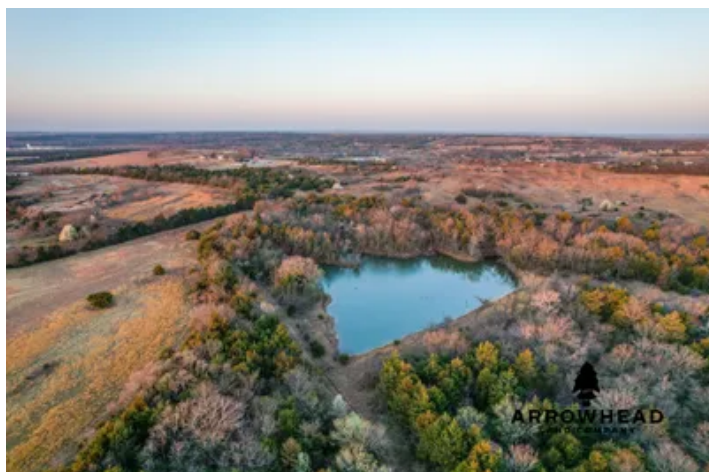


The Outskirts Ranch
Tom Maloney Dr
Cushing, OK 74023

\$490,875
115± Acres
Payne County



The Outskirts Ranch
Cushing, OK / Payne County

SUMMARY

Address

Tom Maloney Dr

City, State Zip

Cushing, OK 74023

County

Payne County

Type

Hunting Land, Ranches, Undeveloped Land

Latitude / Longitude

35.9636 / -96.773

Acreage

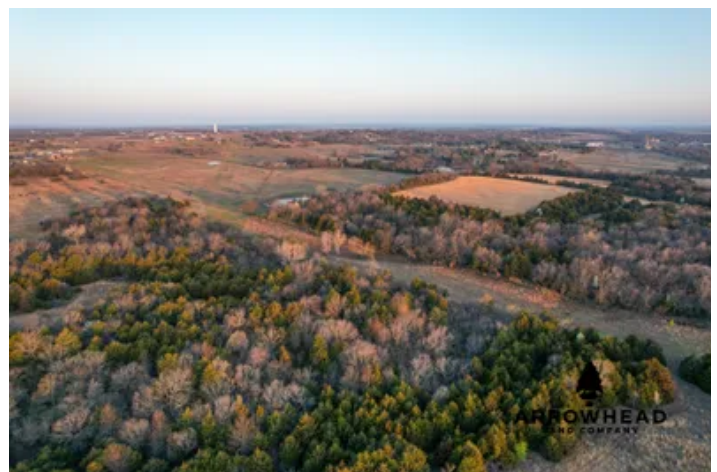
115

Price

\$490,875

Property Website

<https://arrowheadlandcompany.com/property/the-outskirts-ranch-payne-oklahoma/52802/>



The Outskirts Ranch

Cushing, OK / Payne County

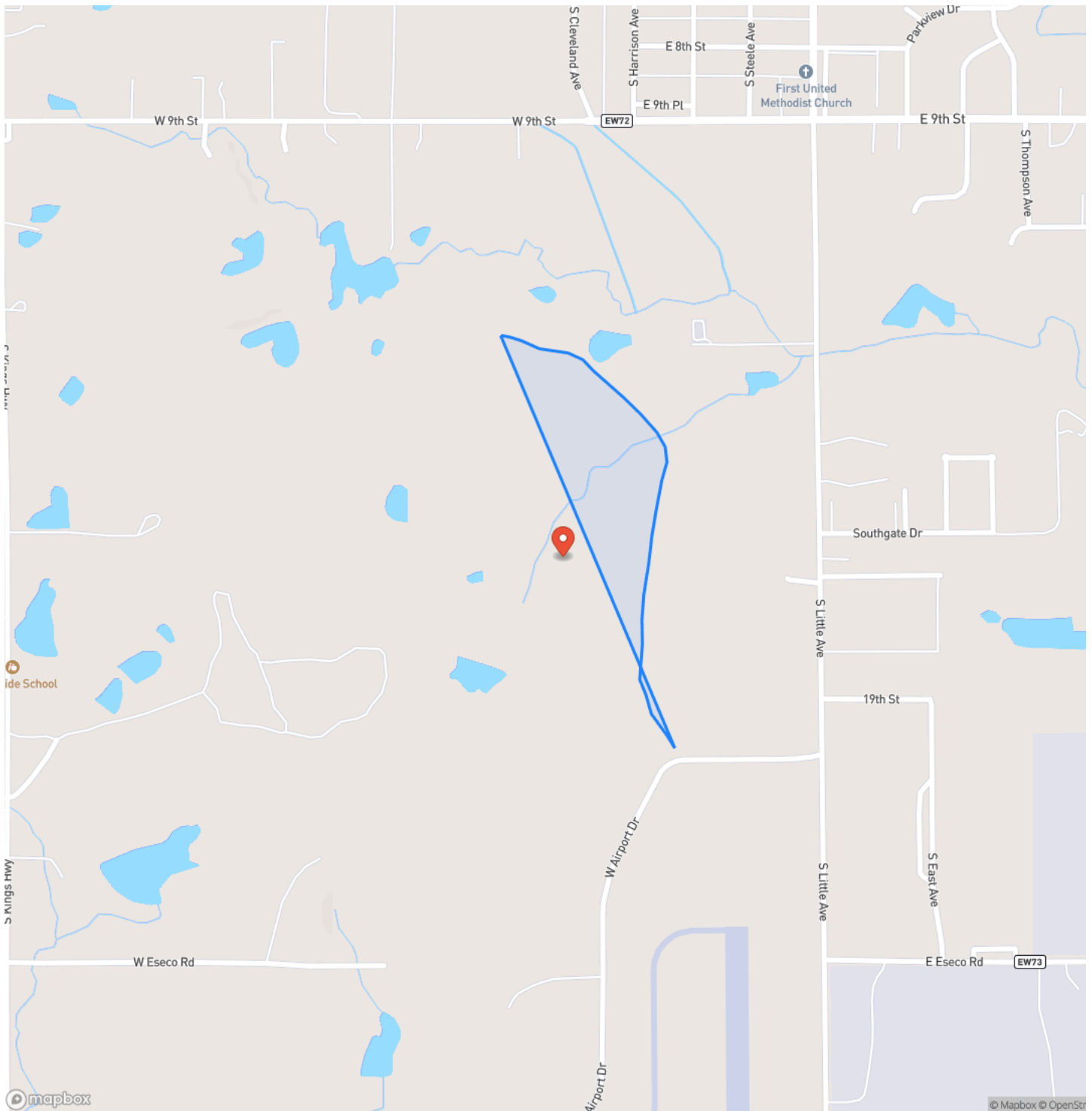
PROPERTY DESCRIPTION

If you are in the market to have a recreational property of your own, just on the outskirts of town, then this 115+/- acres in Payne County, Oklahoma, is one you are going to want to look at! Introducing the Outskirts Ranch, this farm is as good as they come. Located on the edge of Cushing, Oklahoma, you are in very close proximity to any amenities. There is power available, making it a great place to potentially build. As you enter through the gates of the property, you ascend uphill and experience the great outdoors that this farm has to offer. With a mixture of cedars and thick timber, this property has phenomenal habitat for deer and other wildlife, providing you excellent hunting opportunities. With several open grass pastures, you have the opportunity to potentially hay it or graze cattle. One highlight of the property is the large hay meadow in the northwest corner of the property. These open pastures could very easily be turned into food plots for hunting as well. There are also two very nice ponds on the 115+/- acres that provide you the chance to hunt waterfowl as well as fish. There is no doubt that this farm provides you the ultimate recreational experience. Being only 30+/- minutes from Stillwater, 1+/- hour from Tulsa and Oklahoma City, it is in a prime location! All showings are by appointment only. If you have any questions or are interested in a private showing, please contact Josh Claybrook at [\(918\) 607-1006](tel:9186071006).

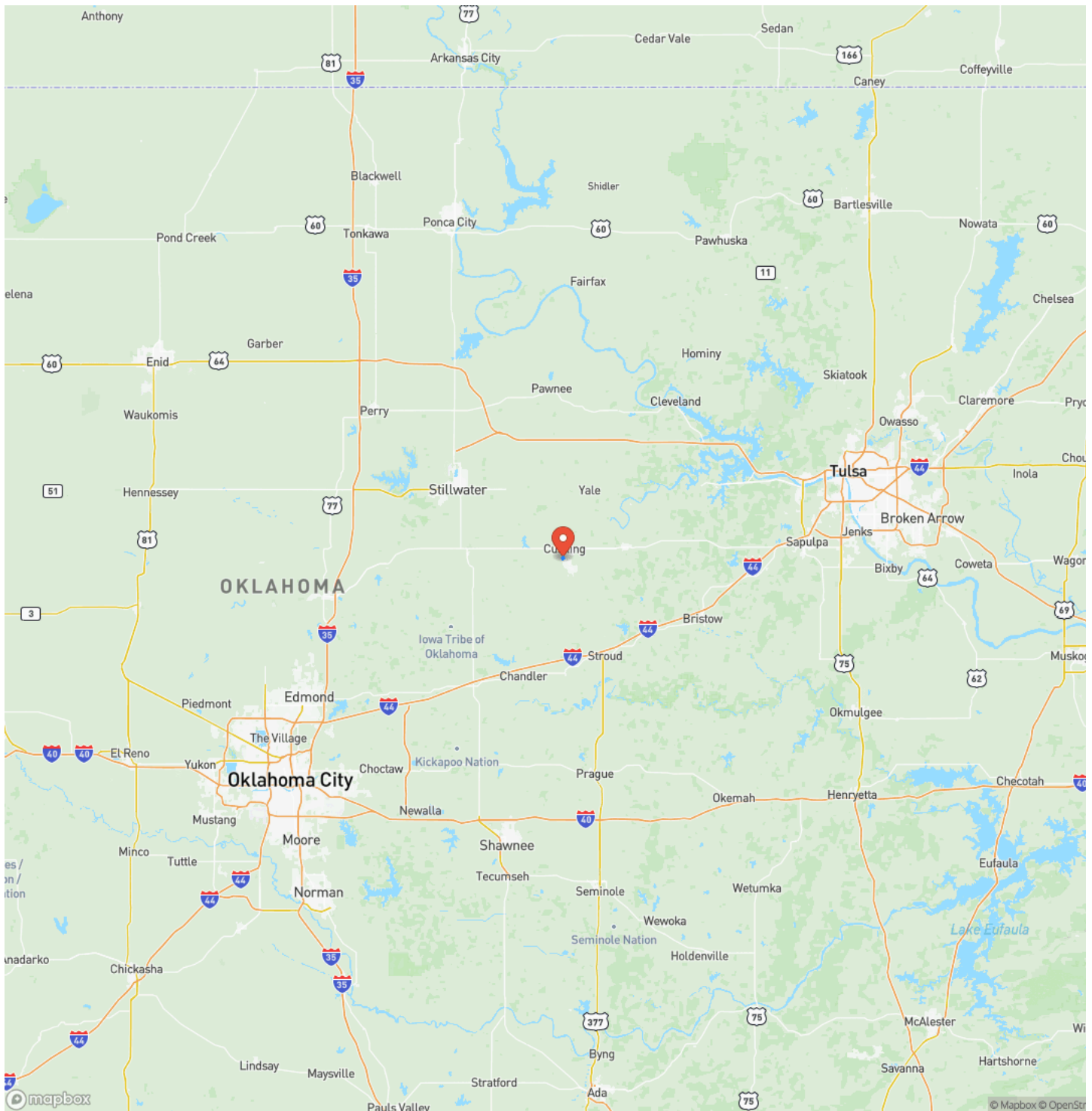
The Outskirts Ranch
Cushing, OK / Payne County



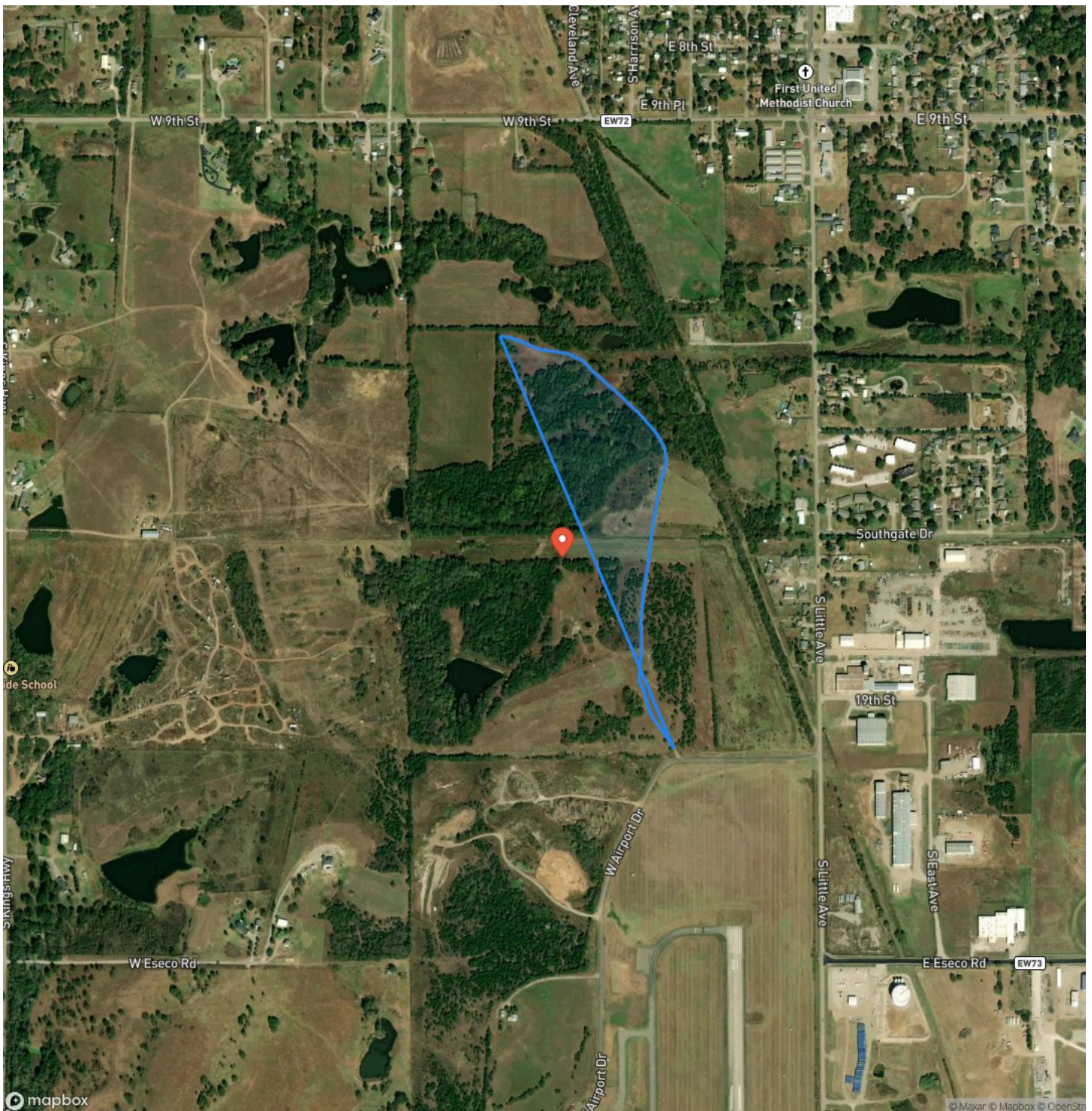
Locator Map



Locator Map



Satellite Map



The Outskirts Ranch
Cushing, OK / Payne County

LISTING REPRESENTATIVE

For more information contact:



Representative

Josh Claybrook

Mobile

(918) 607-1006

Email

josh.claybrook@arrowheadlandcompany.com

Address

City / State / Zip

Sapulpa, OK 74066

NOTES

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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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