

Beaver Creek Farm
Peach Rd
Coyle, OK 73027

\$475,000
148± Acres
Payne County



Beaver Creek Farm
Coyle, OK / Payne County

SUMMARY

Address

Peach Rd

City, State Zip

Coyle, OK 73027

County

Payne County

Type

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

Latitude / Longitude

36.003981 / -97.340504

Acreage

148

Price

\$475,000

Property Website

<https://arrowheadlandcompany.com/property/beaver-creek-farm-payne-oklahoma/32112/>



PROPERTY DESCRIPTION

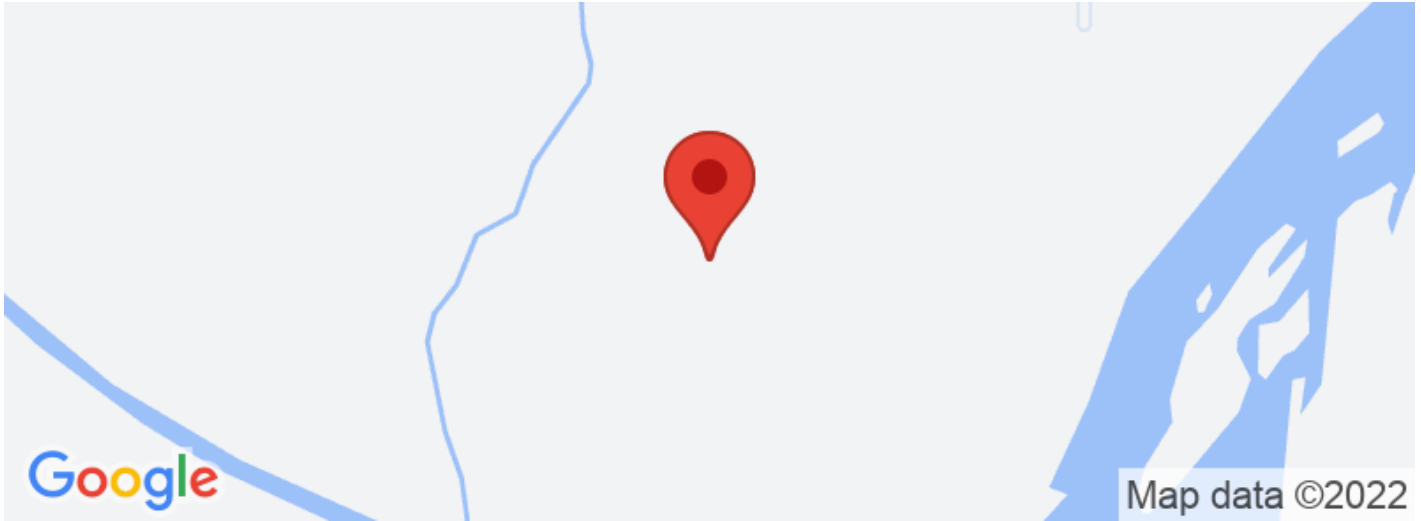
If you're in the market for a prime recreational farm in central Oklahoma this may be the one you've been waiting for. With Cimarron River accretion ground and Beaver creek making up the North border of the farm there is no doubt a healthy population of whitetails in the area. Several of the neighboring farms, and farms across the river, look to be ideal hunting or tillable farms which will help keep the deer numbers high and should make for some great hunting opportunities. To go along with the deer hunting, you will also be able to enjoy turkey, hog, dove, quail, predator, and even potentially some duck hunting on this farm. If the tillable portion of this farm that is currently in grass, was planted to winter wheat or a summer crop of milo, the wildlife numbers on this farm would dramatically increase and make this farm a top-notch hunting property. The cleared portion of the farm is currently planted to Bermuda grass and is leased to a local farmer for grazing. The lease provides the sellers with a small return on investment and can be carried on by the new owners or can be terminated when the property is sold. The property is made up of mainly class 2 sandy loam soils and has a wet weather creek running North South all the way through it on the East side. Location is ideal just East of I35 and less than 10 miles from Guthrie, Langston, and Mulhall. The farm is located a half mile South of W 92nd Street on Peach Rd. The access road is a deeded easement which provides ideal seclusion and takes you into the NE corner of the farm. The easement road could be turned into a nice driveway without too much trouble at all. Electricity is just up the road to the North and could easily be brought into the farm as well. For more details and to see all the possibilities and potential this farm has to offer, call Tony today.



Beaver Creek Farm
Coyle, OK / Payne County



Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

Tony Cerar

Mobile

(918) 671-8937

Email

tony.cerar@arrowheadlandcompany.com

Address

City / State / Zip

Broken Arrow, OK 74012

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DISCLAIMERS

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