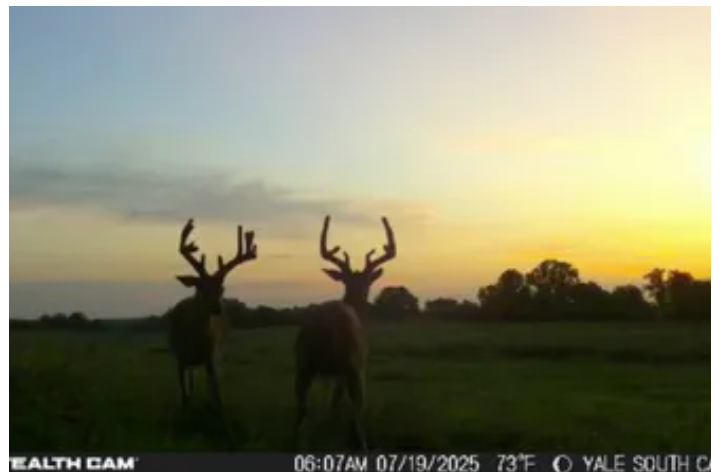


**Cimarron Bluffs Tract 1 - 112 Acres of Riverfront
Hunting Paradise**
E 670 Road #2
Yale, OK 74085

\$359,000
112± Acres
Payne County



Cimarron Bluffs Tract 1 - 112 Acres of Riverfront Hunting Paradise Yale, OK / Payne County

SUMMARY

Address

E 670 Road #2

City, State Zip

Yale, OK 74085

County

Payne County

Type

Hunting Land, Recreational Land, Riverfront

Latitude / Longitude

36.04151 / -96.647406

Taxes (Annually)

143

Acreage

112

Price

\$359,000

Property Website

<https://oklahomalandmark.com/property/112-acres-1-2-plus-of-cimarron-river-frontage-payne-oklahoma/70482>



Cimarron Bluffs Tract 1 - 112 Acres of Riverfront Hunting Paradise

Yale, OK / Payne County

PROPERTY DESCRIPTION

Cimarron Bluffs Tract 1 - 112 Acres of Riverfront Hunting Paradise

Explore the potential of this expansive 112-acre property nestled in Payne County, Oklahoma, along the scenic Cimarron River. Boasting over half a mile of river frontage, this land is an ideal retreat for hunting aficionados. The landscape presents a perfect blend of open pastures and dense, mature timber, creating a natural habitat that attracts both deer and waterfowl. This property is a haven for deer hunting with the thick timber providing excellent cover, while the substantial river frontage makes it a magnet for waterfowl, perfect for duck hunting enthusiasts.

Electricity is already available on the property, setting the stage for its development into your personal hunting retreat. With some enhancements, this could become a true waterfowl paradise or a secluded deer camp. Located just 45 minutes from Tulsa, 30 minutes from Stillwater, and 1 hour and 20 minutes from Oklahoma City, the property offers easy access for a weekend getaway or as a permanent hunting lodge. There's also an opportunity to expand; adjacent land is available up to 295 acres, all with river access.

The diverse terrain and the presence of water bodies further enhance the appeal for outdoor lovers looking to invest in land for hunting or seeking their own slice of nature.

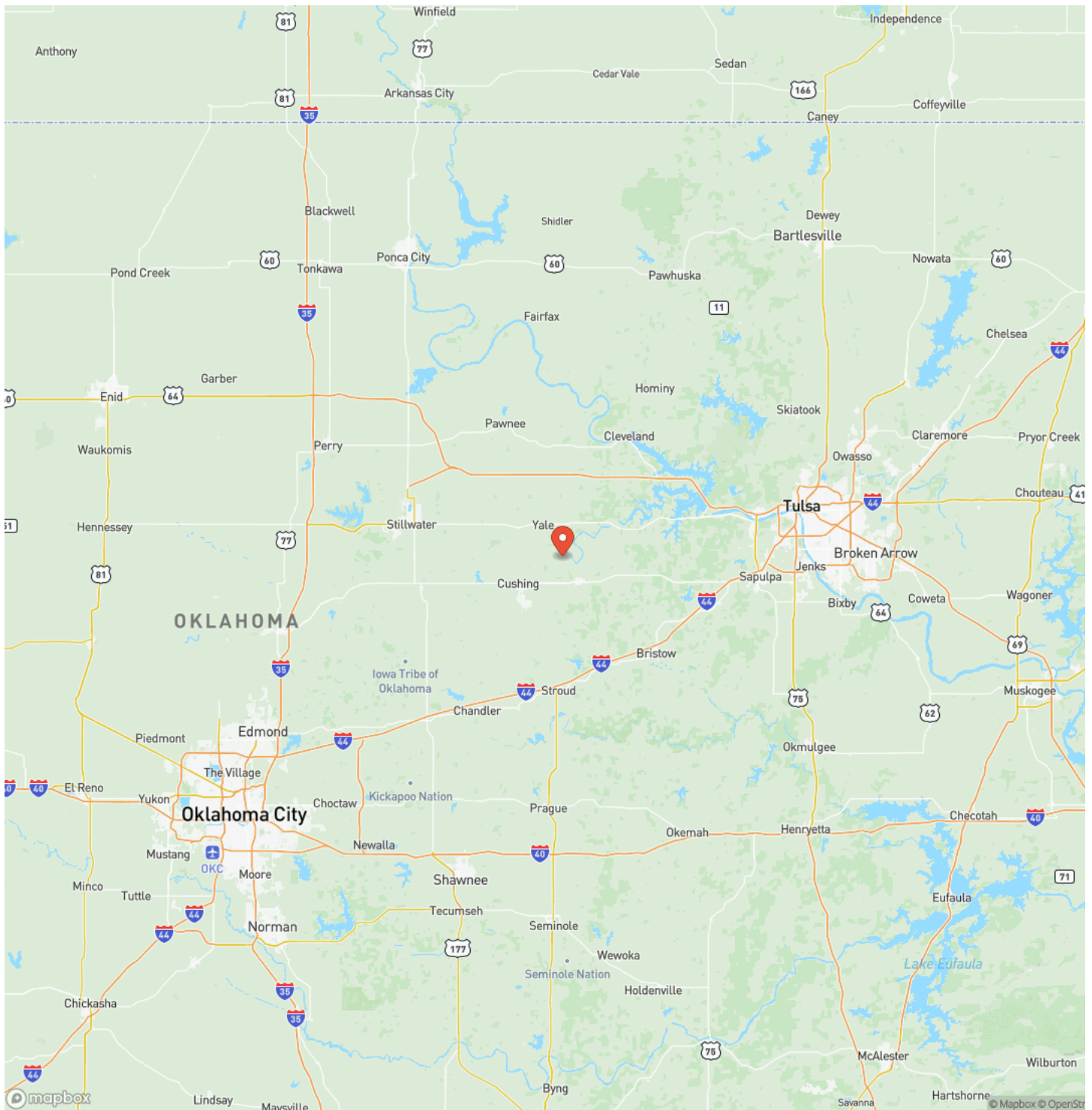
Cimarron Bluffs Tract 1 - 112 Acres of Riverfront Hunting Paradise
Yale, OK / Payne County



Locator Map



Locator Map



Satellite Map



Cimarron Bluffs Tract 1 - 112 Acres of Riverfront Hunting Paradise Yale, OK / Payne County

LISTING REPRESENTATIVE

For more information contact:



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Blake Merritt

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(405) 317-8670

Office

(405) 317-8670

Email

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Address

City / State / Zip

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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