

Cushing 67 with pond
N 3510 Rd
Cushing, OK 74023

\$301,500
67± Acres
Lincoln County



Cushing 67 with pond
Cushing, OK / Lincoln County

SUMMARY

Address

N 3510 Rd

City, State Zip

Cushing, OK 74023

County

Lincoln County

Type

Farms, Hunting Land

Latitude / Longitude

35.9041 / -96.750341

Acreage

67

Price

\$301,500

Property Website

<https://greatplainslandcompany.com/detail/cushing-67-with-pond-lincoln-oklahoma/76601/>



PROPERTY DESCRIPTION

Cushing 67 with Pond | 67± Acres | Hunting, Grazing & Build Potential | Near Cushing, Oklahoma
Kale Crocker | Great Plains Land Company
[580-216-8160](tel:580-216-8160) | kale@greatplainsland.com

Property Overview

- 67± acres located just south of Cushing, Oklahoma
- Excellent blend of productivity, recreation, and homesite potential
- Approximately 47± acres of open pasture with quality fencing
- Pond providing water for livestock, wildlife, and recreation
- Strong deer and turkey presence with excellent habitat and bedding cover
- Well-maintained county road access along the east side of the property
- Gently to moderately sloping topography with multiple scenic build sites
- Approximately 55% productive Coyle Loam soils
- Suitable for grazing, hay production, farming, hunting, or building

Property Overview

Located just **south of Cushing, Oklahoma**, this **67± acre tract with a pond** offers an outstanding combination of **productive acreage, hunting opportunities, scenic beauty, and future homesite potential**. Whether you are searching for a manageable ranch, recreational hunting property, investment tract, or a place to build your dream home in the country, this property checks a lot of boxes.

Access is convenient via a **well-maintained county dirt road running along the east side**, providing dependable year-round entry while maintaining the privacy and peaceful setting that rural property owners value. The property features **gently to moderately rolling terrain**, creating scenic views, functional grazing ground, and multiple excellent locations for a future home, cabin, barn, or shop.

Location Highlights

Located only minutes from **Cushing, Oklahoma**, this tract offers the ideal balance between country living and convenience. Enjoy the quiet, rural setting while still being close to restaurants, fuel, shopping, schools, and services. Whether used as a full-time residence, weekend getaway, or investment property, the location makes it easy to enjoy country life without feeling isolated.

Property Features

The property includes approximately **47± acres of open pasture**, making it highly functional for livestock grazing, hay production, or continued agricultural use. Quality perimeter fencing is already in place, helping make this tract ready for immediate use while reducing future improvement costs.

A **pond located on the property** adds both function and recreation, serving as a valuable water source for livestock and wildlife while also enhancing the overall beauty and usability of the land. Areas of native cover, bedding habitat, and travel corridors create ideal conditions for wildlife and recreational enjoyment.

For those considering building, the property offers several **excellent homesite locations** with scenic views overlooking the surrounding countryside. Whether your vision is a custom country home, barndominium, hunting cabin, or small ranch headquarters, the topography and access make development practical and attractive.

Land, Soil & Wildlife

Approximately **55% of the property consists of productive Coyle Loam soils**, a well-drained and moderately permeable soil type known for supporting agricultural production throughout Oklahoma and the southern Great Plains.

About Coyle Loam Soils

Coyle Loam is highly regarded for its versatility and productivity. This soil type provides a balanced composition of sand, silt, and clay, offering strong drainage characteristics while maintaining good moisture retention for crops and forage production.

Key characteristics of Coyle Loam include:

- **Well-drained soils** suitable for long-term agricultural use
- **Moderate permeability** allowing strong pasture and crop performance
- **Ideal for wheat, soybeans, forage crops, and hay production**
- **Excellent support for native grasses and grazing operations**
- **Good drainage conditions that also make attractive building locations**

When managed properly, Coyle Loam can offer **moderate to high agricultural productivity**, making this property appealing to both agricultural producers and land investors.

In addition to productivity, the property offers excellent recreational appeal with a **strong deer and turkey presence**. The combination of open pasture, native cover, bedding areas, water availability, and surrounding habitat helps support healthy wildlife populations, making this a highly attractive tract for hunters and outdoor enthusiasts.

Agriculture & Hunting

Finding a property that successfully blends **agriculture, recreation, and homesite potential** can be difficult, but this tract offers a little bit of everything. Continue grazing livestock, plant crops or forage, enjoy hunting opportunities, or simply build and enjoy the privacy and scenery.

Whether you envision a **small ranch, hunting retreat, productive investment property, or country homesite**, this tract provides versatility and long-term usability in a highly desirable location.

Why You'll Love It

Properties that combine **productive soils, strong fencing, a pond, wildlife habitat, and build potential** are becoming increasingly difficult to find in manageable sizes. This property offers an excellent balance of **income potential, recreation, scenic beauty, and future development opportunities**.

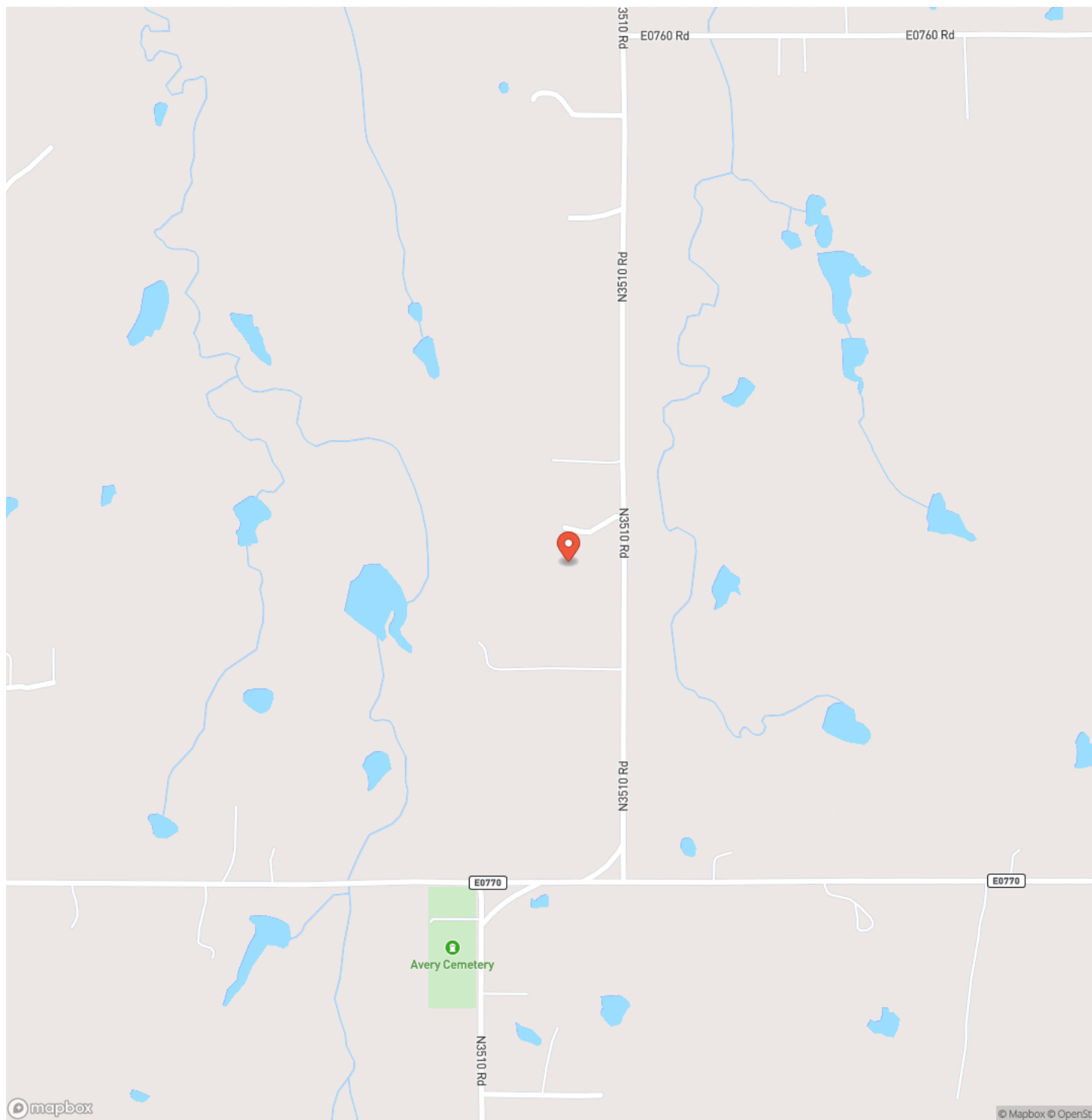
If you are looking for a tract that is **productive, scenic, usable, and ready to enjoy**, this **67± acre property south of Cushing** deserves a closer look.

For more information or to schedule a private showing, contact **Kale Crocker with Great Plains Land Company** at [580-216-8160](tel:580-216-8160).

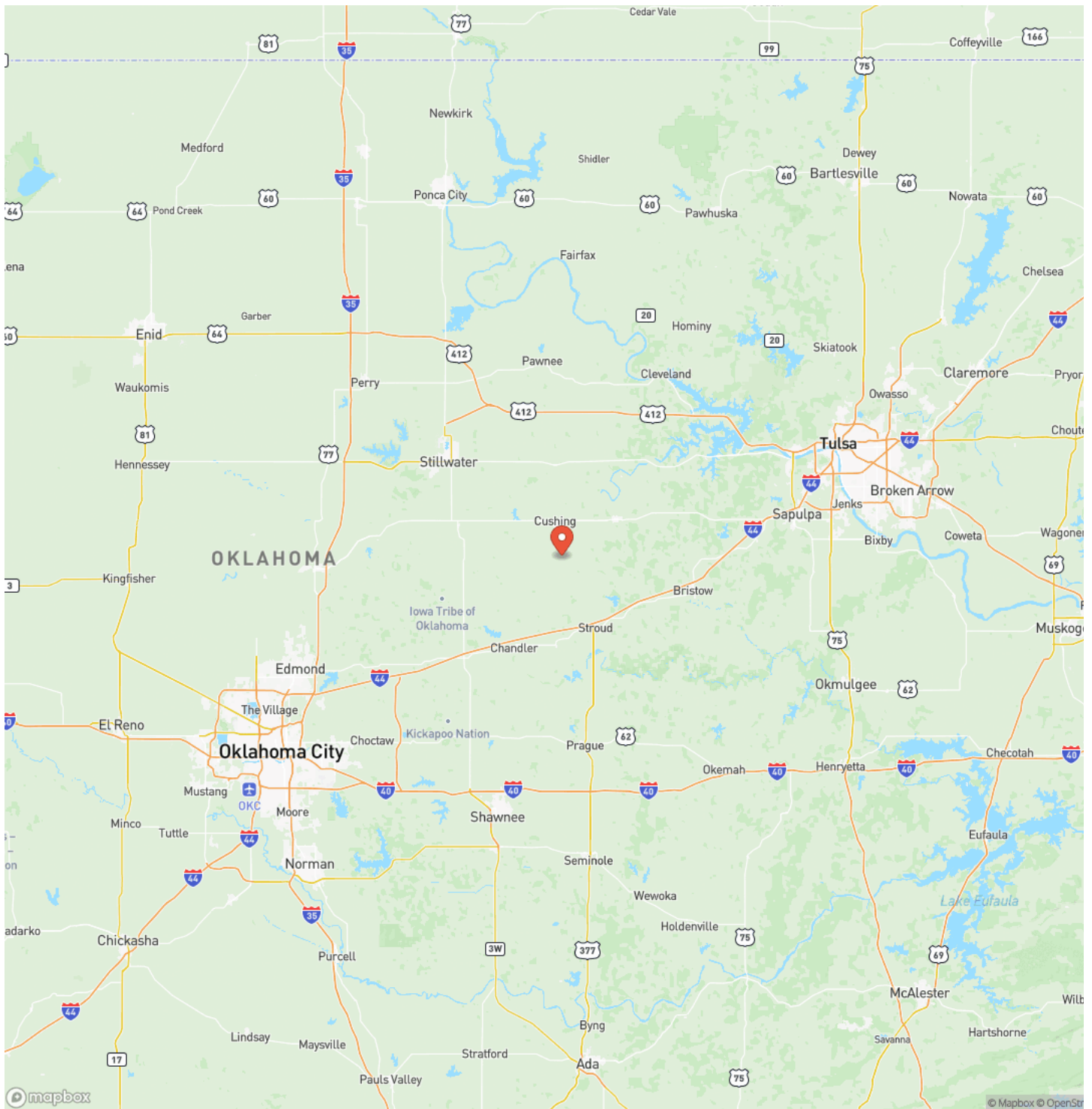
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Cushing, OK / Lincoln County



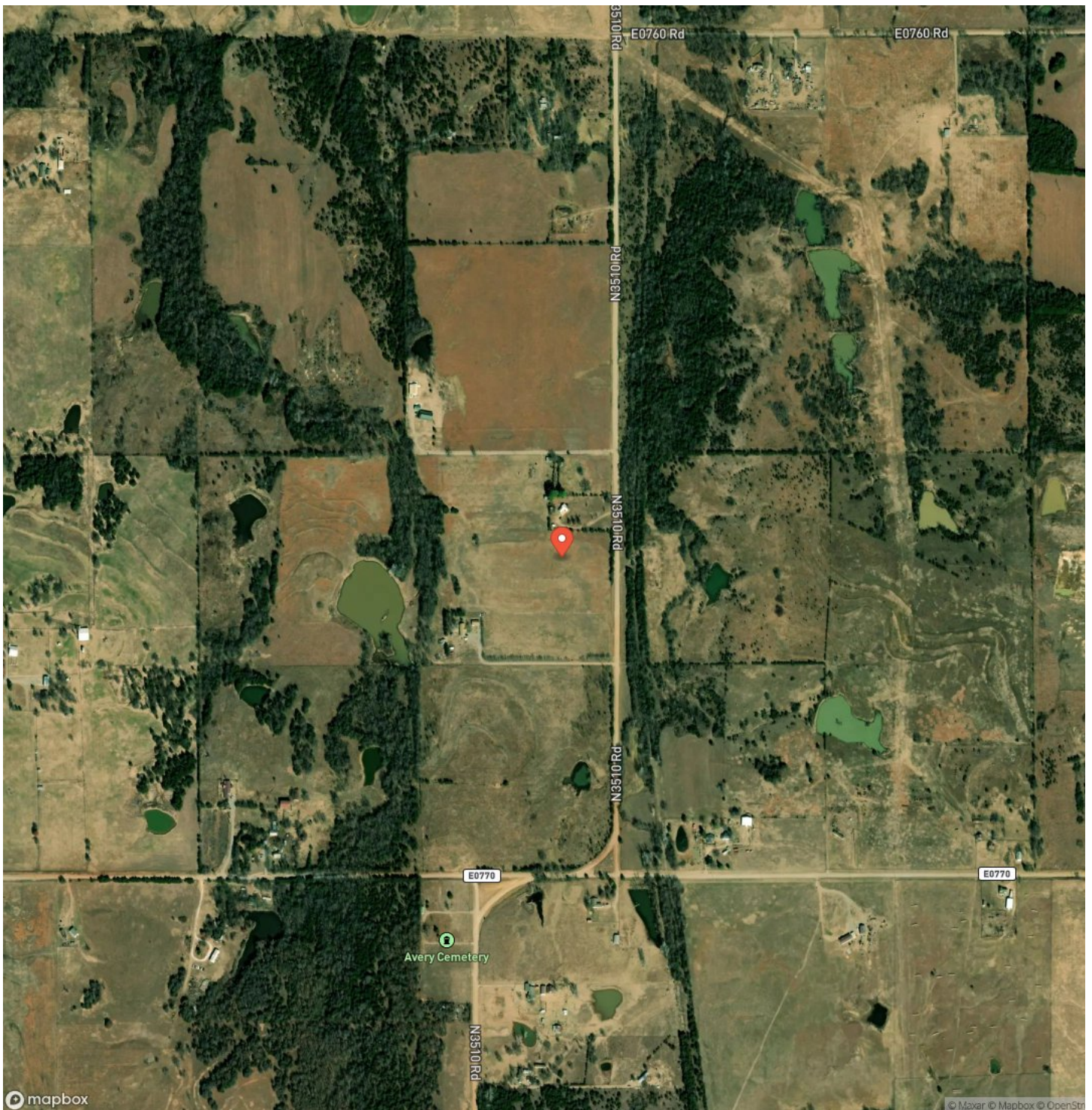
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Kale Crocker

Mobile

(580) 216-8160

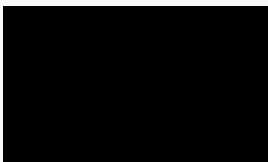
Email

kale@greatplains.land

Address

City / State / Zip

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://greatplainslandcompany.com/>

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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