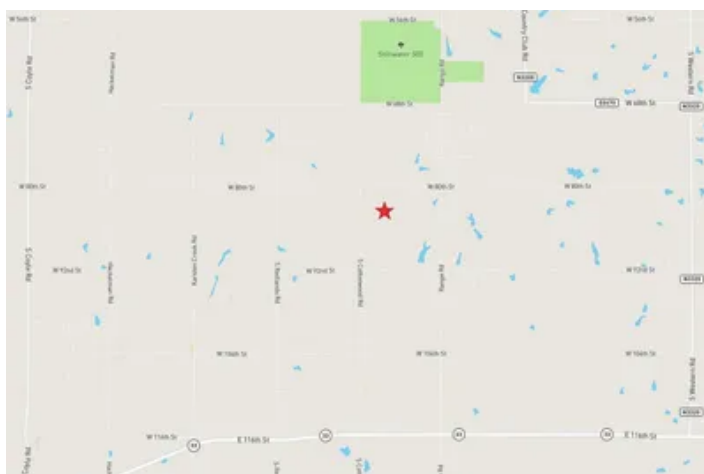


**20 Wooded Acres – Prime Location, No Restrictions,
Owner Finance Available**
0001 S. Cottonwood Road, Coyle, OK 73027
Coyle, OK 73027

\$180,000
20± Acres
Payne County



20 Wooded Acres – Prime Location, No Restrictions, Owner Finance Available
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

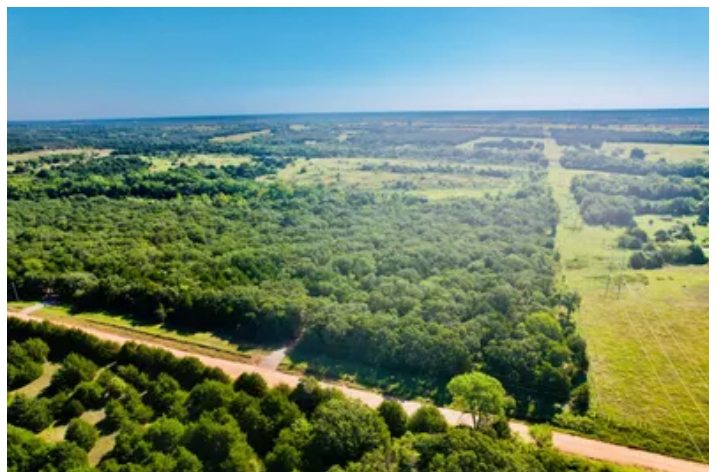
36.0225 / -97.1574

Acreage

20

Price

\$180,000



20 Wooded Acres – Prime Location, No Restrictions, Owner Finance Available

Coyle, OK / Payne County

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.

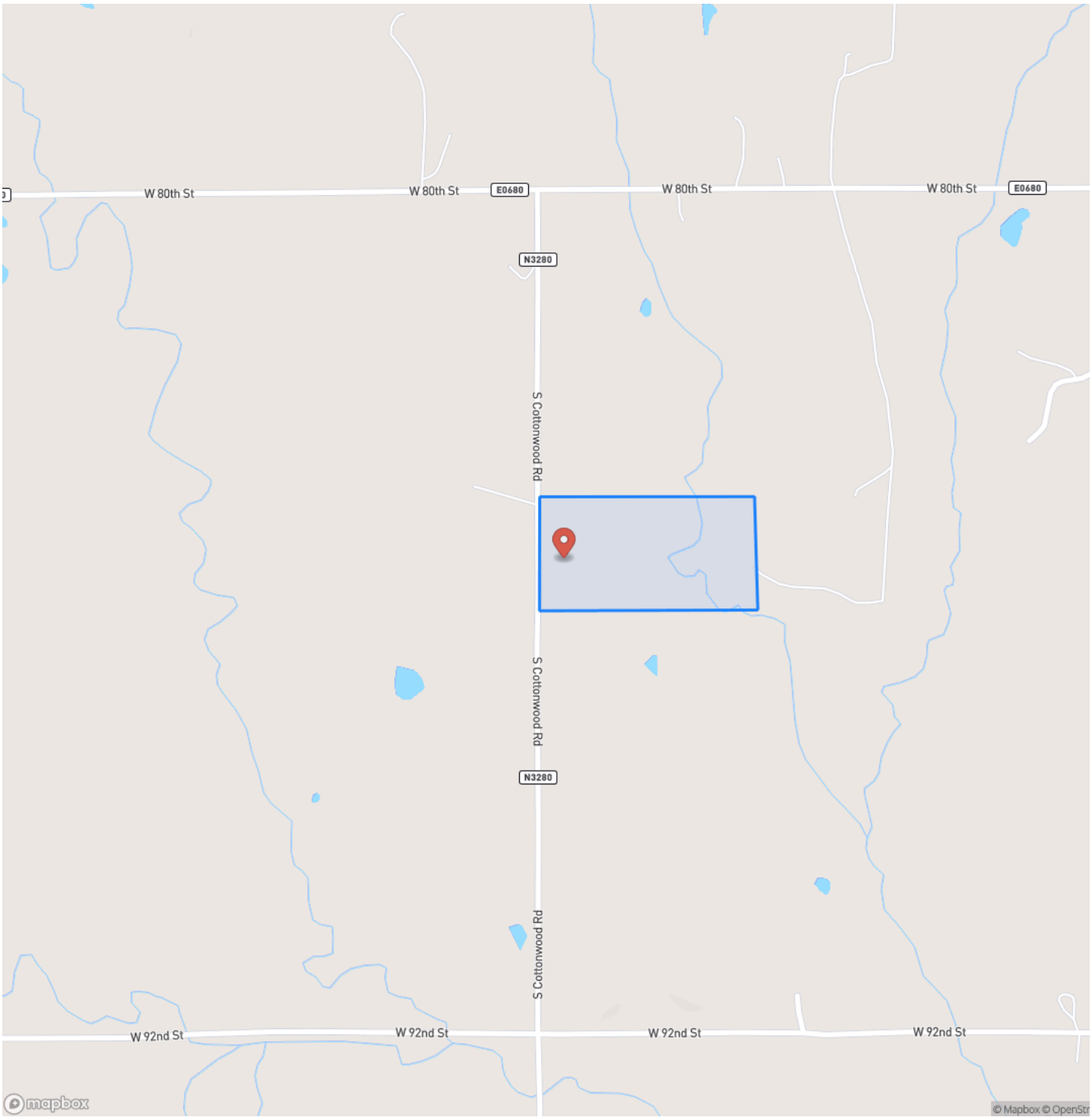
The owner is currently working to cut in trails, making access throughout the property even easier. Just minutes from Highway 33, I-35, and a short drive to Stillwater, Guthrie, and Perkins, this is a prime location for rural living with town access.

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

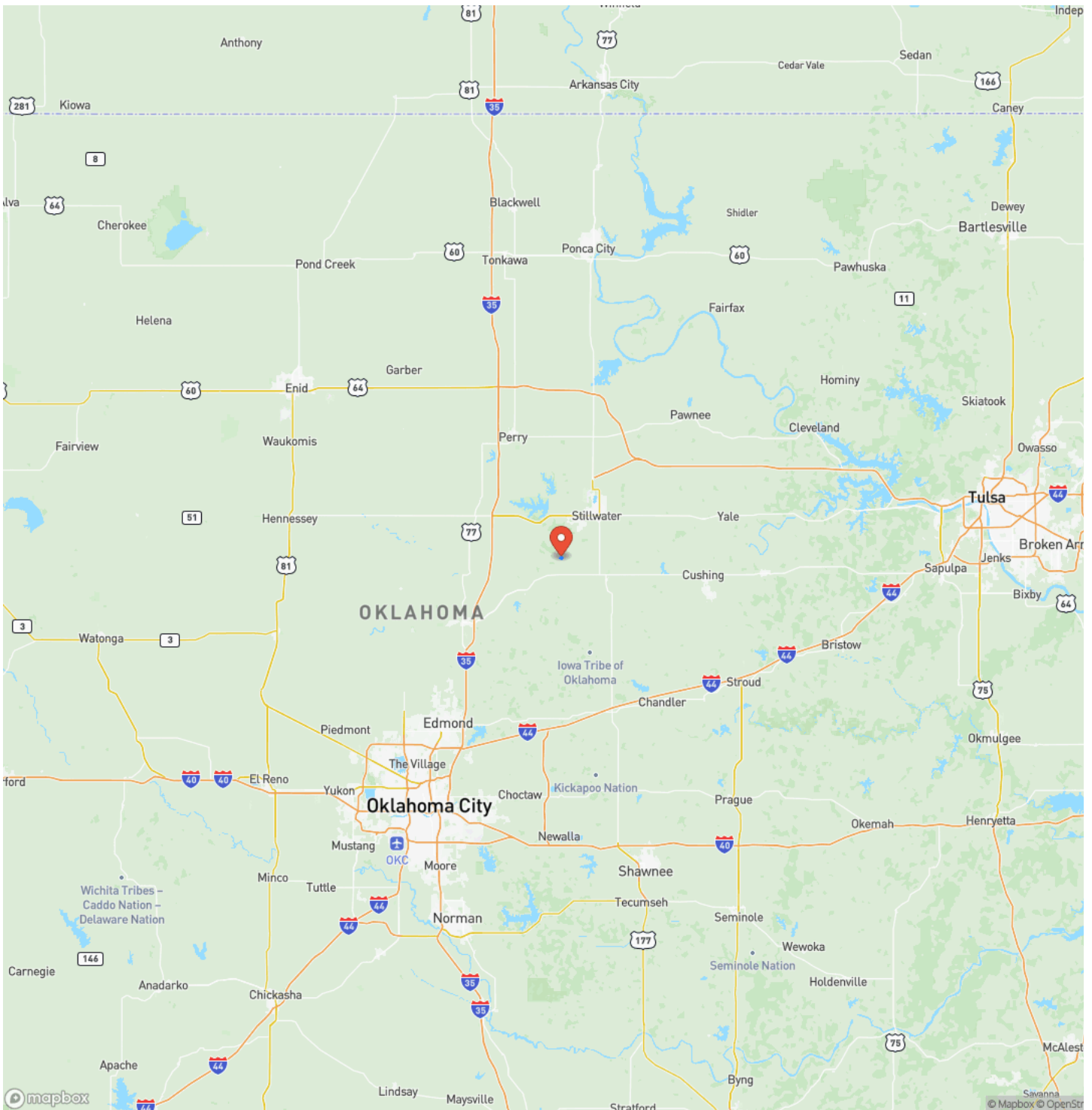
20 Wooded Acres – Prime Location, No Restrictions, Owner Finance Available
Coyle, OK / Payne County



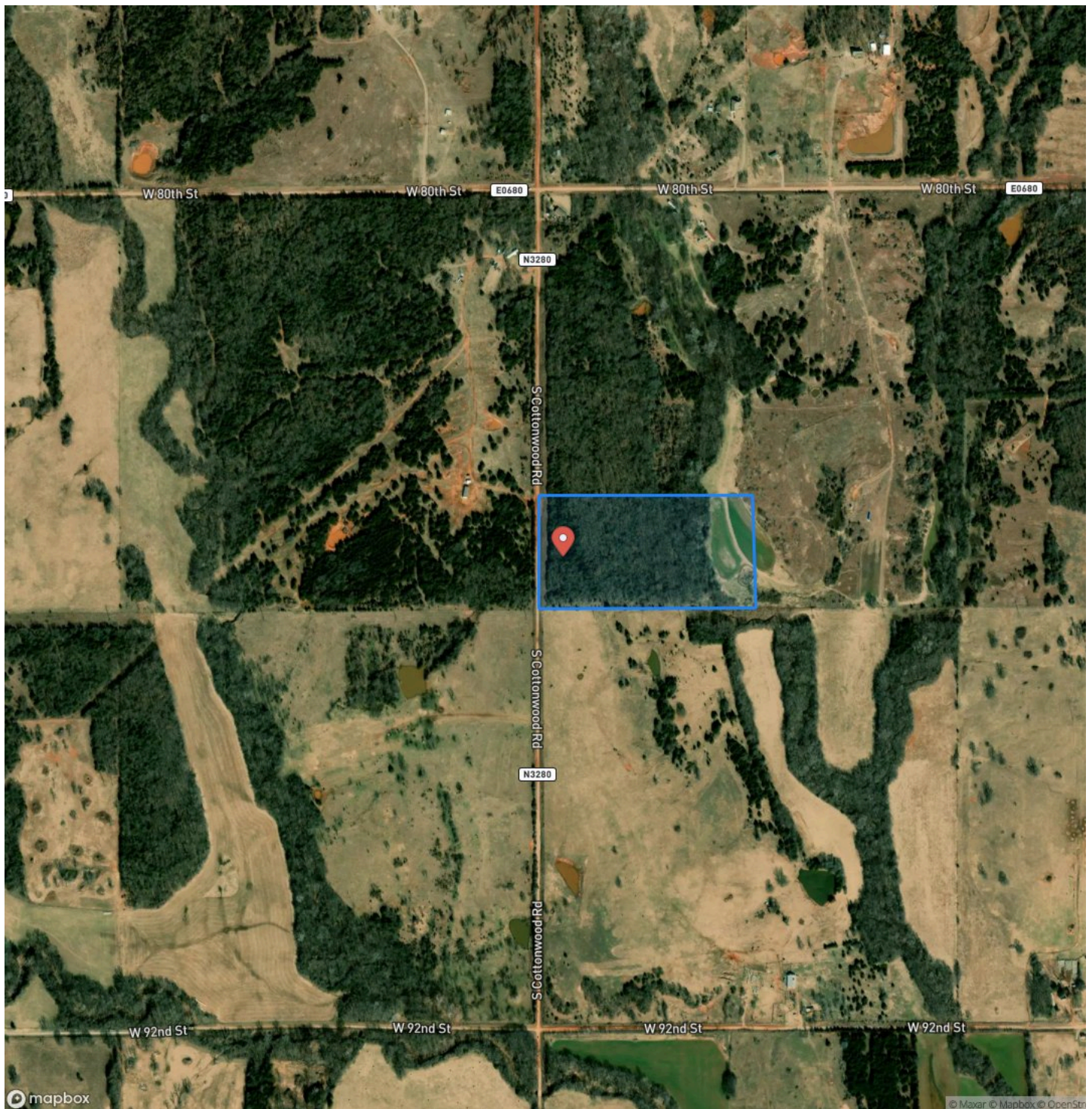
Locator Map



Locator Map



Satellite Map



20 Wooded Acres – Prime Location, No Restrictions, Owner Finance Available

Coyle, OK / Payne County

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

This image shows a blank 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.

[illegible]

DISCLAIMERS

Additional land available

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