

20 Wooded Acres – Prime Location, No Restrictions,  
Owner Finance Available  
0001 S. Cottonwood Road, Coyle, OK 73027  
Coyle, OK 73027

**\$180,000**  
20± Acres  
Payne County



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### Coyle, OK / Payne County

#### SUMMARY

##### Address

0001 S. Cottonwood Road, Coyle, OK 73027

##### City, State Zip

Coyle, OK 73027

##### County

Payne County

##### Type

Hunting Land, Undeveloped Land

##### Latitude / Longitude

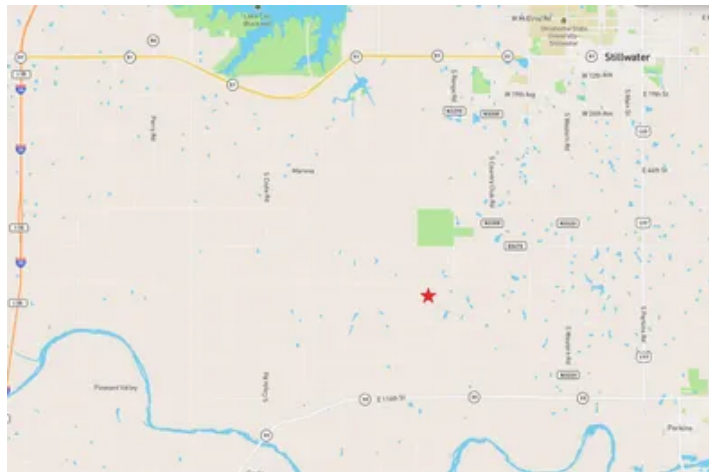
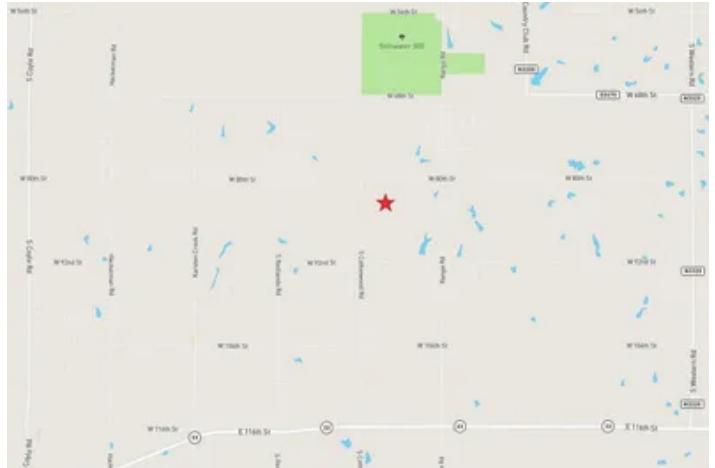
36.0225 / -97.1574

##### Acreage

20

##### Price

\$180,000



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### **Coyle, OK / Payne County**

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#### **PROPERTY DESCRIPTION**

This stunning 20 +/- acre property is blanketed with mature trees, offering both privacy and a beautiful natural setting. With no restrictions, you have the freedom to design and develop the land to suit your vision—whether it's a custom home, recreational getaway, or hunting retreat.

A wet-weather creek runs through the floodplain portion of the property, attracting abundant wildlife and providing excellent hunting opportunities for deer, turkey, and more.

Electric utilities are available along the road, and there's strong potential for a private water well. With minimal neighboring development and located in the Coyle School District, this peaceful tract offers seclusion without sacrificing convenience.

The owner is currently working to cut in trails, making access throughout the property even easier. Just minutes from Highway 33, I-35, and a short drive to Stillwater, Guthrie, and Perkins, this is a prime location for rural living with town access.

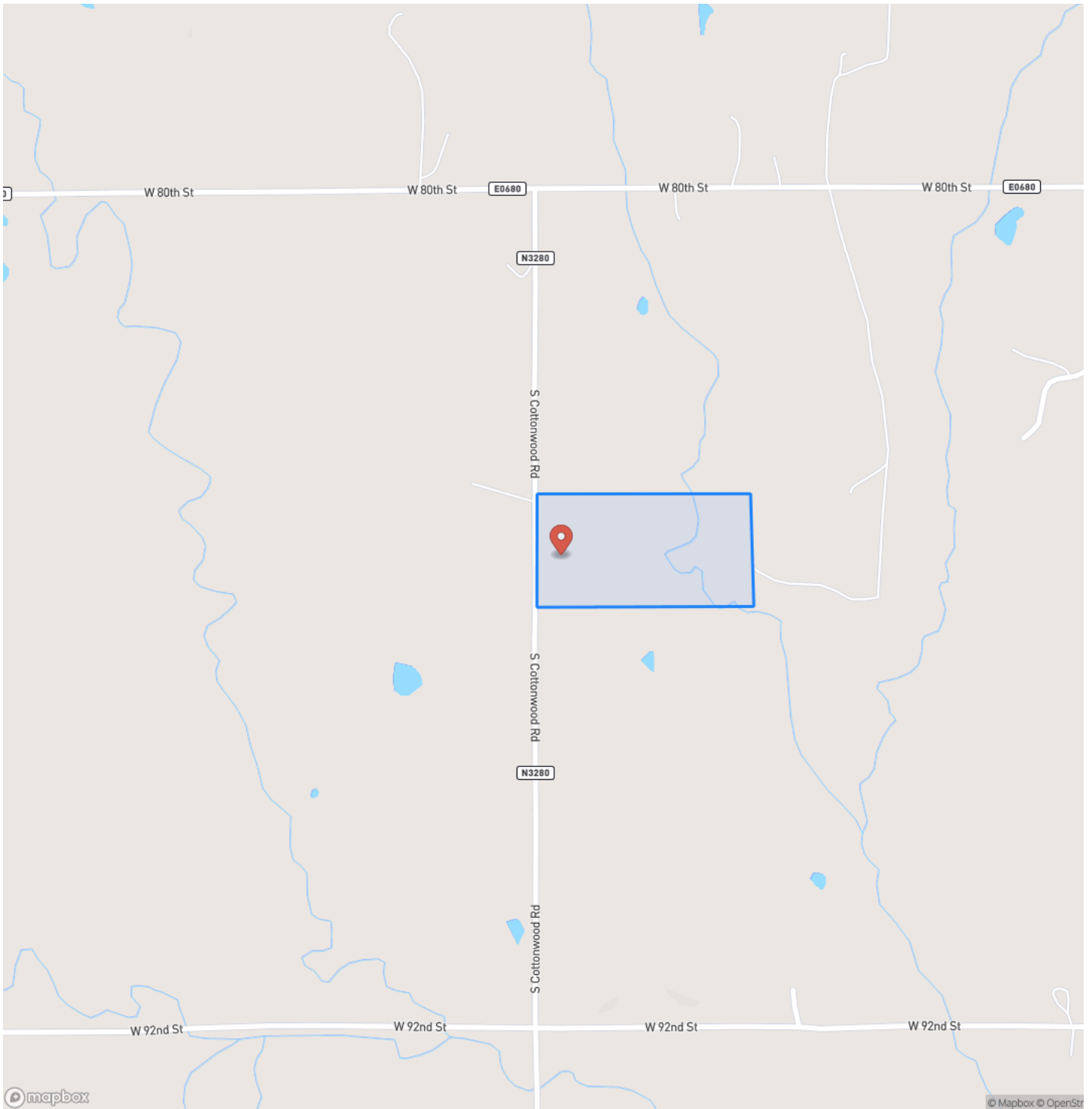
Owner financing is available—call today to schedule your private showing or for financing details!

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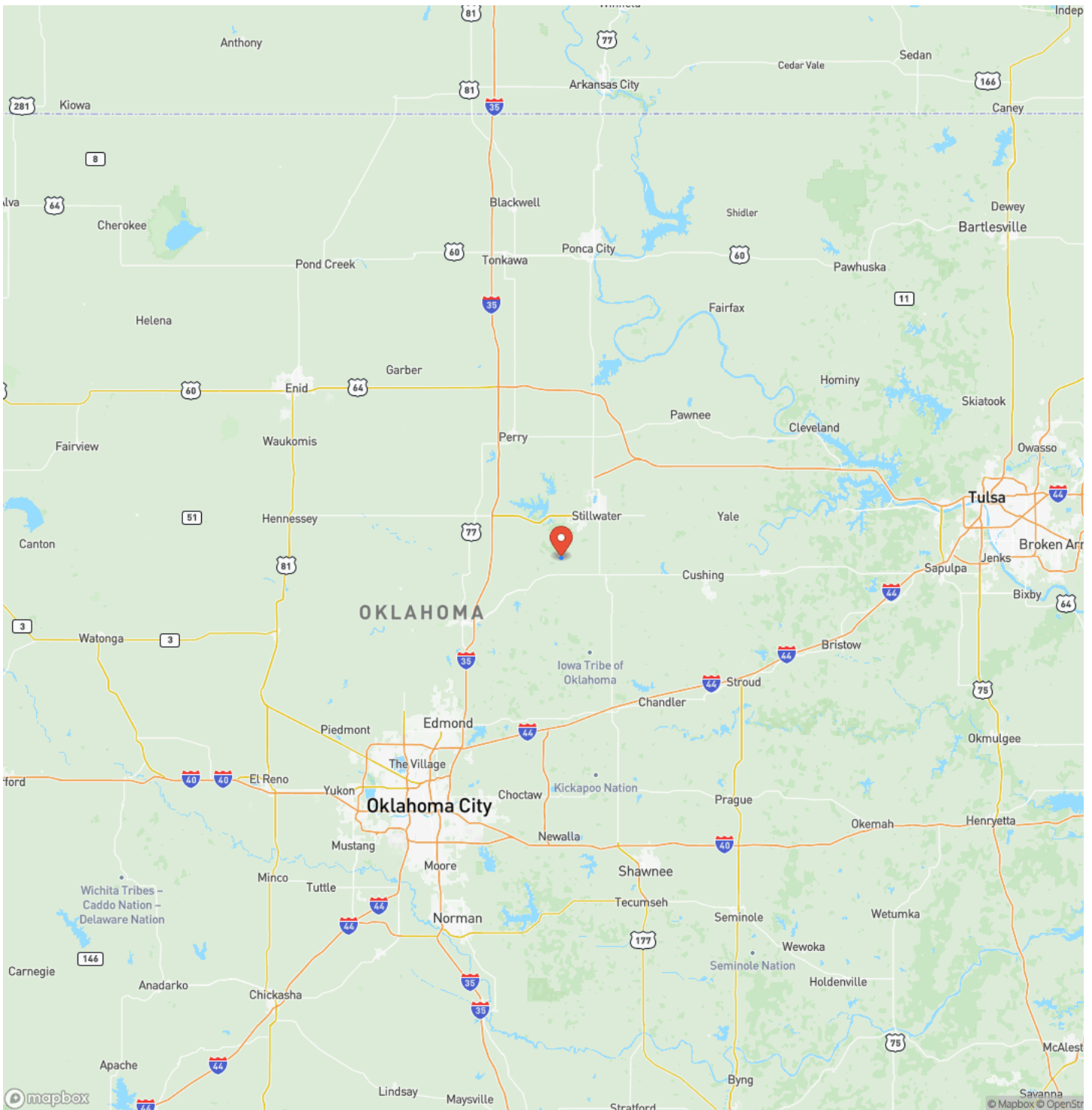
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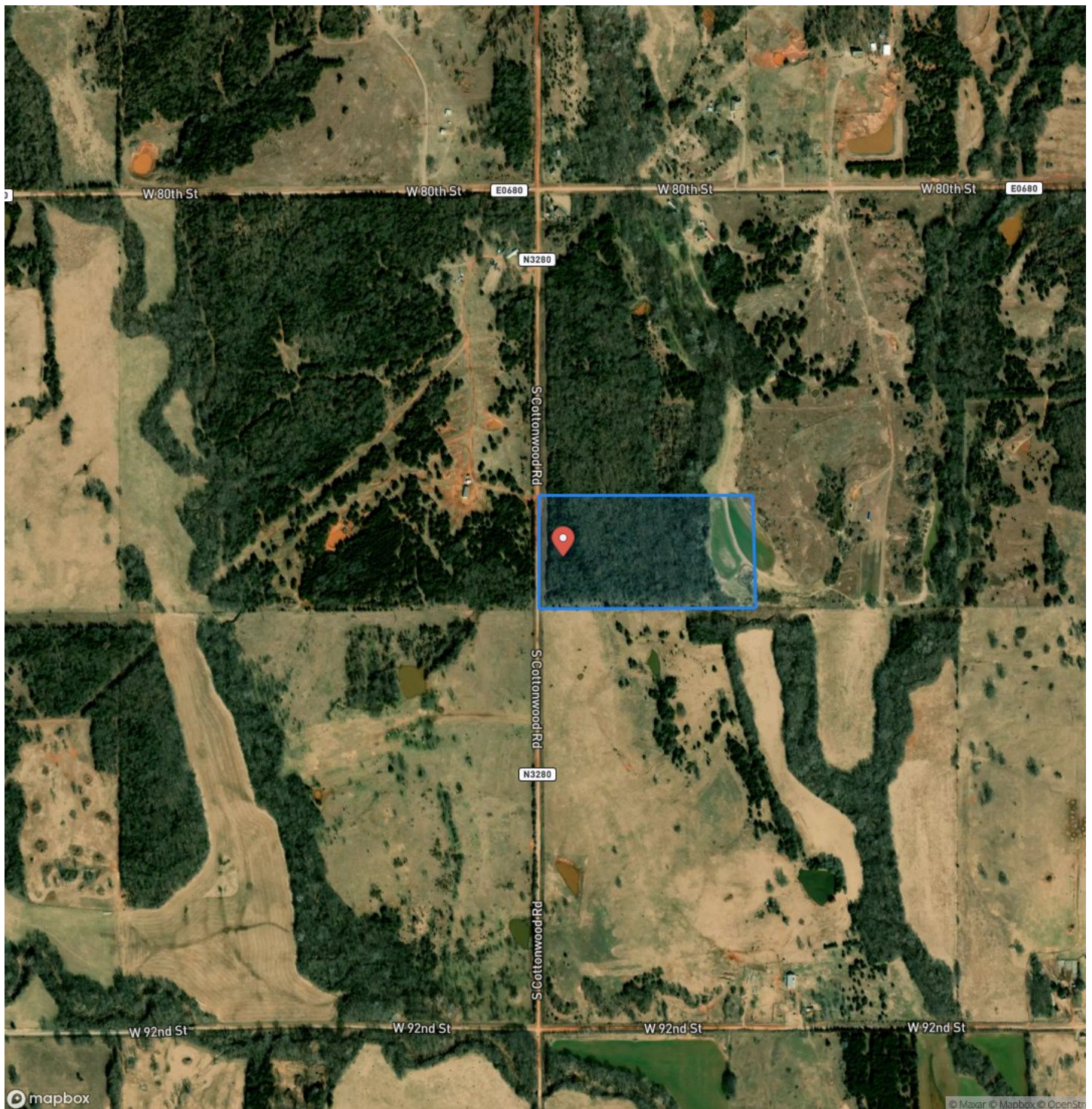
## Locator Map



## Locator Map



## Satellite Map



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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Brian Rickard

## Mobile

(405) 642-7762

## Email

brian@oklahomalandmark.com

**Address**

6501 Avondale Drive

## City / State / Zip

## NOTES

[illegible]

## **DISCLAIMERS**

Additional land available

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**Metro Mark Real Estate**  
6501 Avondale Drive  
Nichols Hills, OK 73116  
(405) 848-8818

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