

295 Acres on the Cimarron River!
E 670th Road
Yale, OK 74085

\$824,000
295± Acres
Payne County



295 Acres on the Cimarron River!

Yale, OK / Payne County

SUMMARY

Address

E 670th Road

City, State Zip

Yale, OK 74085

County

Payne County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

36.041377 / -96.647056

Taxes (Annually)

335

Acreage

295

Price

\$824,000

Property Website

<https://oklahomalandmark.com/property/295-acres-on-the-cimarron-river-payne-oklahoma/70479>



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PROPERTY DESCRIPTION

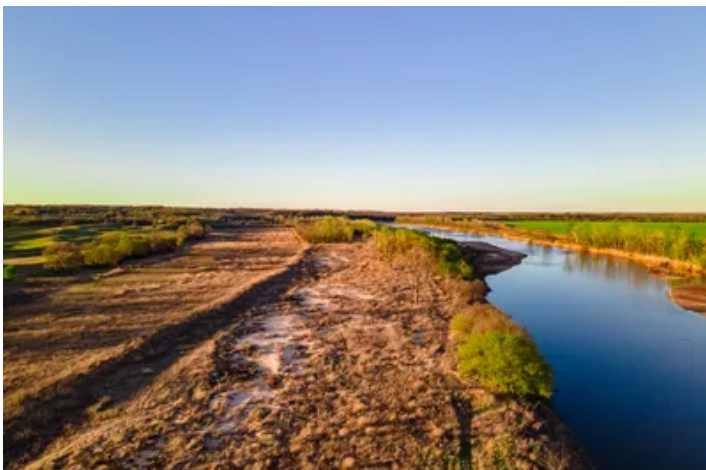
Cimarron River Paradise

I am pleased to present a unique real estate opportunity: 295 acres of prime land situated along the Cimarron River in Payne County, Oklahoma. This property features a good mix of open pastures and mature woodlands, with over a mile of river frontage. It's a great spot for hunting enthusiasts, offering a habitat that supports both deer and waterfowl populations, further enhanced by multiple small ponds across the land.

Utilities are already established with electricity on-site, which sets the stage for potential development into a nice hunting retreat. The landscape offers various possibilities for creating either a duck hunting setup or a secluded deer camp.

Strategically positioned for accessibility, this property is just 45 minutes from Tulsa, 30 minutes from Stillwater, and a mere hour and twenty minutes from Oklahoma City. This location ensures both privacy and convenience, making it an ideal choice for those looking to invest in a natural retreat where one can escape the urban environment while still maintaining connectivity. If you are in search of a property to fulfill your passion for the outdoors, this could be the perfect investment to cultivate your own private sanctuary.

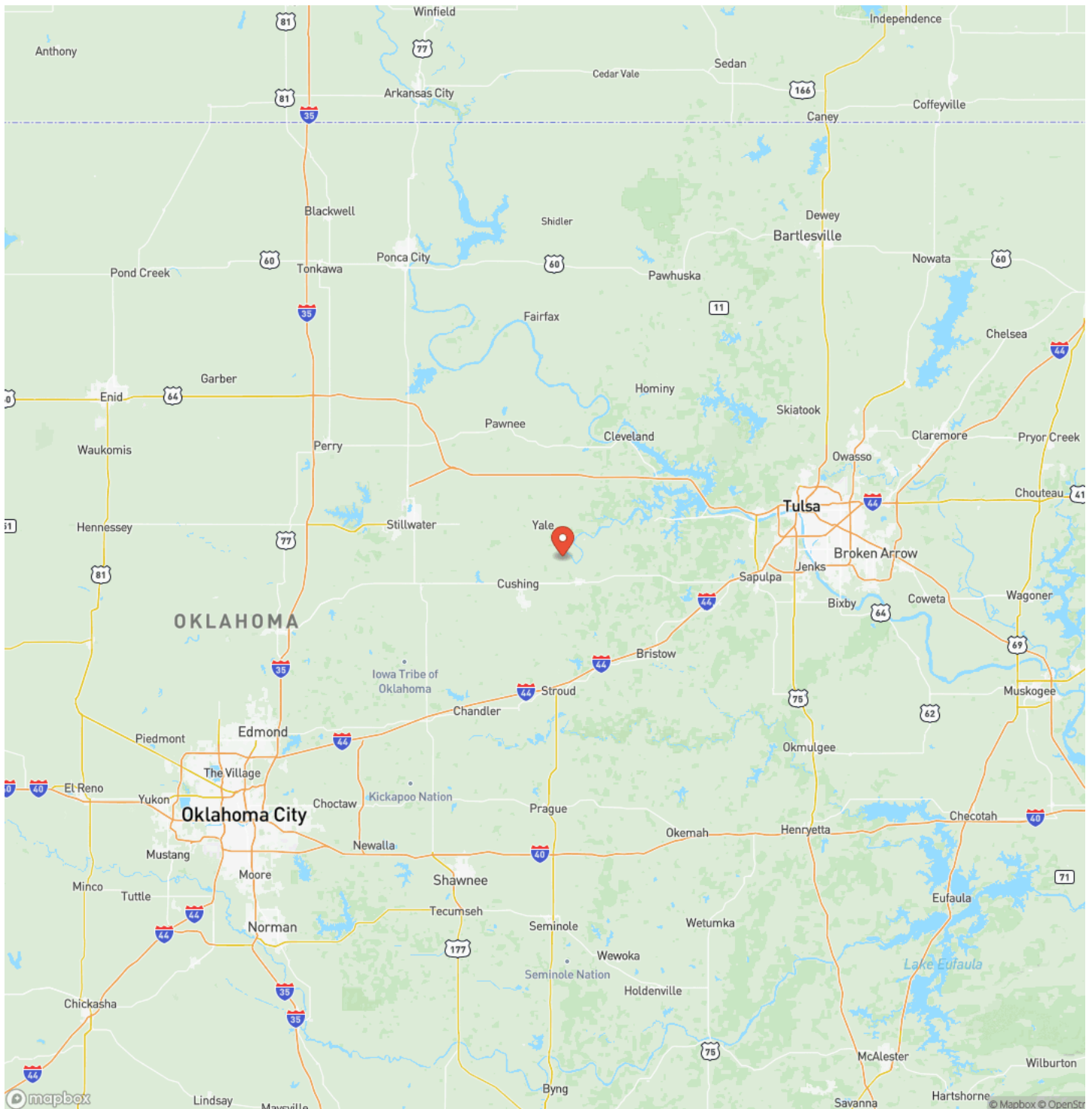
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Locator Map



Locator Map



Satellite Map



295 Acres on the Cimarron River! Yale, OK / Payne County

LISTING REPRESENTATIVE

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Address

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NOTES

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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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