

Waterfall Farm
N Euchee Valley Road
Cushing, OK 74023

\$299,000
63± Acres
Payne County



Waterfall Farm
Cushing, OK / Payne County

SUMMARY

Address

N Euchee Valley Road

City, State Zip

Cushing, OK 74023

County

Payne County

Type

Farms, Undeveloped Land, Hunting Land, Recreational Land

Latitude / Longitude

36.009353 / -96.701155

Acreage

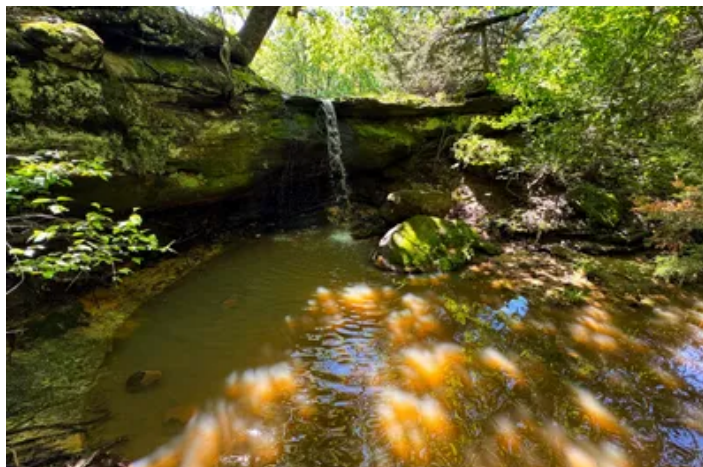
63

Price

\$299,000

Property Website

<https://arrowheadlandcompany.com/property/waterfall-farm-payne-oklahoma/80840/>

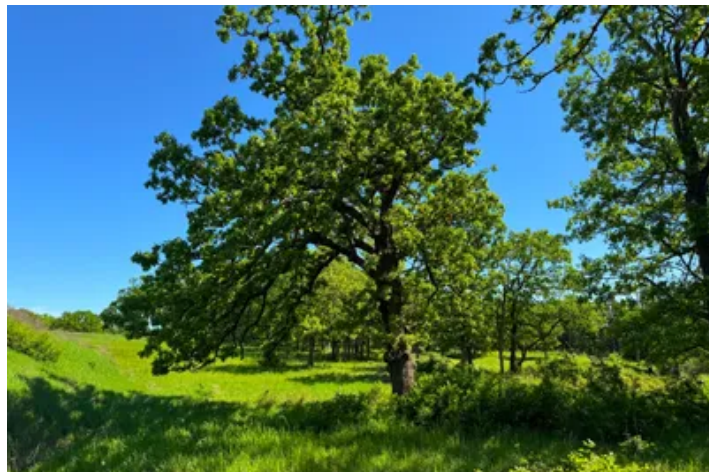


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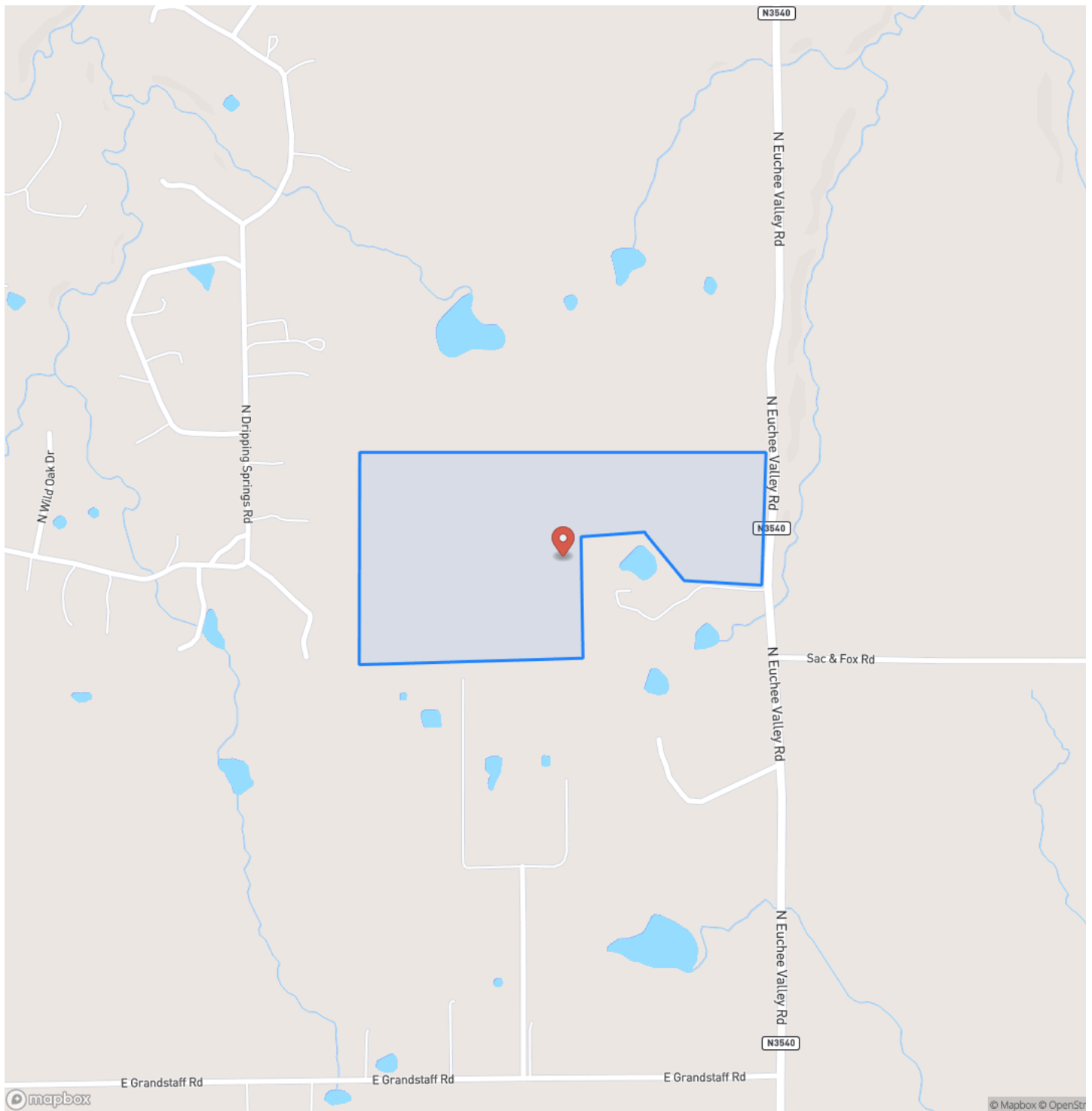
PROPERTY DESCRIPTION

If you are in the market for a phenomenal property to build a home or expand your cattle operation, this Cushing, Oklahoma 63 +/- acre farm is a one you will want to take a look at! Located just 3 +/- miles northeast of Cushing on a well maintained paved road, this farm is rural living with the perks of town just minutes away. The property is a mixture of beautiful open pasture, large oak timber, and scattered cedar trees. There are 2 large ponds that offer fun fishing potential as well as a water source for livestock. Thick hardwood timber on the west side of the property provides great wildlife habitat and hides a beautiful spring fed rock feature that is a site to see. There is well maintained fencing around the property border as well as cross fencing that separates pastures. Electricity is already existing on the property to make it one step closer to your home build location. It is located 1 +/- hour from both Oklahoma City and Tulsa. This will be a great opportunity for anyone looking to enjoy the outdoors, build a home, graze livestock, or all of the above! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Luke Roberts at [\(918\) 399-2569](tel:9183992569).

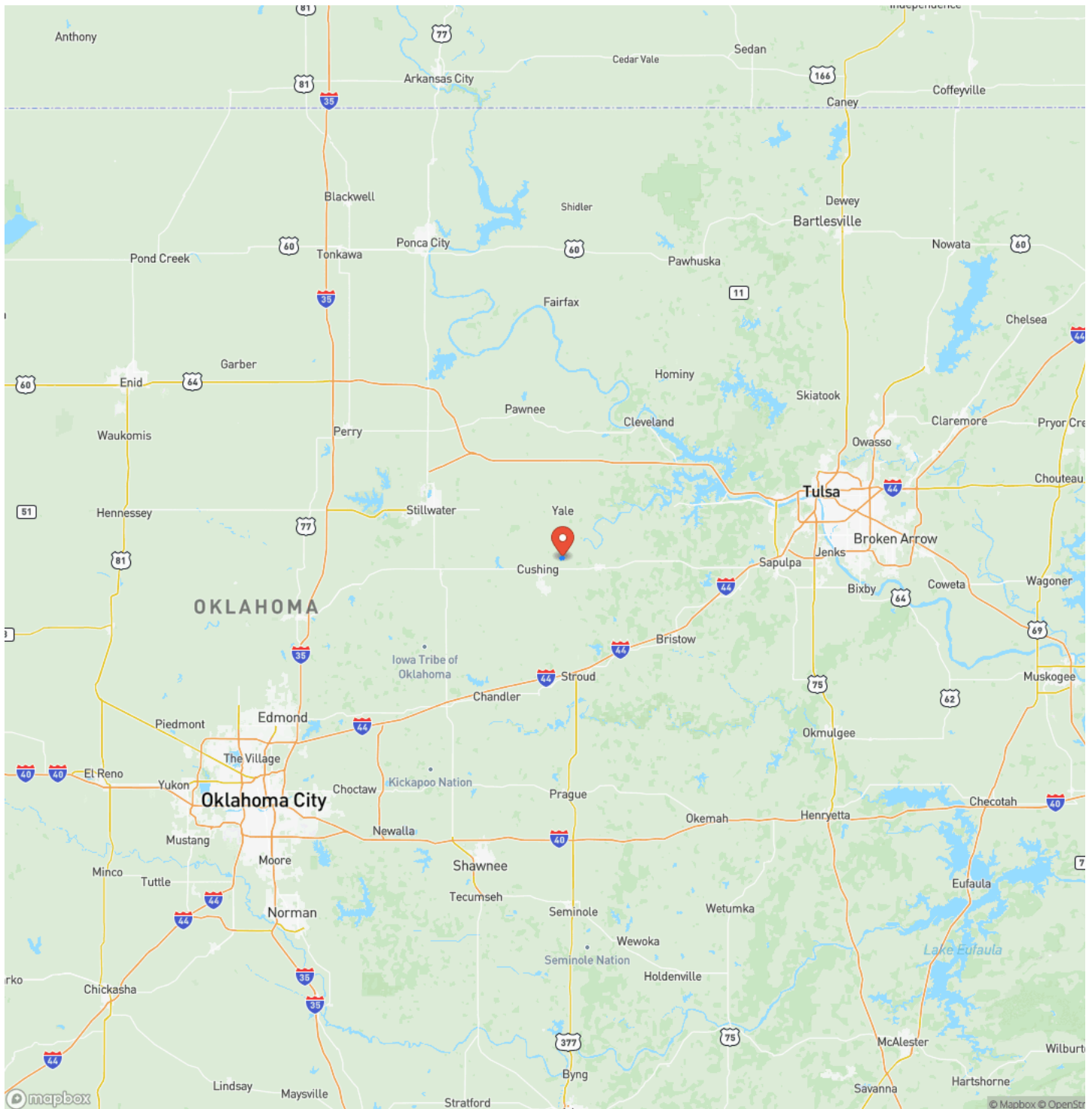
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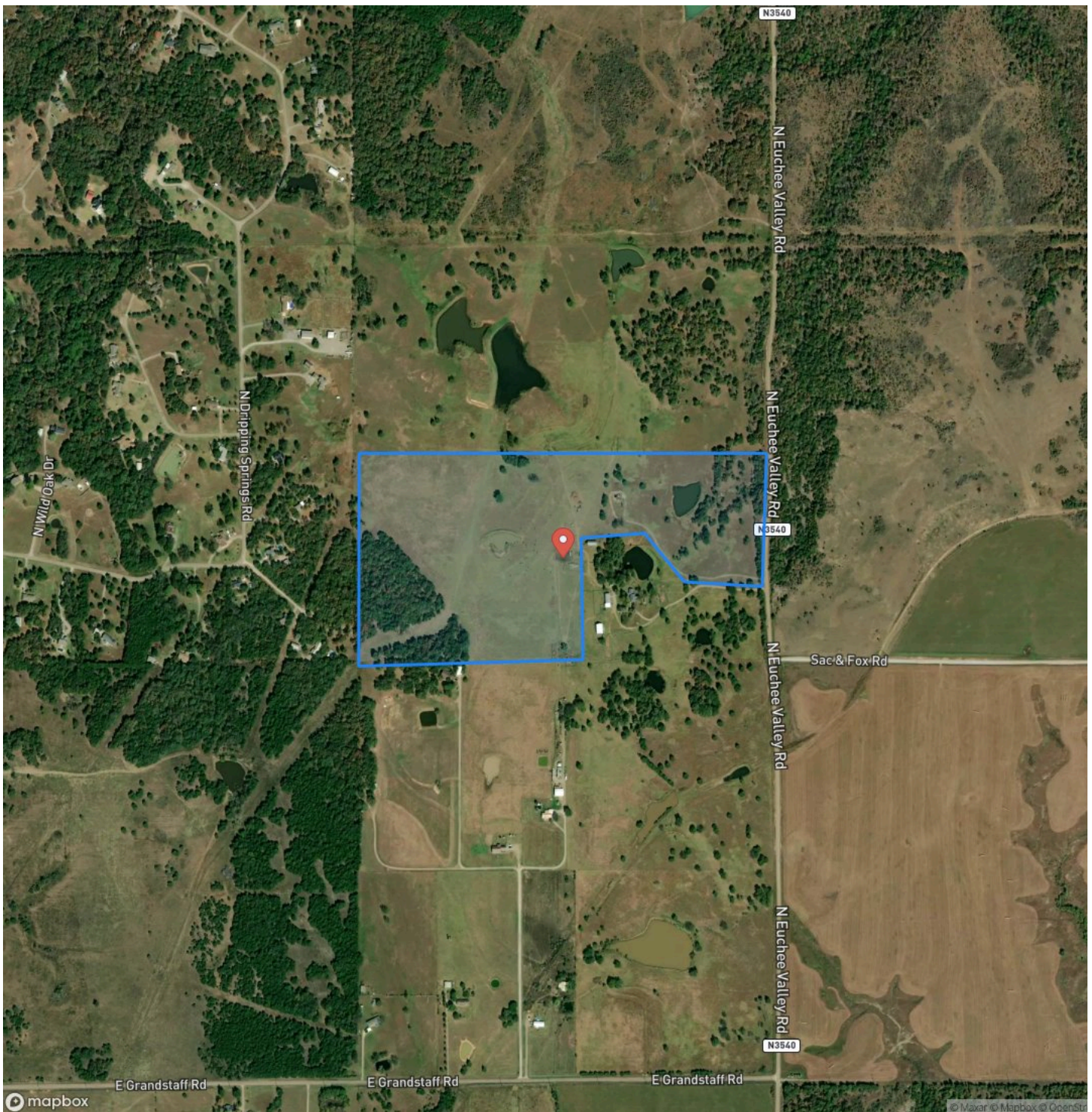
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Luke Roberts

Mobile

(918) 399-2569

Email

luke.roberts@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

This image shows a blank 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.

[illegible]

www.arrowheadlandcompany.com

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.

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