

RV Park Startup
9321 N Norfolk Rd
Cushing, OK 74023

\$130,000
10.7± Acres
Payne County



RV Park Startup
Cushing, OK / Payne County

SUMMARY

Address

9321 N Norfolk Rd

City, State Zip

Cushing, OK 74023

County

Payne County

Type

Hunting Land, Recreational Land, Business Opportunity

Latitude / Longitude

36.086666 / -96.712187

Acreage

10.7

Price

\$130,000

Property Website

<https://arrowheadlandcompany.com/property/rv-park-startup/payne/oklahoma/95800/>



RV Park Startup Cushing, OK / Payne County

PROPERTY DESCRIPTION

PRICE REDUCED! This 10.7 +/- acre property presents a great opportunity for someone looking to enter the RV park business or expand an existing operation, located in Payne County, Oklahoma! With some light improvements, it has strong potential to begin generating income quickly. Pull off the paved road onto a graveled, U-shaped drive providing access to ten existing RV sites, each equipped with electric, water, and septic (some electrical boxes will require repair). Water and electricity are supplied by Yale City Utilities. There is one large septic system for the RV sites and a separate septic system for the home, both have been recently inspected and are in good condition. There is an old 2-bedroom, 1-bath home located on the property, indicating there is potential to clear and start fresh by building a new residence. While it is currently not in livable condition, it offers excellent potential to be renovated into a rental house, on-site office, or manager's residence. Situated on 10.7 +/- acres, the property offers ample room for future expansion of additional RV sites or space to have a deer hunting spot near the river! The property is located partially in a flood zone, and flood insurance will be required. Conveniently located approximately 3 +/- miles south of Yale, OK and 10 +/- miles north of Cushing, OK, this property offers quick highway access in a rural setting! 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).

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.

RV Park Startup
Cushing, OK / Payne County



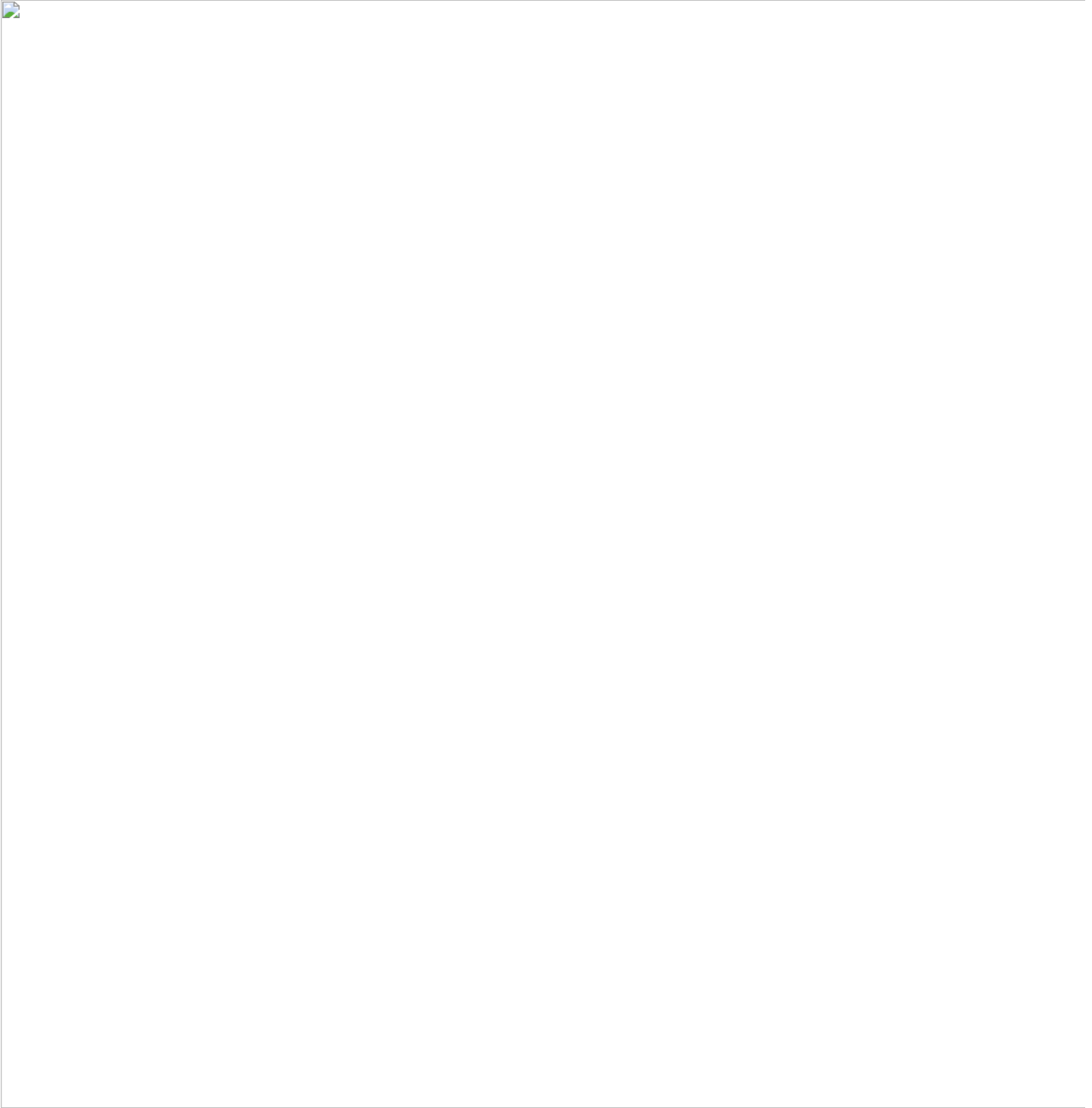
Locator Map



Locator Map



Satellite Map



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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

