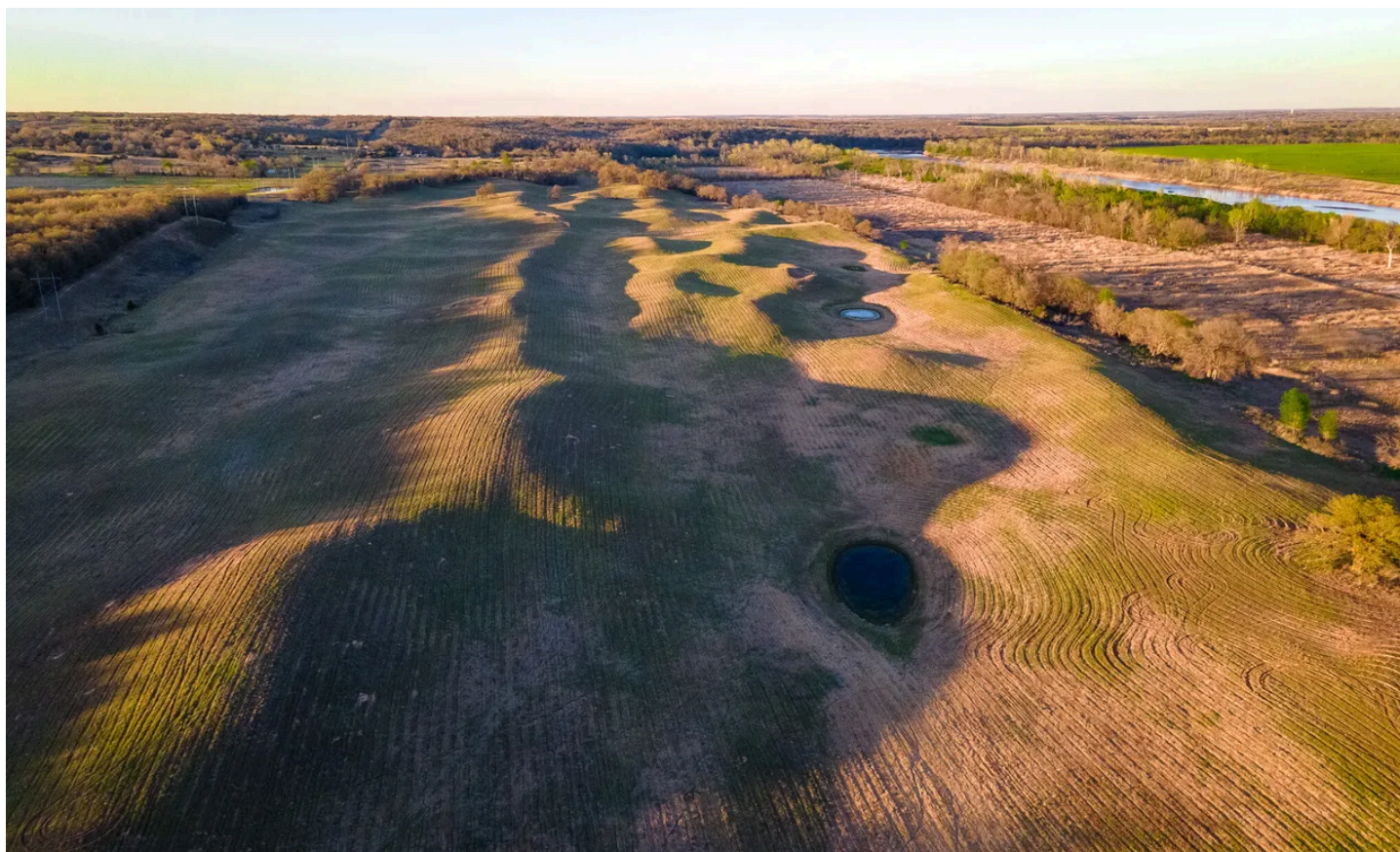


**183 Acres - Incredible River Frontage**  
E 670 Road #3  
Yale, OK 74085

**\$469,000**  
183± Acres  
Payne County



## 183 Acres - Incredible River Frontage Yale, OK / Payne County

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### **SUMMARY**

#### **Address**

E 670 Road #3

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

Yale, OK 74085

#### **County**

Payne County

#### **Type**

Hunting Land, Recreational Land, Riverfront

#### **Latitude / Longitude**

36.032409 / -96.649276

#### **Taxes (Annually)**

143

#### **Acreage**

183

#### **Price**

\$469,000

#### **Property Website**

<https://oklahomalandmark.com/property/183-acres-incredible-river-frontage-payne-oklahoma/70485>





## **183 Acres - Incredible River Frontage**

### **Yale, OK / Payne County**

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#### **PROPERTY DESCRIPTION**

##### **Unleash Your Hunting Potential on 183 Acres with Cimarron River Frontage in Payne County, OK**

Dive into the possibilities offered by this expansive 183-acre property along the Cimarron River in Payne County, Oklahoma. With over half a mile of river frontage and multiple small ponds scattered throughout, this land is a magnet for hunting enthusiasts.

The landscape features a mix of open pastures ideal for both deer and waterfowl, with the ponds providing additional habitat diversity that attracts a wide range of wildlife. This makes the property an excellent choice for those passionate about duck hunting or looking to establish a deer hunting ground.

Electricity is already installed on the property, offering the convenience needed to develop this into your ultimate hunting retreat. With some thoughtful enhancements, you could turn this land into a waterfowl paradise or a secluded hunting camp.

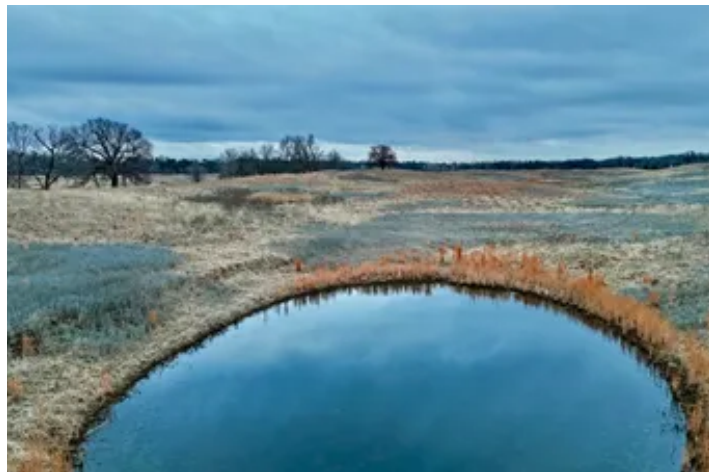
Located just 45 minutes from Tulsa, 30 minutes from Stillwater, and 1 hour and 20 minutes from Oklahoma City, this property strikes the perfect balance between accessibility and seclusion. It's an ideal spot for weekend escapes or as a permanent base for your hunting adventures.

Moreover, there's the option to expand your hunting domain with adjoining acreage available up to 295 acres, all offering river access for even more hunting opportunities.

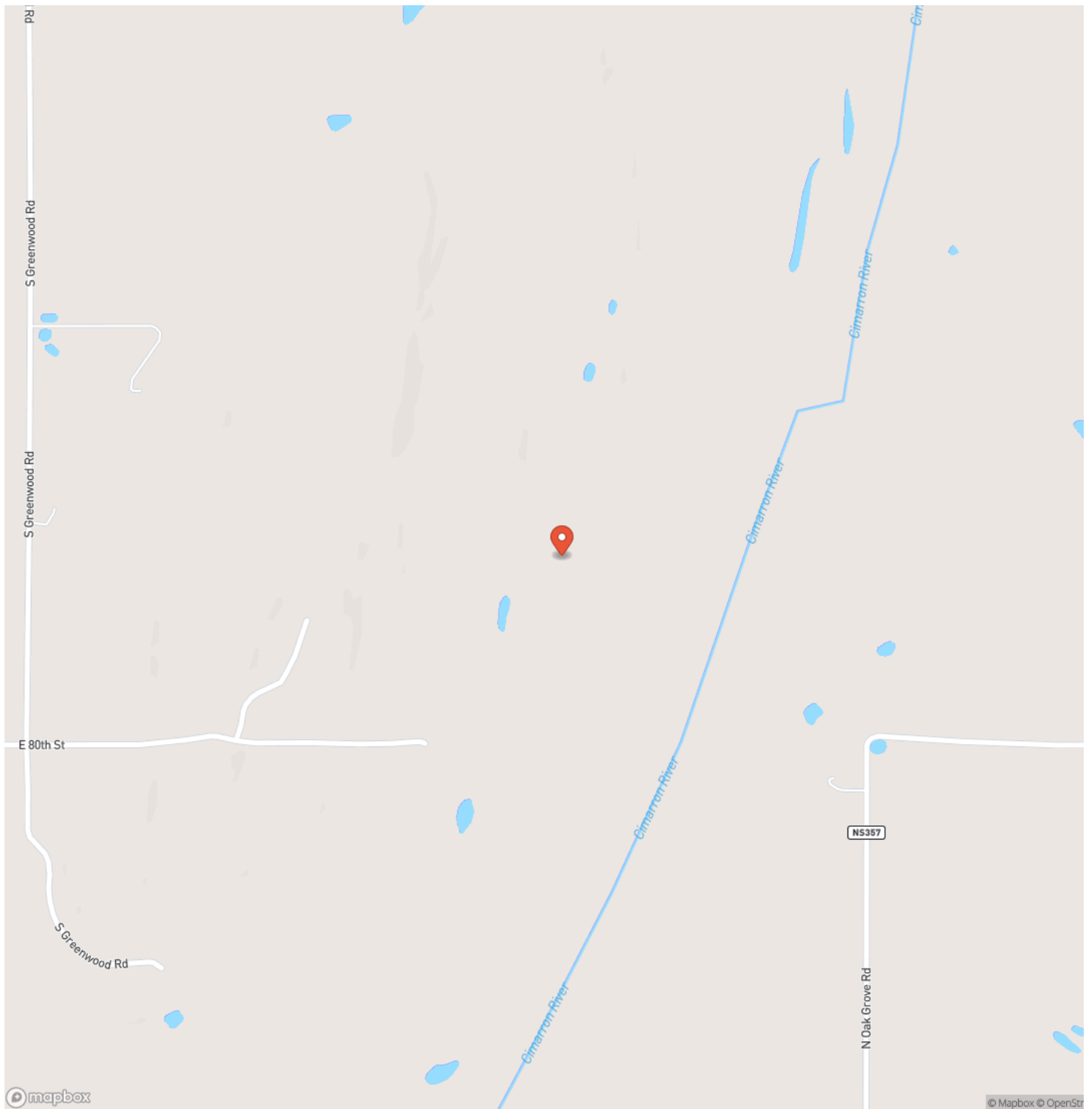
Don't miss out on this opportunity to own a piece of Oklahoma's hunting heritage. Contact us to learn how you can make this 183-acre property your own private haven surrounded by nature's beauty.

**183 Acres - Incredible River Frontage**  
**Yale, OK / Payne County**

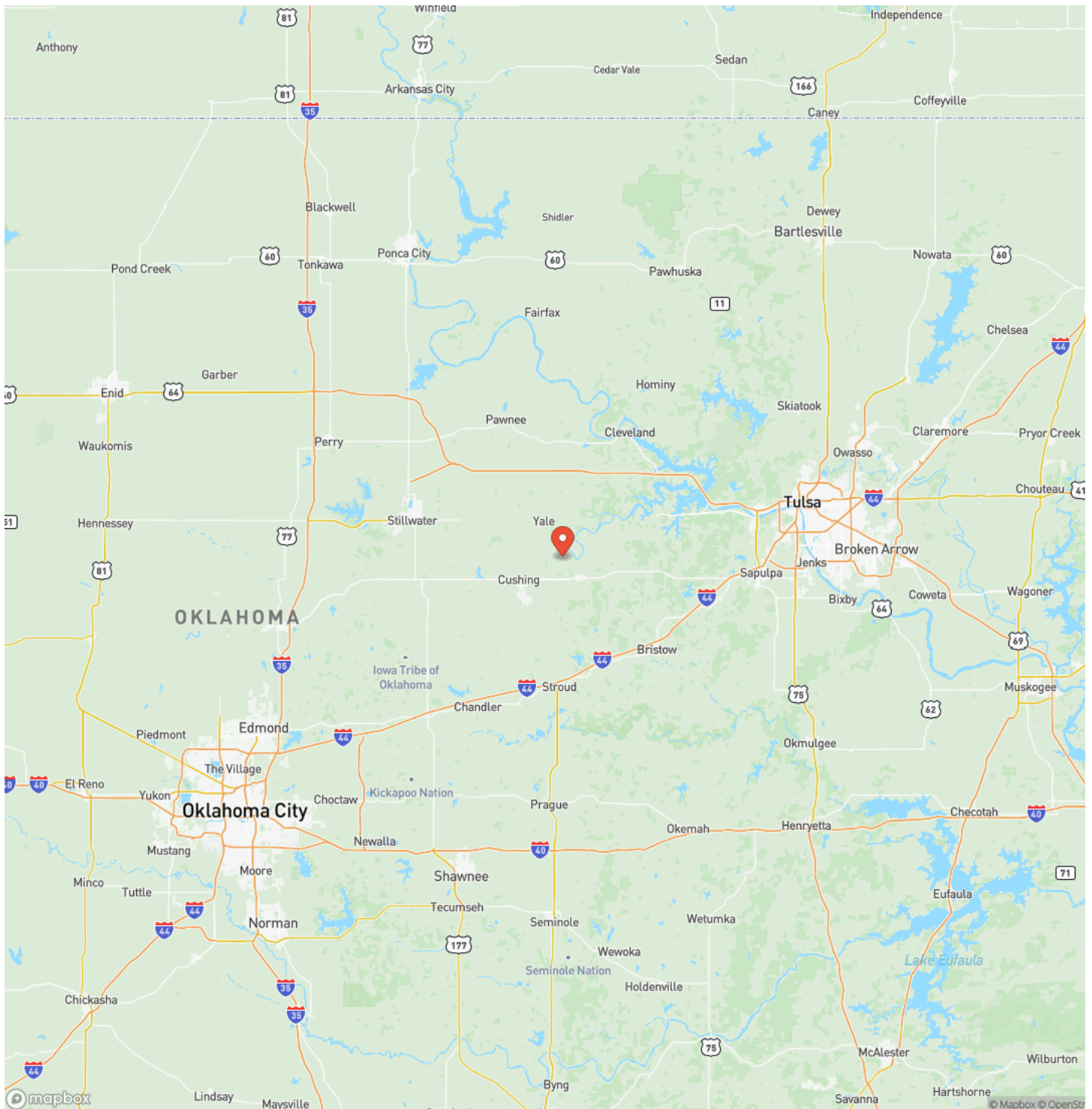
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## Locator Map



## Locator Map





## Satellite Map



**183 Acres - Incredible River Frontage**  
**Yale, OK / Payne County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Blake Merritt

## Mobile

(405) 317-8670

## Office

(405) 317-8670

## Email

blake@OklahomaLandmark.com

**Address**

## City / State / Zip

## NOTES



[illegible]

## **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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**Metro Mark Real Estate**  
6501 Avondale Drive  
Nichols Hills, OK 73116  
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