

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 – Productive Acreage with Hunting & Build Potential

Located just south of Cushing, this 67± acre tract offers a perfect blend of productivity, seclusion, and recreation. With quality fencing, excellent soil, and abundant wildlife, it's ideal for a homesite, small ranch, or hunting getaway. Easy access on a well-maintained county road adds convenience to this versatile property.

Property Overview

- Location: South of Cushing, OK
- Acreage: 67± acres
- Access: Well-maintained dirt road along east side
- Topography: Gently to moderately sloping
- Use: Grazing, farming, hunting, homesite

Location Highlights

- Minutes from Cushing, OK
- Quiet rural setting
- Easy county road access

Property Features

- 47± acres of open pasture
- Great water, wildlife habitat, and bedding areas
- Well-fenced perimeter
- Excellent building locations

Land, Soil & Wildlife

- Coyle Loam: well-drained, moderately permeable
- Great for crops, hay, and grazing
- Strong deer and turkey presence

About Coyle Loam (55% of Property)

Coyle Loam is a well-drained, moderately permeable soil that typically forms in loamy or sandy parent materials. It's common in parts of Oklahoma and other southern Great Plains areas. About 55% of this property is composed of this highly productive soil.

Key Characteristics of Coyle Loam:

- **Texture:** Loam — a balanced mix of sand, silt, and clay
- **Drainage:** Well-drained
- **Permeability:** Moderate
- **Slope:** Often found on gently to moderately sloping terrain

Use:

- Suitable for pasture, crops, and hay production
- Can support native grasses and woodland in its natural state
- Also used for building sites due to good drainage

Agricultural Use:

- Supports crops like wheat, soybeans, and forage grasses
- Moderate to high productivity when managed properly
- May require amendments like fertilizer to optimize yields

Agriculture & Hunting

- Supports wheat, soybeans, forage
- Turnkey for hunting and ranching

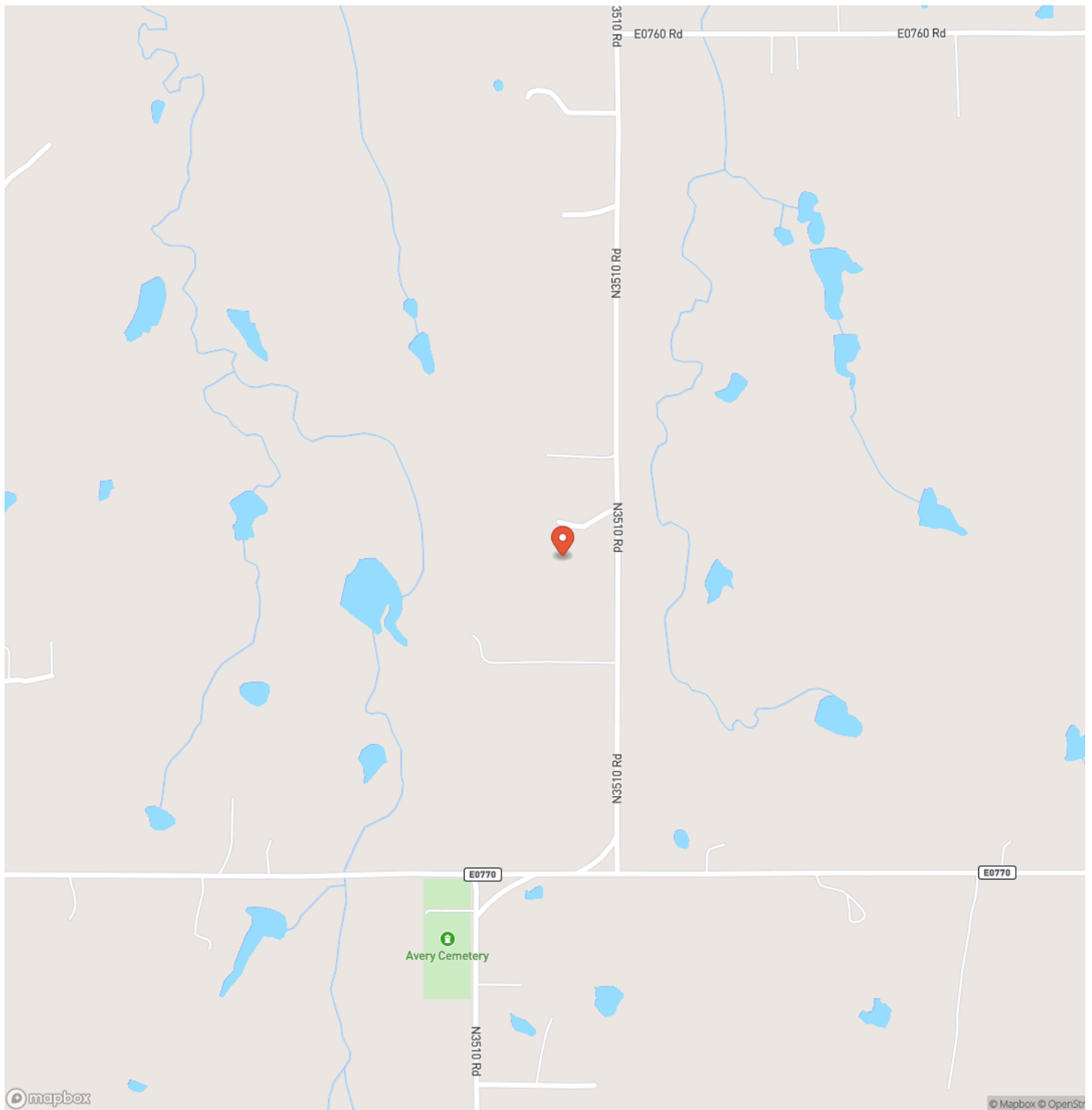
Why You'll Love It

- Productive, scenic, and ready to build
- Great mix of usability and recreation
- Strong investment potential

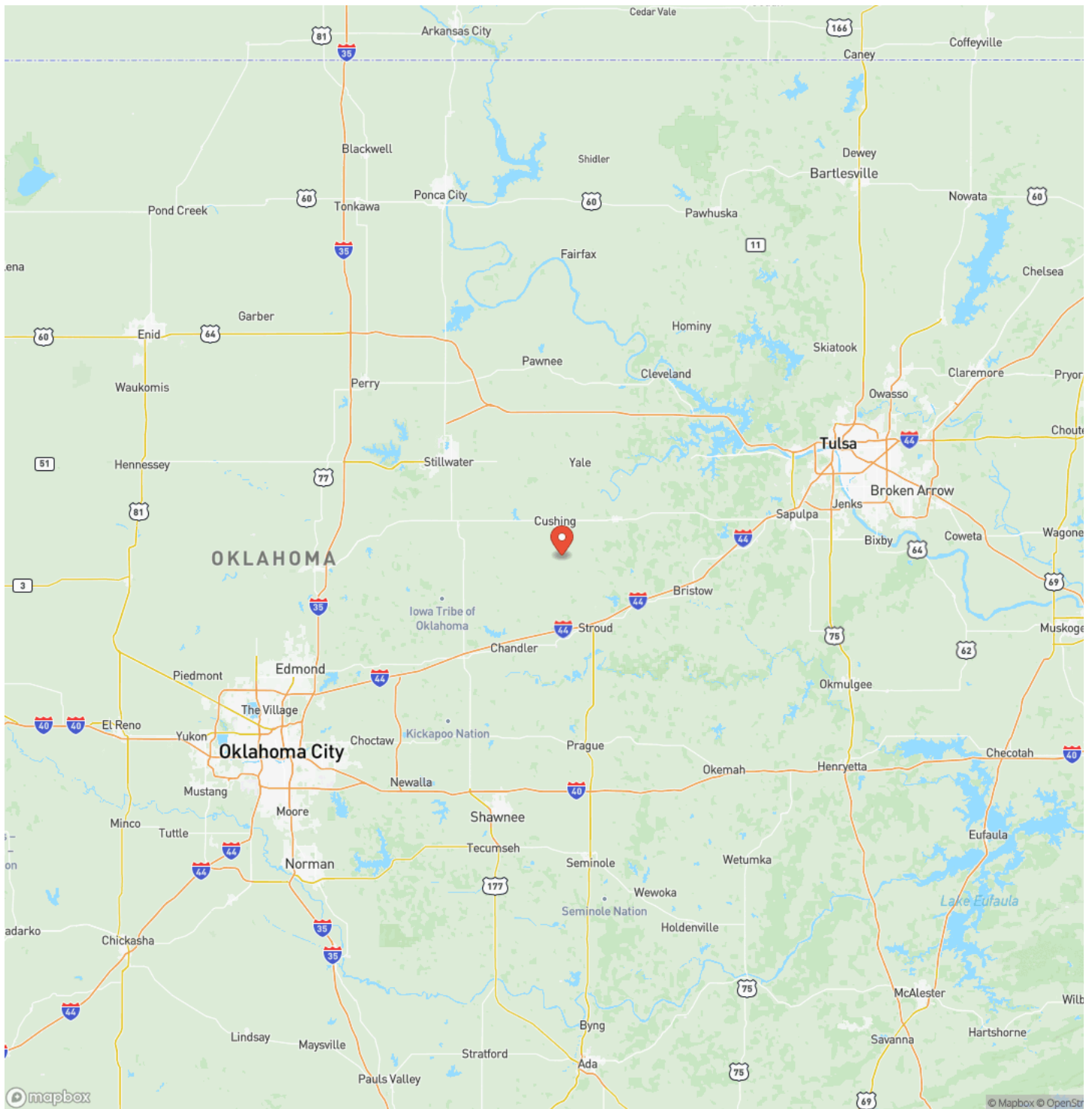
Cushing 67 with pond
Cushing, OK / Lincoln County



Locator Map



Locator Map



Satellite Map



Cushing 67 with pond
Cushing, OK / Lincoln County

LISTING REPRESENTATIVE

For more information contact:



Representative

Kale Crocker

Mobile

(580) 216-8160

Email

kale@greatplains.land

Address

City / State / Zip

NOTES

[illegible]

[illegible]

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.



Great Plains Land Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
greatplainslandcompany.com
