

**The Mud Creek Homestead**  
24700 E McElroy Rd  
Yale, OK 74085

**\$495,000**  
49± Acres  
Payne County





## The Mud Creek Homestead

### Yale, OK / Payne County

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#### **SUMMARY**

##### **Address**

24700 E McElroy Rd

##### **City, State Zip**

Yale, OK 74085

##### **County**

Payne County

##### **Type**

Hunting Land, Residential Property, Recreational Land, Ranches, Single Family

##### **Latitude / Longitude**

36.1333 / -96.7017

##### **Dwelling Square Feet**

2074

##### **Bedrooms / Bathrooms**

3 / 2.5

##### **Acreage**

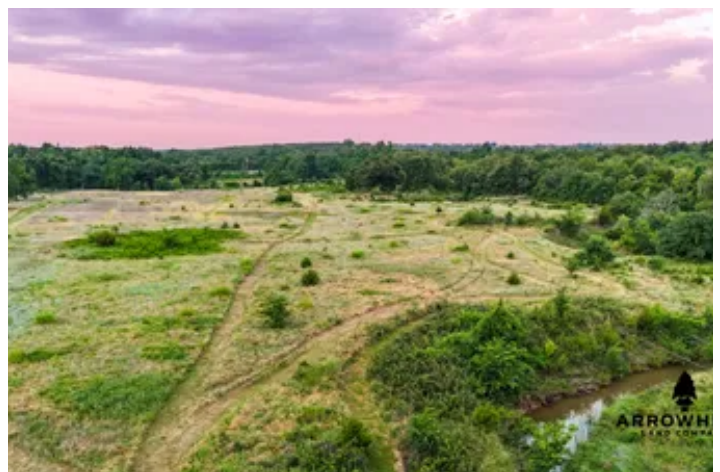
49

##### **Price**

\$495,000

##### **Property Website**

<https://arrowheadlandcompany.com/property/the-mud-creek-homestead-payne-oklahoma/57538/>



**PROPERTY DESCRIPTION**

If living in the country in a beautiful home on a stunning piece of land in a great location that provides fantastic grazing and hunting opportunities is something you desire, you will want to take a good look at this farm. This 49 +/- acre farm has just about everything a landowner could dream of wanting, whether you're into ag production, hunting, or both. Just take one look at the aerial and you probably don't need anyone to tell you how much potential this property has from a hunting or grazing standpoint. After looking at the aerial, take a peek at the 170+ inch buck the seller harvested on the property this season. Not having been grazed in years, the farm is in great shape for someone needing a place for their horses or cows. The property is made up of 70 percent grass and 30 percent trees and is surrounded by big timber. Another ideal feature of the property is that it is surrounded by the same large landowner on the North, West, and East sides. This helps keep traffic around the farm very low and provides a great sanctuary for the wildlife. The roughly 2,000 sq ft, all-electric, well-maintained, 3 bed 2 bath brick home is an ideal full-time residence and is move-in ready. The deer and turkey hang out in the front yard daily. The home would also make for a great hunting cabin or part-time getaway. There is a propane tank on site to support the Generac system running to the home in case of a power outage. The barn on the property has an overhead door, a walk-through door, electric, and is insulated. There is a water hydrant directly in front of the barn. The land literally has it all, from the beautiful pine-lined driveway to the lush native grass pastures, multiple food plot locations, grazing opportunities, all kinds of hunting options, 2 nice ponds, Mud Creek running through the entire farm, and a nice barbed wire fence around the property. The location is prime just 1 mile North of the town of Yale and 6 miles South of Highway 412 between Stillwater, OK, and Tulsa, OK. This is an awesome smaller acreage property, just waiting for you to call it home. Turnkey setups like this do not last long in Payne County. All showings are by appointment only. If you have any questions or are interested in a private showing, please contact Tony Cerar at [\(918\) 671-8937](tel:9186718937).



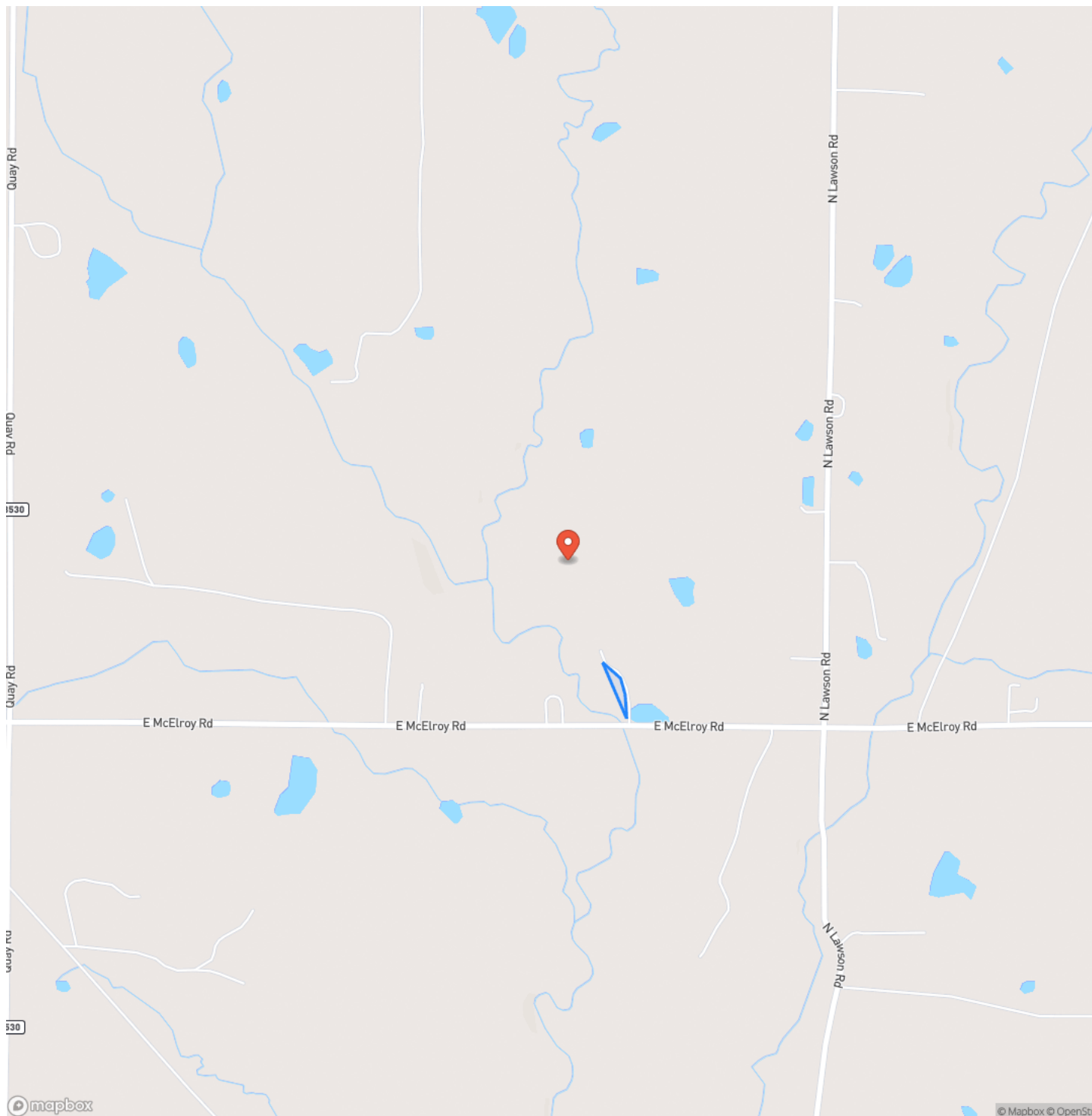


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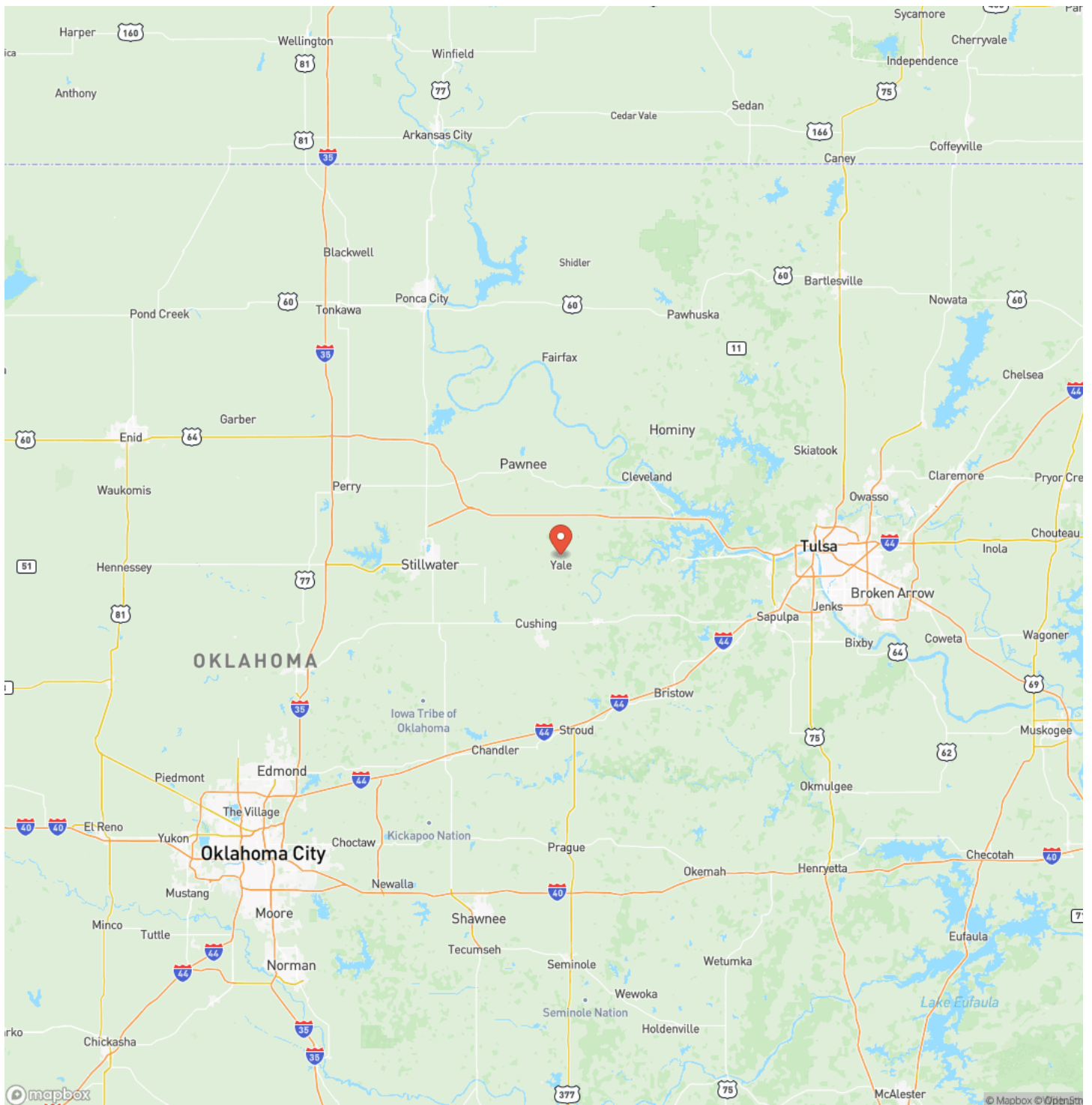


## Locator Map



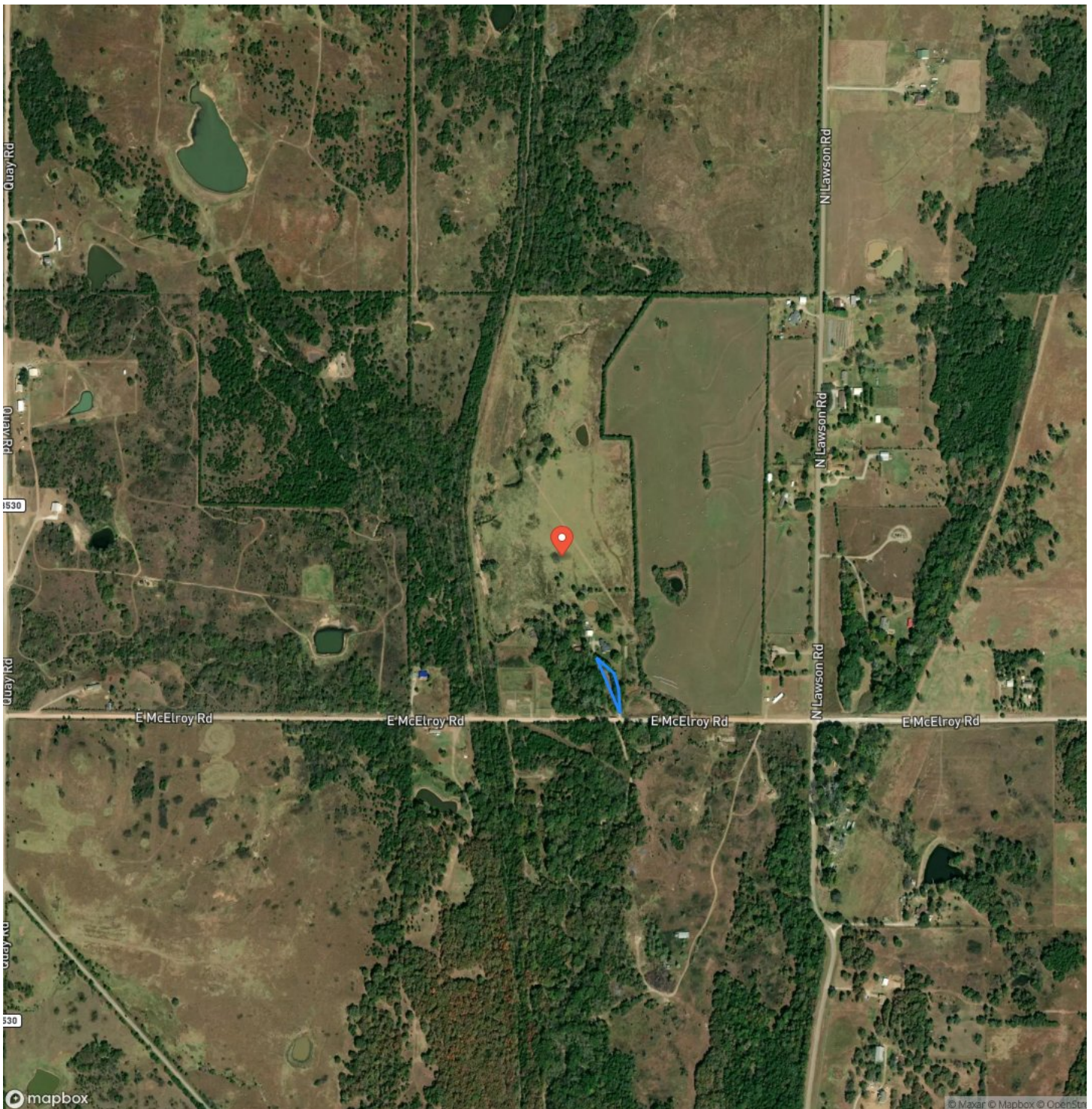


## Locator Map





## Satellite Map



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## 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

## NOTES

[illegible]

**MORE INFO ONLINE:**

**[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)**



## This image shows a single 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.



## **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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**Arrowhead Land Company**  
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(405) 415-5977  
[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)

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