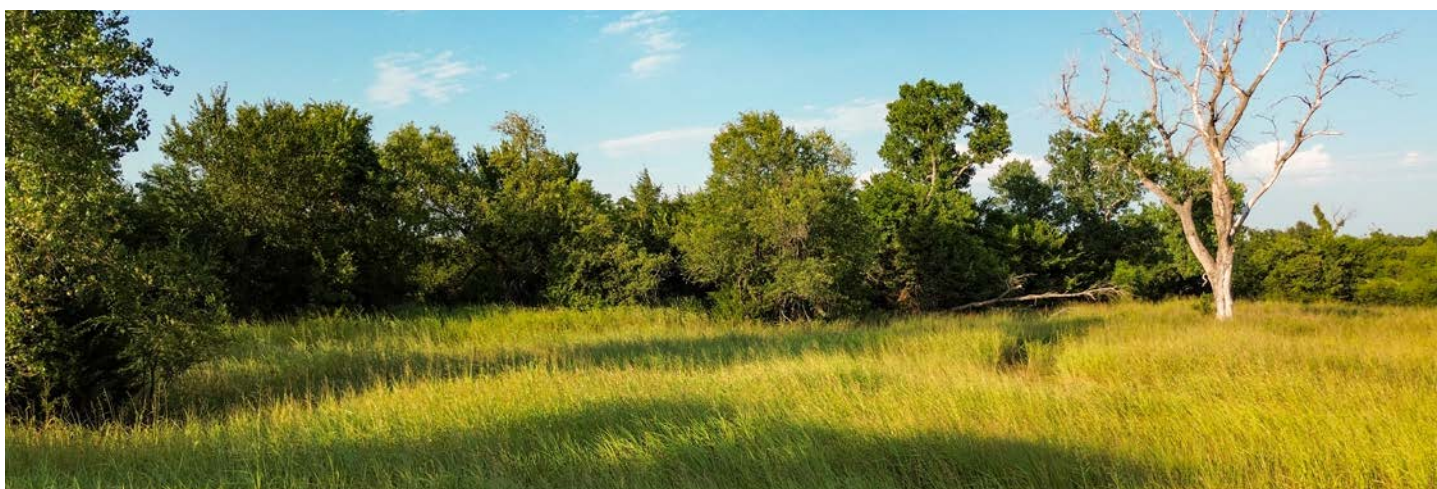
93.47 +/- ACRES



HIGHWAY 74 FRONTAGE



MIX OF PASTURE & TIMBER



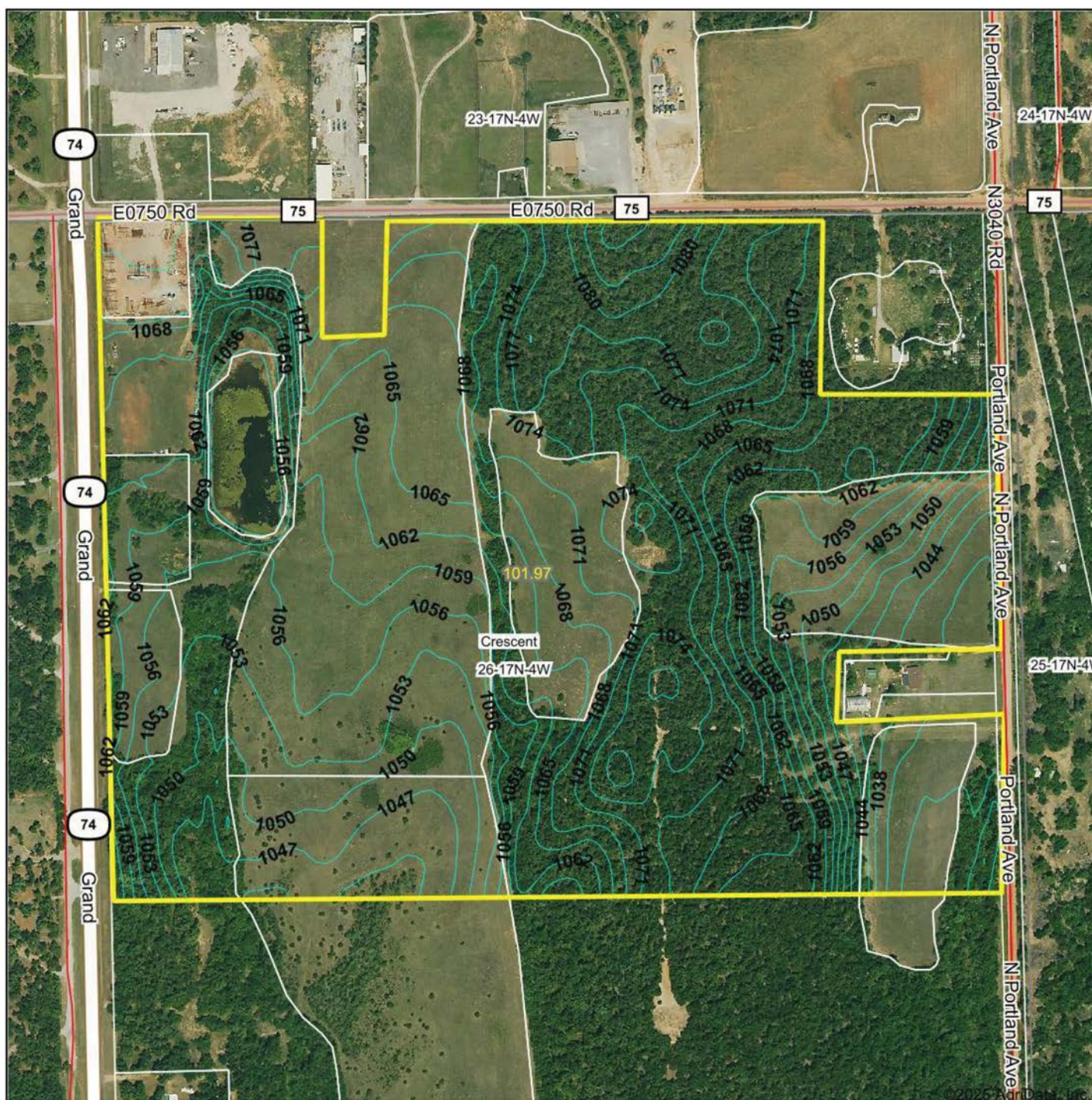
SMALL POND



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008

Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 1,026.0

Max: 1,087.7

Range: 61.7

Average: 1,060.8

Standard Deviation: 11.58 ft

0ft 441ft 881ft

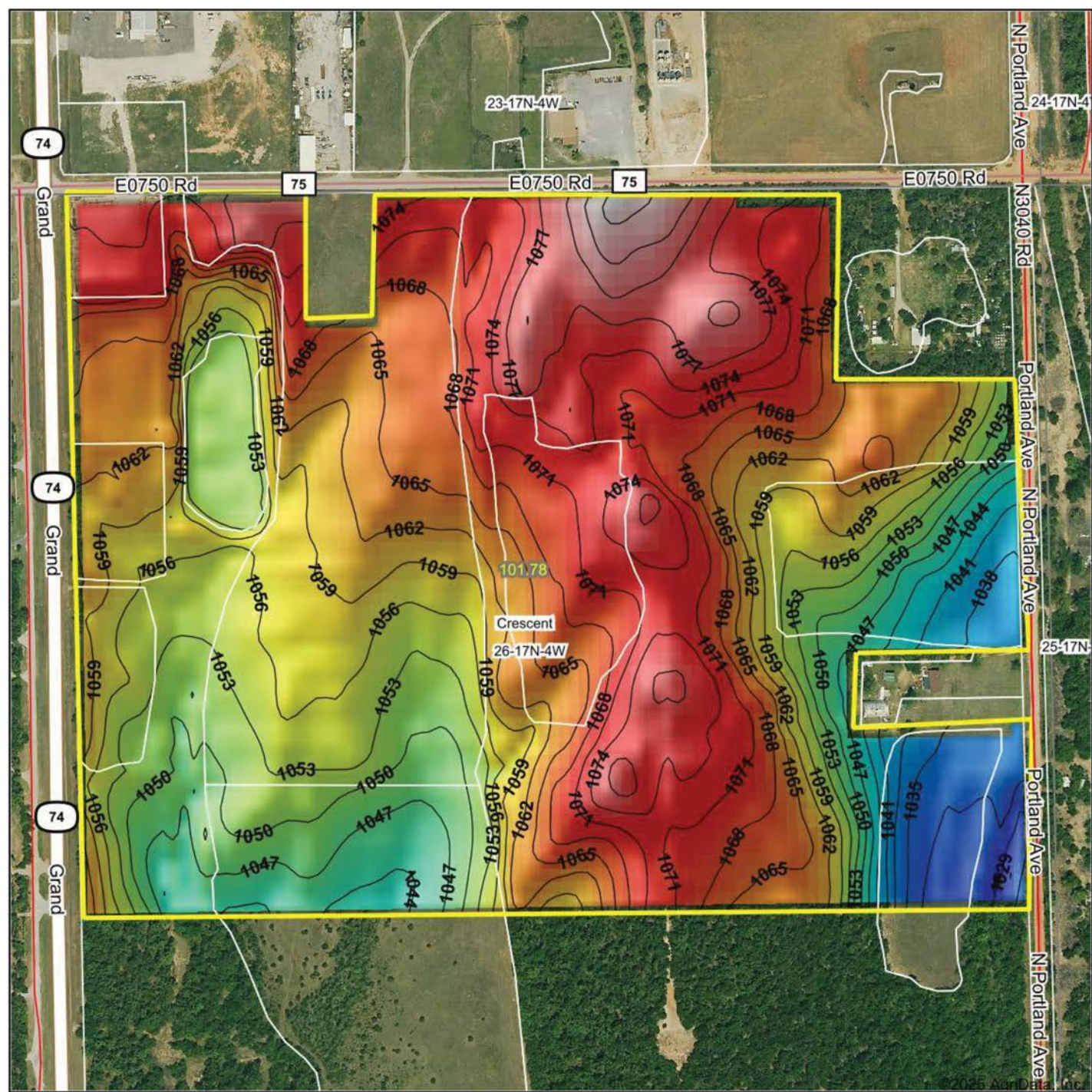


7/29/2025

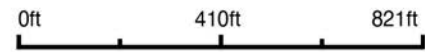
26-17N-4W
Logan County
Oklahoma

Boundary Center: 35° 55' 29.8, -97° 35' 26.2

HILLSHADE MAP



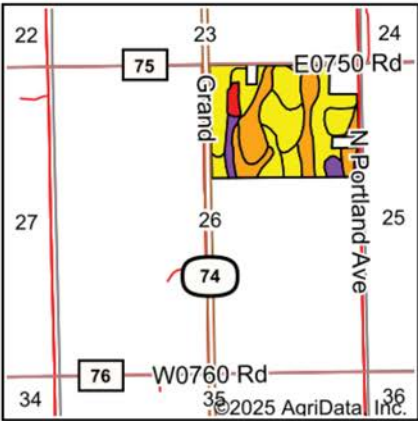
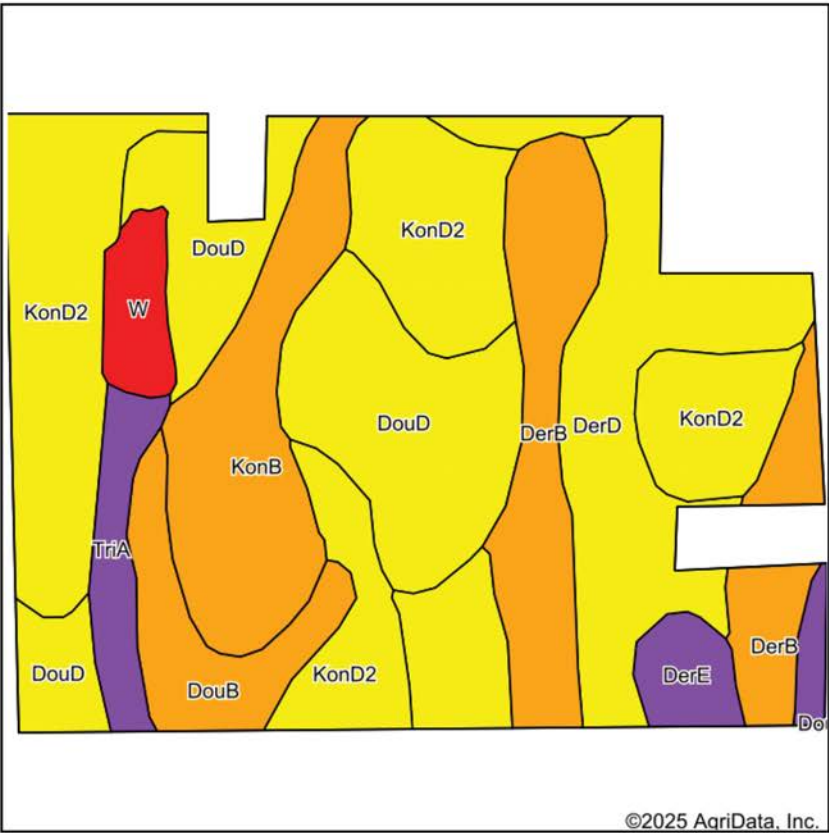
Source: USGS 10 meter dem
Interval(ft): 3
Min: 1,026.0
Max: 1,087.7
Range: 61.7
Average: 1,060.8
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26-17N-4W
Logan County
Oklahoma

Boundary Center: 35° 55' 29.8, -97° 35' 26.2

SOIL MAP



State: **Oklahoma**
County: **Logan**
Location: **26-17N-4W**
Township: **Crescent**
Acres: **101.78**
Date: **7/29/2025**



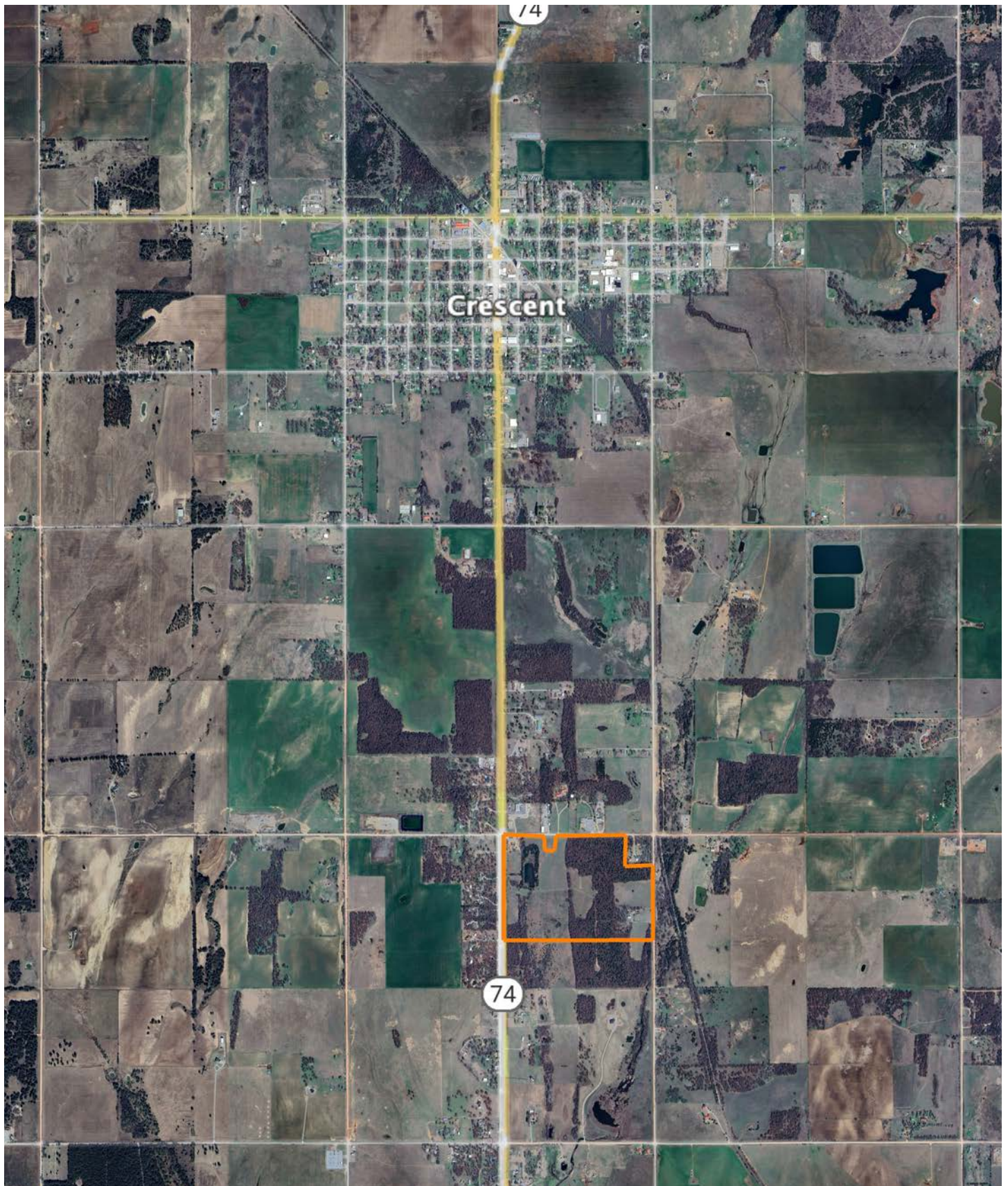
Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: OK083, Soil Area Version: 24													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
KonD2	Konawa loamy fine sand, 3 to 8 percent slopes, eroded	26.83	26.3%		> 6.5ft.	IVe	IVe	0	45	45	41	42	38
DouD	Dougherty loamy fine sand, 3 to 8 percent slopes	19.33	19.0%		> 6.5ft.	IVe		3958	41	41	37	38	21
DerD	Derby loamy fine sand, 3 to 8 percent slopes	17.15	16.9%		> 6.5ft.	IVe		3999	32	32	32	27	14
DerB	Derby loamy fine sand, 0 to 3 percent slopes	13.13	12.9%		> 6.5ft.	IIle	IIle	3974	32	32	31	25	13
KonB	Konawa loamy fine sand, 0 to 3 percent slopes	11.03	10.8%		> 6.5ft.	IIle	IIle	3510	49	42	44	49	32
DouB	Dougherty loamy fine sand, 0 to 3 percent slopes	5.38	5.3%		> 6.5ft.	IIle		3990	42	42	37	41	22
TriA	Tribbey fine sandy loam, 0 to 1 percent slopes, frequently flooded	4.17	4.1%		2ft.	Vw	Vw	8825	38	35	38	28	10

OVERVIEW MAP



AGENT CONTACT

Born and raised in Temple, Oklahoma, and now proudly calling Sterling home, Clay Hart brings a deep-rooted connection to the land and the people who depend on it. With a degree in Agronomy from Cameron University and a lifetime spent on the farm raising cattle, Clay's passion for rural life is woven into every part of who he is. From helping his kids show pigs to managing his own herd, his firsthand knowledge of agriculture translates into an unmatched understanding of land and its value.

Clay's professional background in the insurance industry sharpened his skills in service, communication, and client advocacy—traits he now uses to guide buyers and sellers through seamless land transactions. Whether it's a working cattle ranch or recreational hunting property, Clay brings integrity, reliability, and an unwavering commitment to his clients' goals.

As a proud member of the Frederick Lions Club and board member of Southeastern India Missions, Clay is deeply invested in his community. His clients benefit not only from his ag expertise and local roots but also from his personal mission to help landowners transfer property from one generation to the next. When you work with Clay, you're not just hiring a land agent—you're gaining a trusted partner.



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