

**77+/- Acres between Stillwater & Guthrie w/ Ponds,
Pasture, and Creeks**
S Meridian Rd
Coyle, OK 73027

\$495,000
77± Acres
Payne County



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Coyle, OK / Payne County

SUMMARY

Address

S Meridian Rd

City, State Zip

Coyle, OK 73027

County

Payne County

Type

Undeveloped Land, Hunting Land, Recreational Land

Latitude / Longitude

36.038677 / -97.246857

Taxes (Annually)

78

Acreage

77

Price

\$495,000

Property Website

<https://cedarcreeklandandhome.com/property/77-acres-between-stillwater-guthrie-w-ponds-pasture-and-creeks-payne-oklahoma/56851/>



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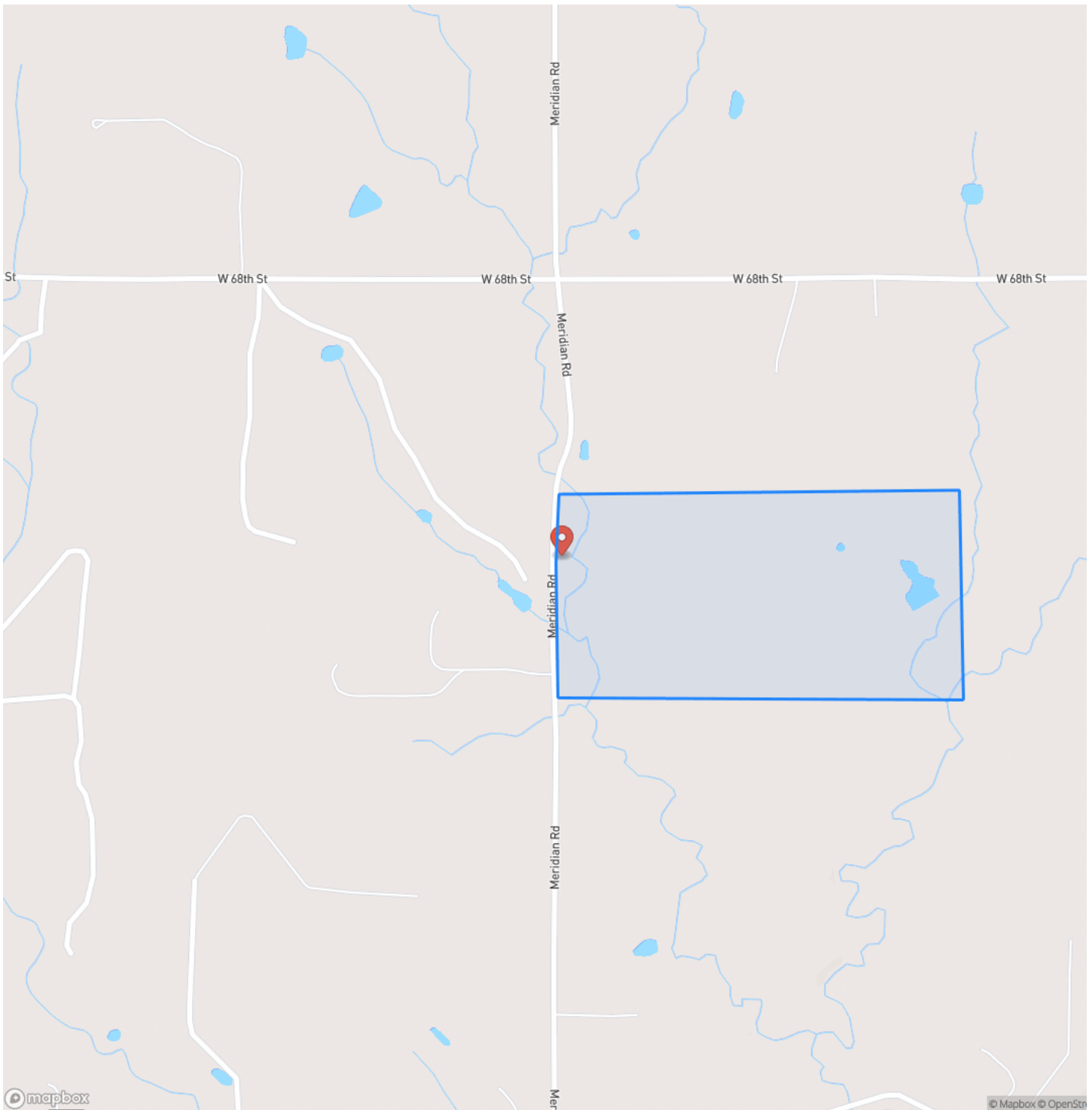
PROPERTY DESCRIPTION

If you have been looking for a place to build or use for recreation and not be far from a larger town but in a quiet area look no further! Situated just 15 minutes from either Stillwater or Guthrie this 77.12+/- acre tract has a great mix of pasture and timber with two ponds and 2 creeks. The west creek is a wet weather and the east creek has the characteristics of being a year round creek. As you enter the property you wind thru the timber that provides privacy and seclusion from Meridian road. With a 50' elevation change you rise to the highest point with views for miles of picturesque Payne County. The remains of an old stone cellar on the property takes you back to simpler times with the feelings of what this old homestead used to be like. The property is a good mix of open pasture and timber concentrated on the east and west ends. If you are looking to use the property for recreation you will appreciate the 1 acre pond in the woods and the ability to establish trail systems around this pond to open meadows that would be ideal pockets for hunting in the fall. If desired the second pond on the property that is in close proximity to the larger pond could be tied together creating nearly 4 acres of water. The location of this place is in the sweet spot. Being just 15 minutes from Guthrie or Stillwater and only 30 minutes from the north OKC metro. Coyle road is blacktop and connects you to highway 51 or highway 33. For any additional questions or to set up a showing call Jackson @ [405-503-0878](tel:405-503-0878) .

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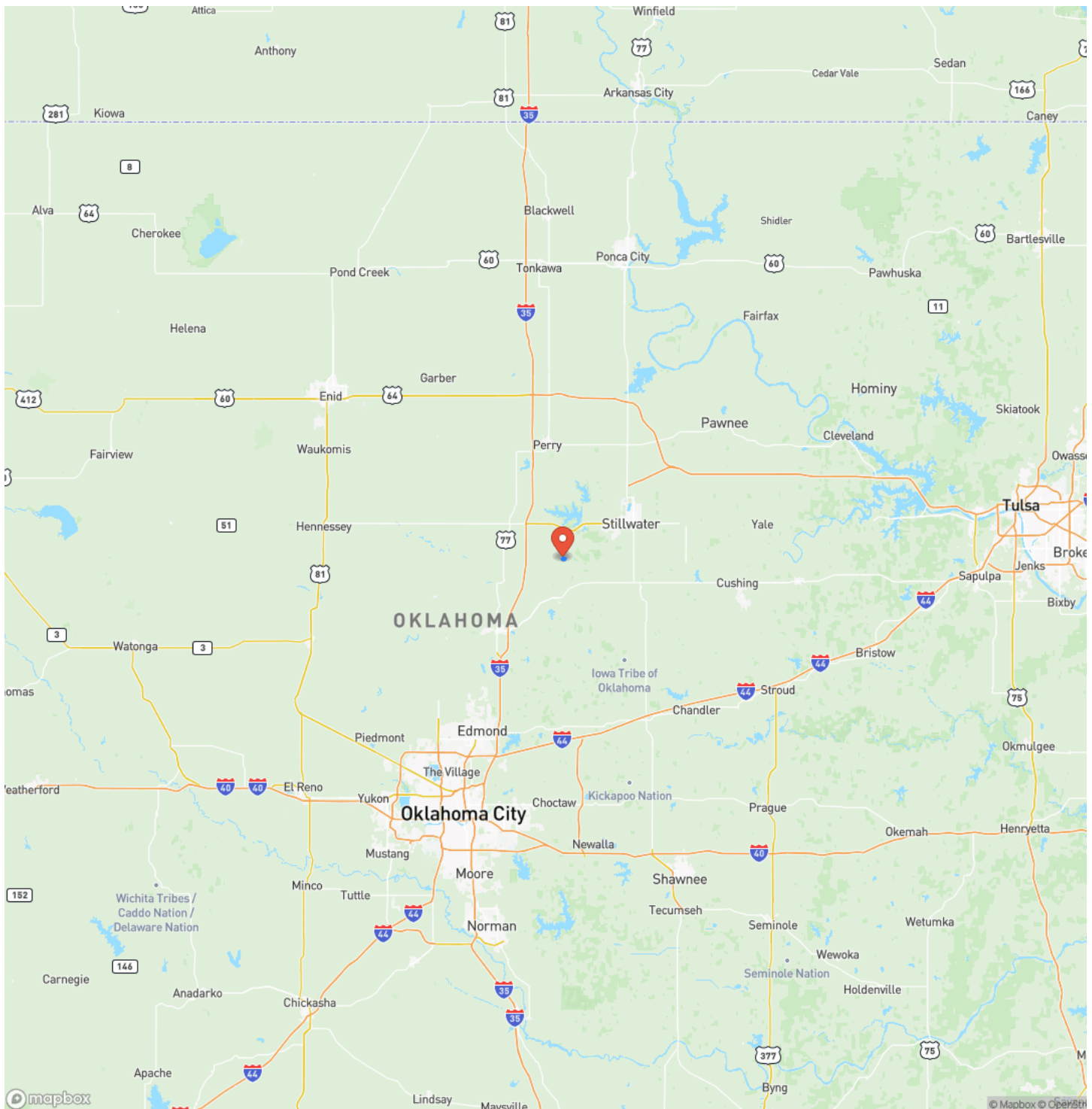


Locator Map



MORE INFO ONLINE:

Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Jackson Greene

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Email

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Address

3705 W Memorial Rd.

City / State / Zip

Oklahoma City, OK 73034

NOTES

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MORE INFO ONLINE:

<https://cedarcreeklandandhome.com>

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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.

Exit Realty Premier
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(405) 503-0878
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