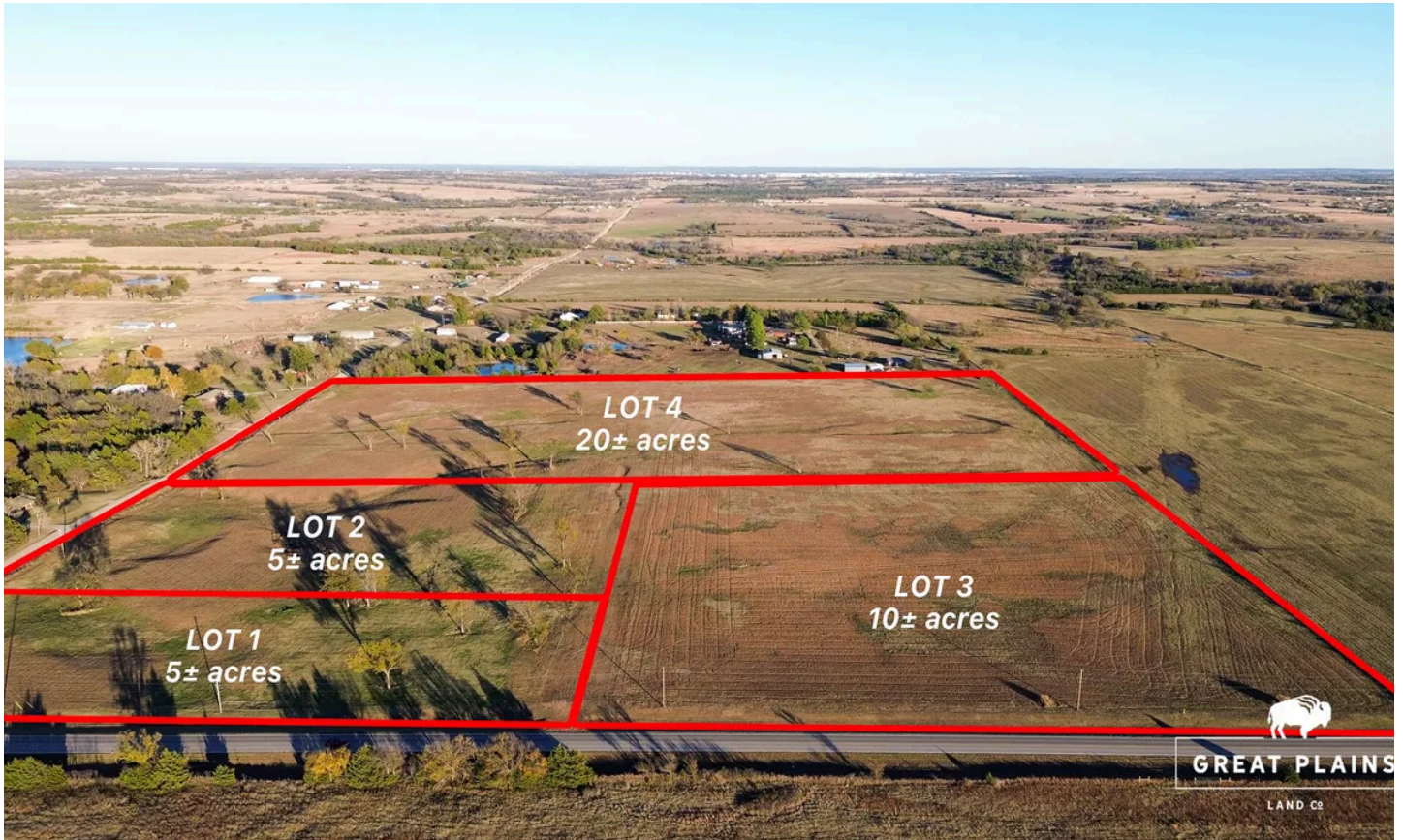


Cushing Land Auction
2709 S Agra rd
Cushing, OK 74824

120± Acres
Payne County



Cushing Land Auction
Cushing, OK / Payne County

SUMMARY

Address

2709 S Agra rd

City, State Zip

Cushing, OK 74824

County

Payne County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land, Lot

Latitude / Longitude

35.951665 / -96.873078

Acreage

120

Property Website

<https://greatplainslandcompany.com/detail/cushing-land-auction-payne-oklahoma/67497/>



PROPERTY DESCRIPTION

Property Auction Announcement

Date: Tuesday, January 14 at 1 PM

Online Bidding Available: <https://greatplainslandcompany.placebids.net/auctions/1697371/lots>

Location: Auction will be held on the property in the shop behind the house, address is 2709 S Agra Rd. Cushing, OK

The House and 5 acres will be the first property auctioned off, we will then continue with bidding round A. The house will be auctioned off for total price, not price per acre.

Bidding for Round A will be priced per acre. The winning bid of Round A will select any combination of the lots below to purchase at their price per acre winning bid. Any combination of the following lots will be available in Round B subject to availability after Round A, and so forth.

3% Buyers Premium

This is a rare and incredible development opportunity, perfect for anyone looking to invest in 5 to 10 acre lots or larger parcels of land. This beautiful and well-maintained property offers a variety of options, from small lots ideal for building your dream home or barndominium, to larger tracts perfect for agricultural use or further development.

Property Details:

- House on 5 Acres: First Property to be auctioned will be the house on 5 acres with shop. 1300 square-foot house, 2 bed 1 bath, a 30 x 50 shop, nice fence around the property, very well-maintained. The house is ready to live in.

- Lot 1: 5± acres Undeveloped land with Highway 18 and Esco Road frontage, power and water available. Flat with multiple build sites and a few trees.

- Lot 2: 5± acres similar to Lot 1, with Esco Road frontage, power and water available, and multiple build sites.

- Lot 3: 10± acres of undeveloped land with Highway 18 road frontage, power and water available.

- Lot 4: 20± acres of undeveloped land with Esco Road frontage, power and water available, and multiple build sites.

- Lot 5: 32± Highway 18 road frontage, fence, Very secluded with multiple build sites, power and water available.

- Lot 6: 43± acres with Highway 18 road frontage, fence and holding pins on west side of property and pond and fence to run cattle on the east side. Very secluded with multiple build sites, power and water available.

Whether you're looking to build a new home, start a farm, or invest in a larger development project, this property offers endless possibilities. Don't miss out on this unique opportunity!

For more information, please contact

Kale Crocker ([\(580\) 216-8160](tel:5802168160))

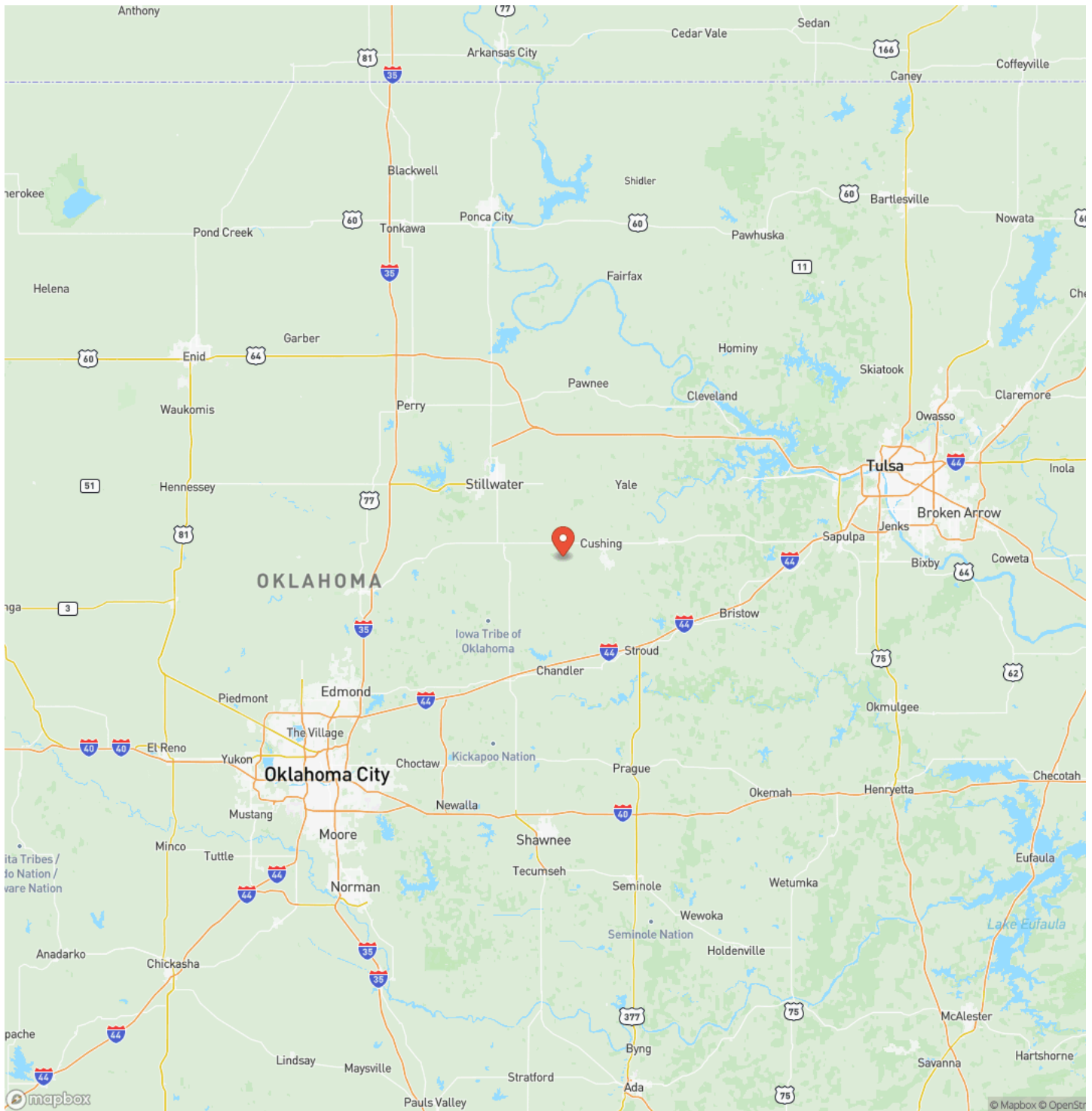
kale@greatplains.land



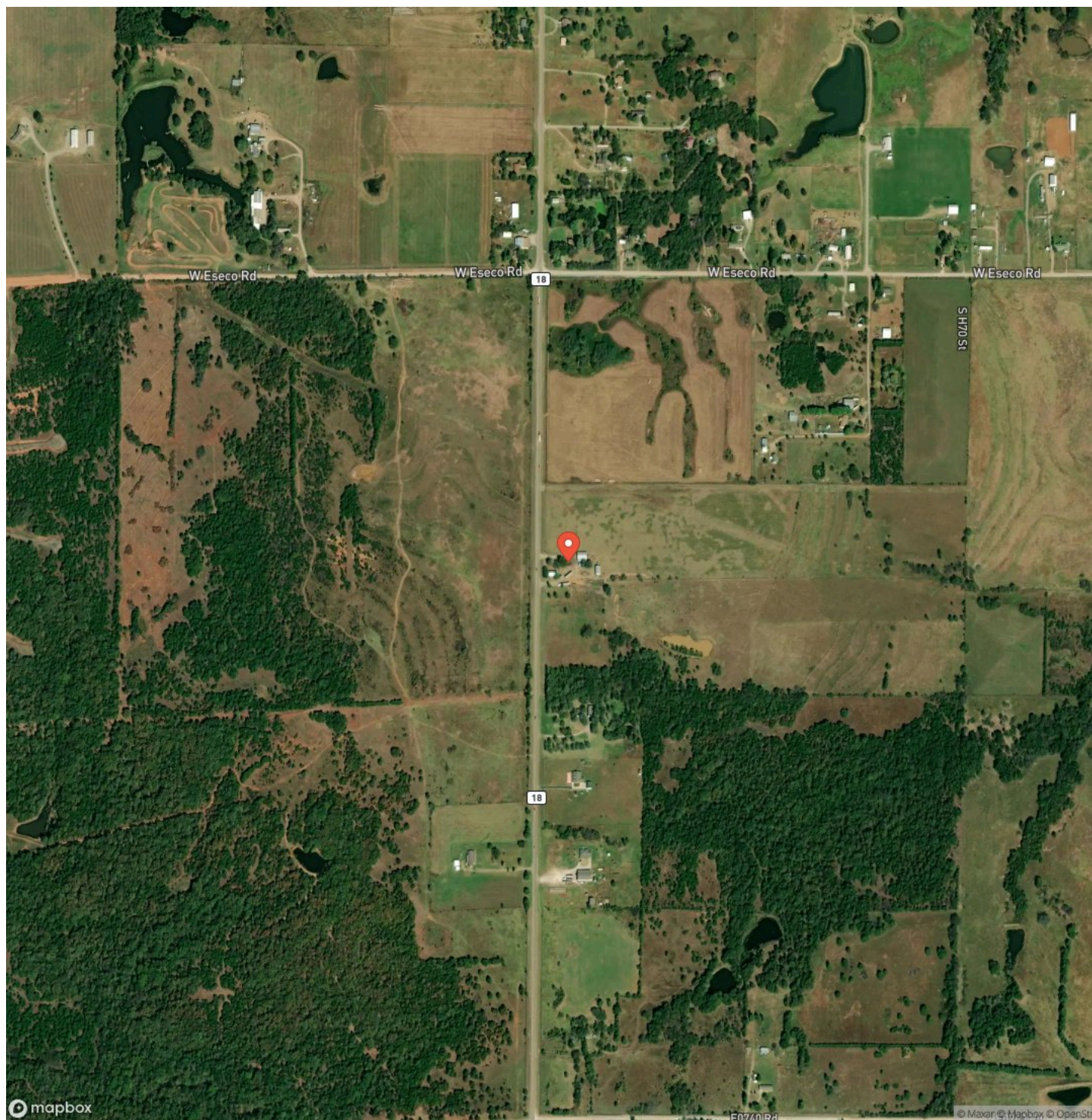
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Kale Crocker

Mobile

(580) 216-8160

Email

kale@greatplains.land

Address

City / State / Zip

Stillwater, OK 74074

NOTES

[illegible]

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



MORE INFO ONLINE:
greatplainslandcompany.com

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.



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