

**Cimarron Bluffs - 295 Acres of Riverfront Hunting
Paradise**
E 670th Road
Yale, OK 74085

\$799,000
295± Acres
Payne County



Cimarron Bluffs - 295 Acres of Riverfront Hunting Paradise

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

\$799,000

Property Website

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



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PROPERTY DESCRIPTION

Cimarron Bluffs - 295 Acres of Riverfront Hunting 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.

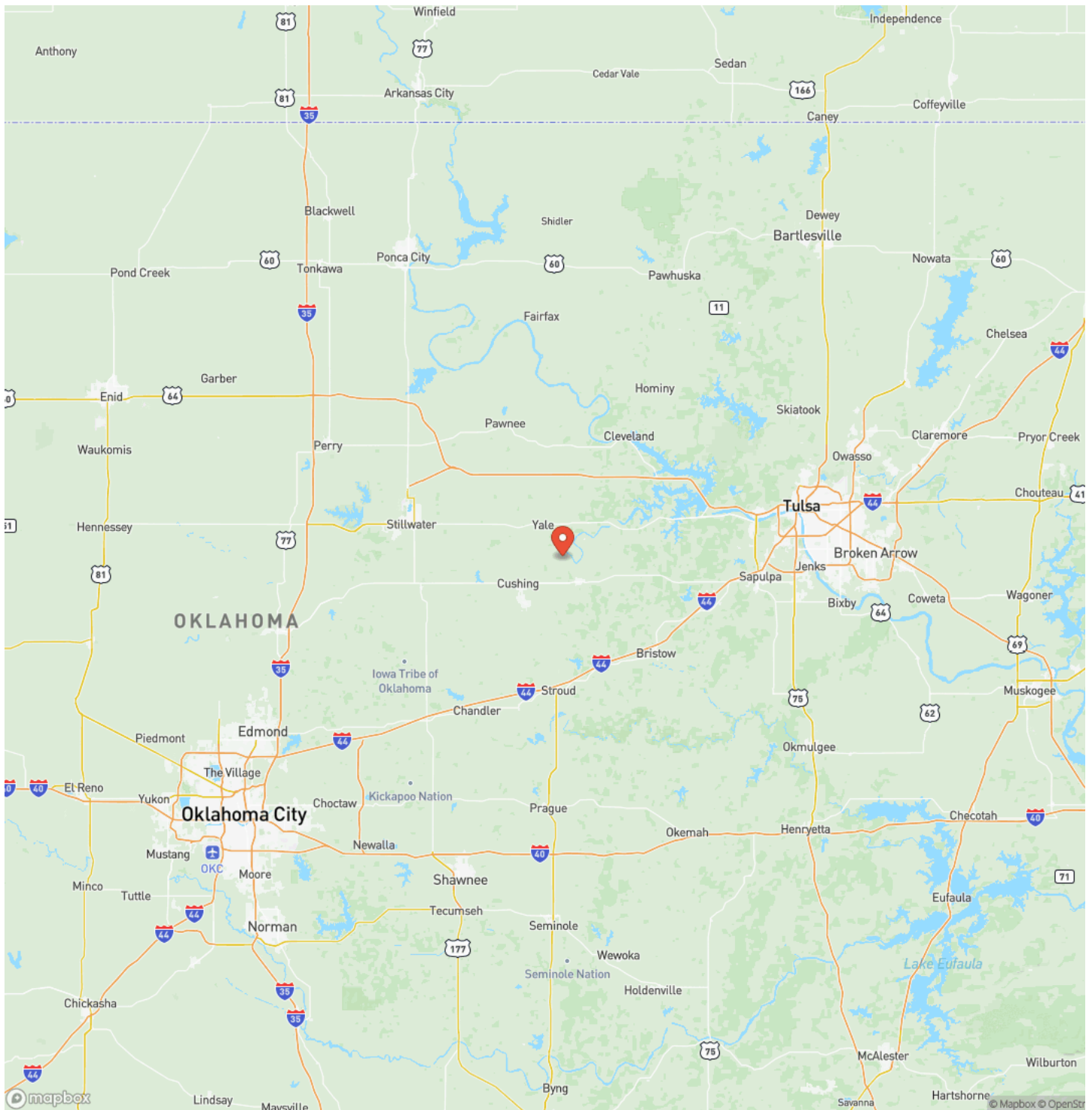
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

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NOTES

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