

Cottonwood Road Ranch
S Cottonwood Rd
Stillwater, OK 74074

\$675,000
150± Acres
Payne County



Cottonwood Road Ranch
Stillwater, OK / Payne County

SUMMARY

Address

S Cottonwood Rd

City, State Zip

Stillwater, OK 74074

County

Payne County

Type

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

Latitude / Longitude

36.0355 / -97.156

Acreage

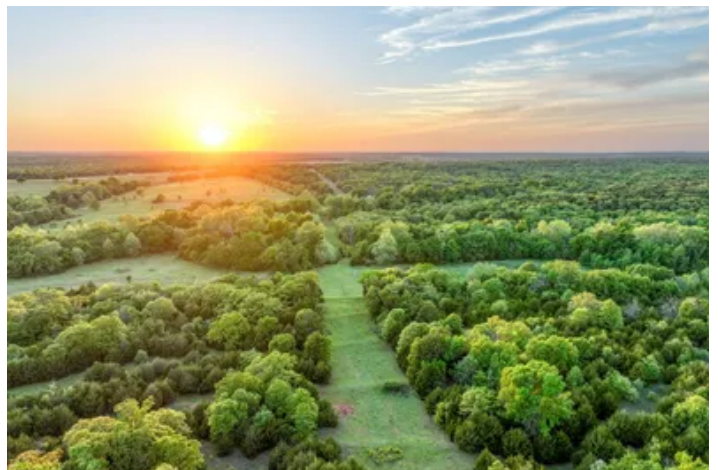
150

Price

\$675,000

Property Website

<https://arrowheadlandcompany.com/property/cottonwood-road-ranch-payne-oklahoma/103774/>



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PROPERTY DESCRIPTION

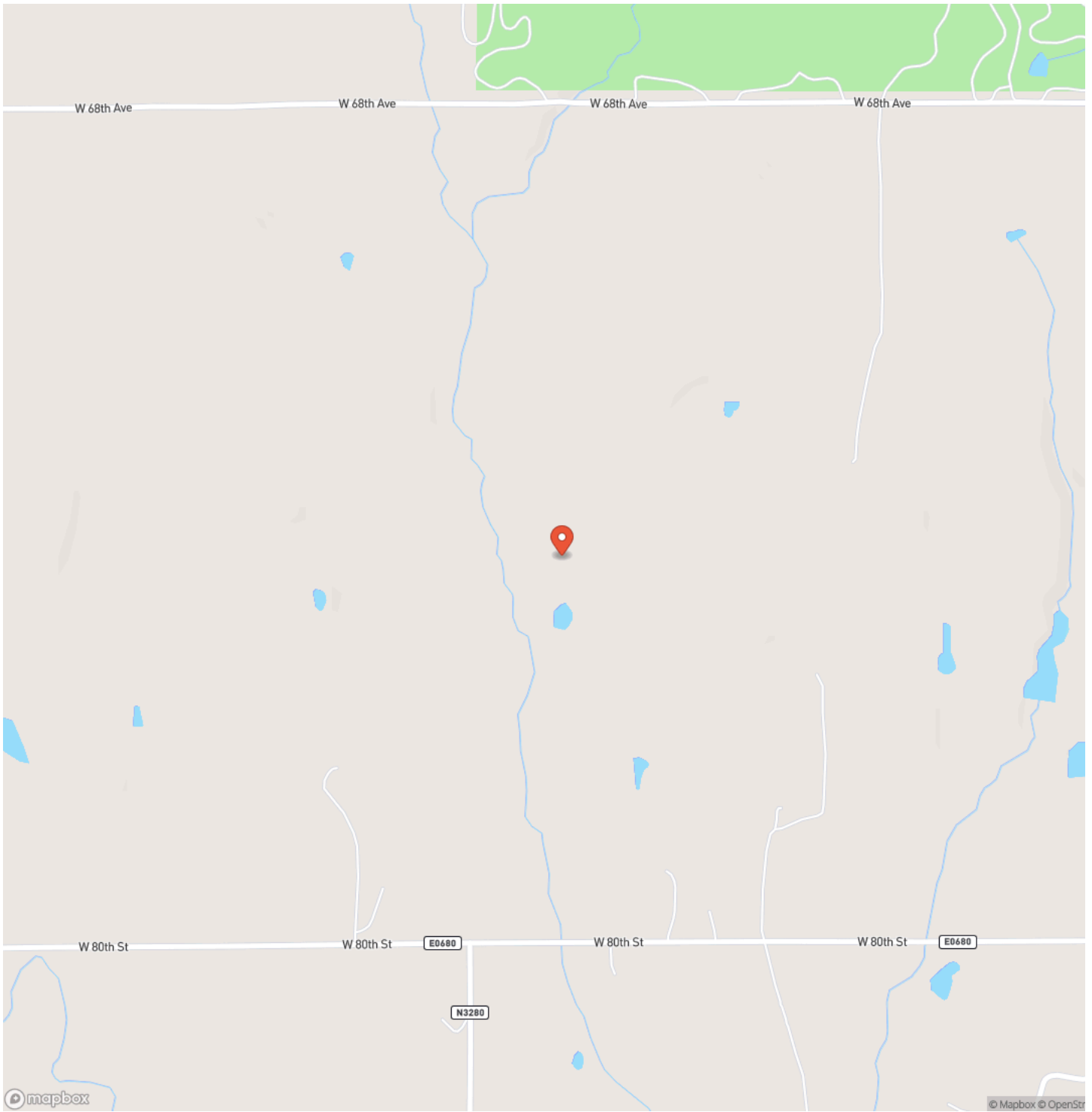
Discover the privacy and recreational appeal of this exceptional 150 ± acre property in Payne County. With excellent hunting opportunities and strong investment potential, this property offers a variety of possibilities! Featuring a pond, open meadows, and beautiful hardwood timber, this tract offers ideal habitat for wildlife while providing multiple build or camp locations. Scattered cedar trees along the edges create excellent bedding cover and natural transition zones for game. This property would be ideal to plant large food plots in the bottoms creating a destination food source for the local wildlife population. A wet weather creek winds through the property, adding another valuable water source and creating prime travel corridors for wildlife. Known for its abundant game, this property supports trophy whitetail deer, turkey, wild hogs, and a variety of small game, making it a true outdoorsman's paradise. The land is fully fenced providing the option to run livestock and offers outstanding accessibility with road frontage on three sides, plus gated entrances on both the north and south sides for convenient access and hunting setup options. Water and electricity are nearby, making future development simple whether you're planning a hunting cabin, homesite, or weekend getaway. It is hard to find acreage with this combination of habitat diversity, access, and utility availability in a highly sought-after area of central Oklahoma! Located 25+/- miles from Cushing, 39+/- miles from Chandler and 52+/- miles from Oklahoma City! All showings are by appointment only. For more information or to schedule a private viewing please contact Steele Schwonke at [\(918\) 424-6065](tel:9184246065).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

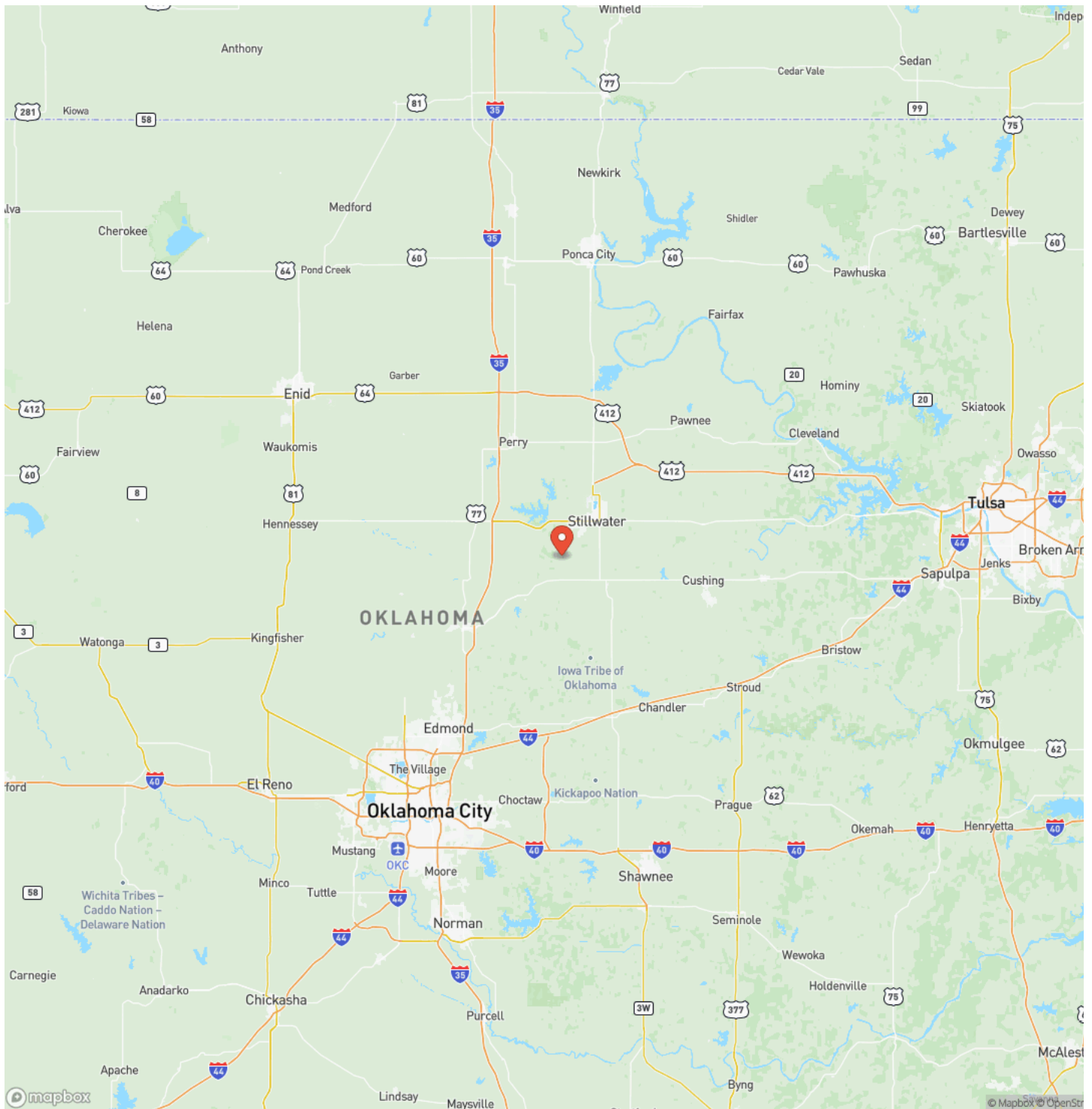
Cottonwood Road Ranch
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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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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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