

Cottonwood Creek Auction, Cashion OK
TBD Cashion OK
Cashion, OK 73016

\$1
116± Acres
Kingfisher County



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Cashion, OK / Kingfisher County

SUMMARY

Address

TBD Cashion OK

City, State Zip

Cashion, OK 73016

County

Kingfisher County

Type

Farms, Hunting Land, Lot

Latitude / Longitude

35.761672 / -97.692223

Acreage

116

Price

\$1

Property Website

<https://greatplainslandcompany.com/detail/cottonwood-creek-auction-cashion-ok-kingfisher-oklahoma/77802/>



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PROPERTY DESCRIPTION

Upcoming Land Auction - On-Site & Online Bidding Available:

116+/- Acres Near Cashion, OK – Prime Build Sites with Seclusion & Scenic Views

Auction Details:

- **Date & Time:** April 22nd at 10:00am
- **Location:** Auction will be held at **Cashion Community Center**, 316 W Ess Boulevard Cashion, OK 73016

Property Information:

- **Lot 1:** North Tract - 56± Acres
- **Lot 2:** South Tract 60± Acres

Public Viewing:

- There will be two open gate showings, allowing you to come tour the property. If you need to view the property at a different time, please call Kale Crocker at (580)216-8160 to schedule showing.
- **March 29th 10am-noon**
- **April 19th 10am-noon**

Located just **2.5 miles south of Cashion** and 1 mile west, this 116-acre property offers an excellent mix of privacy, scenic build sites, and productive land. With rolling terrain, multiple build locations, and essential utilities nearby, this property is ideal for a homestead, ranch, or investment.

Exceptional Build Sites & Scenic Views

- The northwest corner sits atop a hill, providing stunning vantage points and sunset views.
- The east side features flat, secluded build locations, perfect for a private estate or family compound.
- Surrounded by open land, this property offers peaceful country living with easy access to town.

Soil Quality & Land Use

- 50 acres of Ashport Clay Loam (0-1% slope) on the south side – ideal for hay, pasture, or cultivation.
- 34 acres of Kingfisher Silt Loam (3-5% slope) on the north side – good for drainage and diverse land use.
- Currently used for hay production, but has a history of farming.

Utilities & Infrastructure

- Power is available less than 1/4 mile away on the northeast corner.
- Deer Creek Rural Water is 1/4 mile away, making water access convenient for a future home or ranch.
- Water wells in the area typically produce 20-30 GPM at depths of 80-120 feet.

Additional

- Secluded yet accessible – located just minutes from Cashion with easy access to major roads.

- Wildlife presence – an attractive feature for outdoor enthusiasts and hobby farmers.

- Surface rights only

Conclusion

This versatile 116-acre property offers prime building locations, strong soil productivity, and the tranquility of rural Oklahoma. Whether you're looking to build your dream home, start a small ranch, or invest in land, this property delivers privacy, usability, and long-term value.

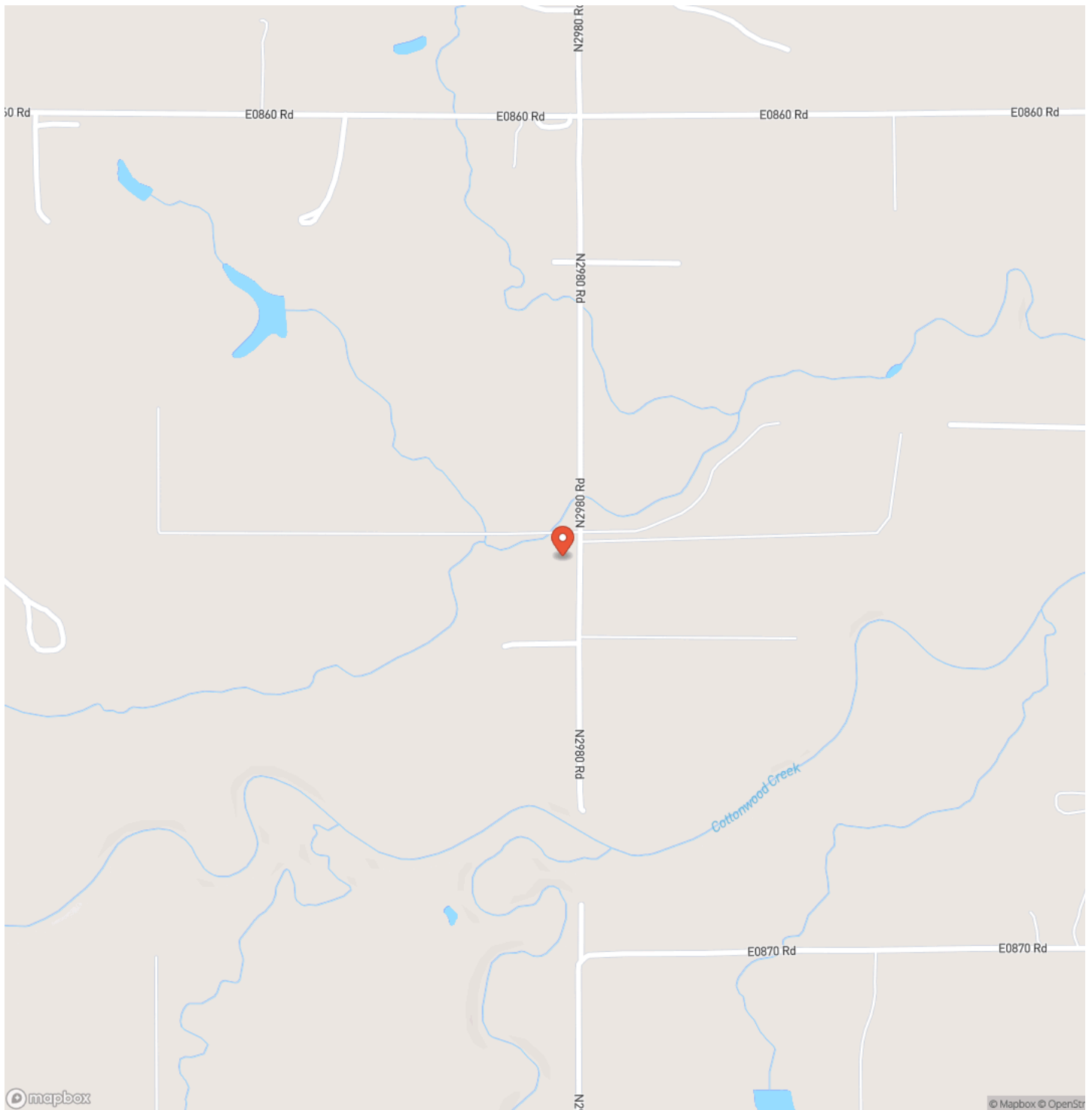
Don't miss this rare opportunity—contact us today for more details or to schedule a private tour!



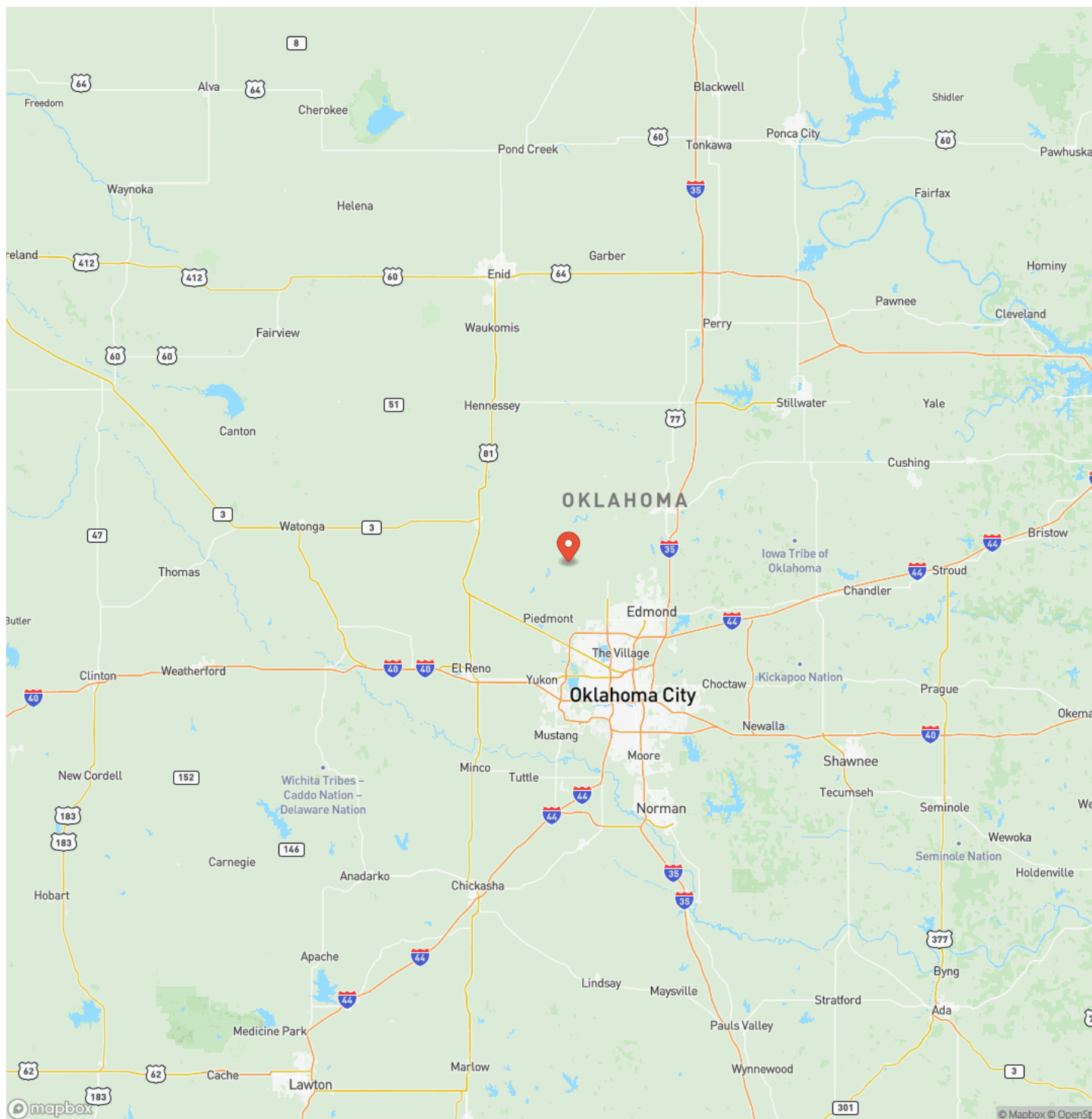
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Locator Map



Locator Map



Satellite Map



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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