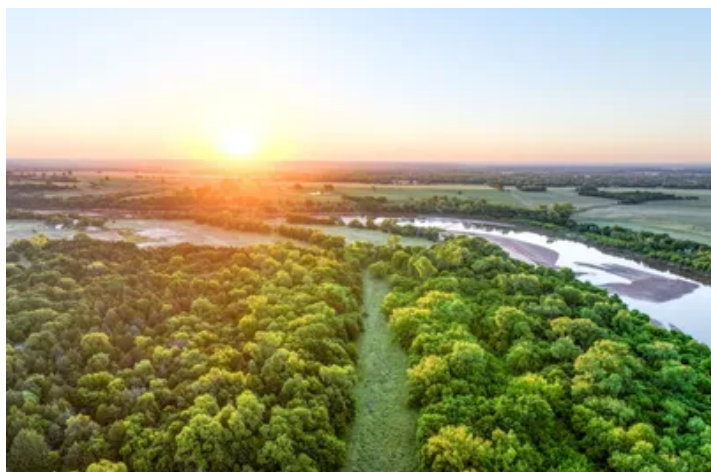


Cimarron River Hunting Farm
E 660 Rd
Yale, OK 74085

\$330,268
69.53± Acres
Payne County



Cimarron River Hunting Farm
Yale, OK / Payne County

SUMMARY

Address

E 660 Rd

City, State Zip

Yale, OK 74085

County

Payne County

Type

Farms, Undeveloped Land, Hunting Land, Recreational Land,
Riverfront, Timberland

Latitude / Longitude

36.057 / -96.7485

Acreage

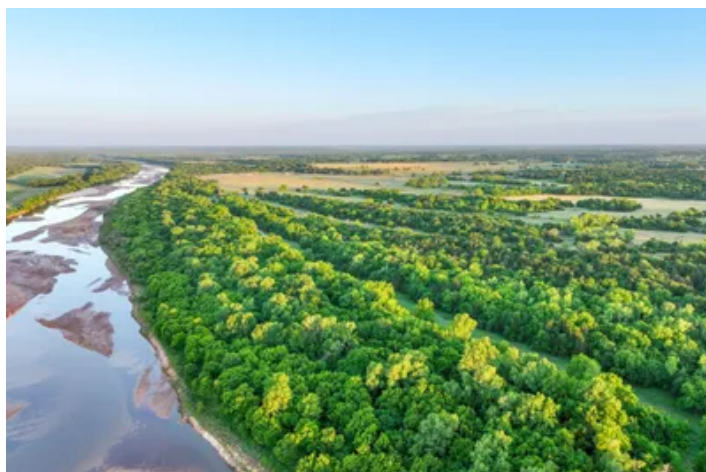
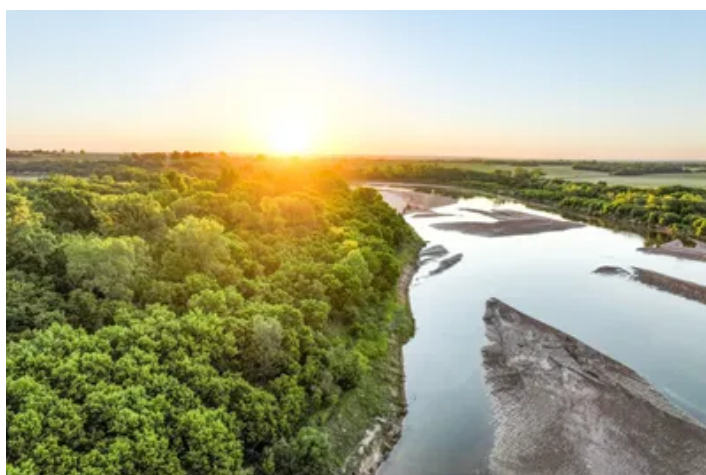
69.53

Price

\$330,268

Property Website

<https://arrowheadlandcompany.com/property/cimarron-river-hunting-farm-payne-oklahoma/105157/>



PROPERTY DESCRIPTION

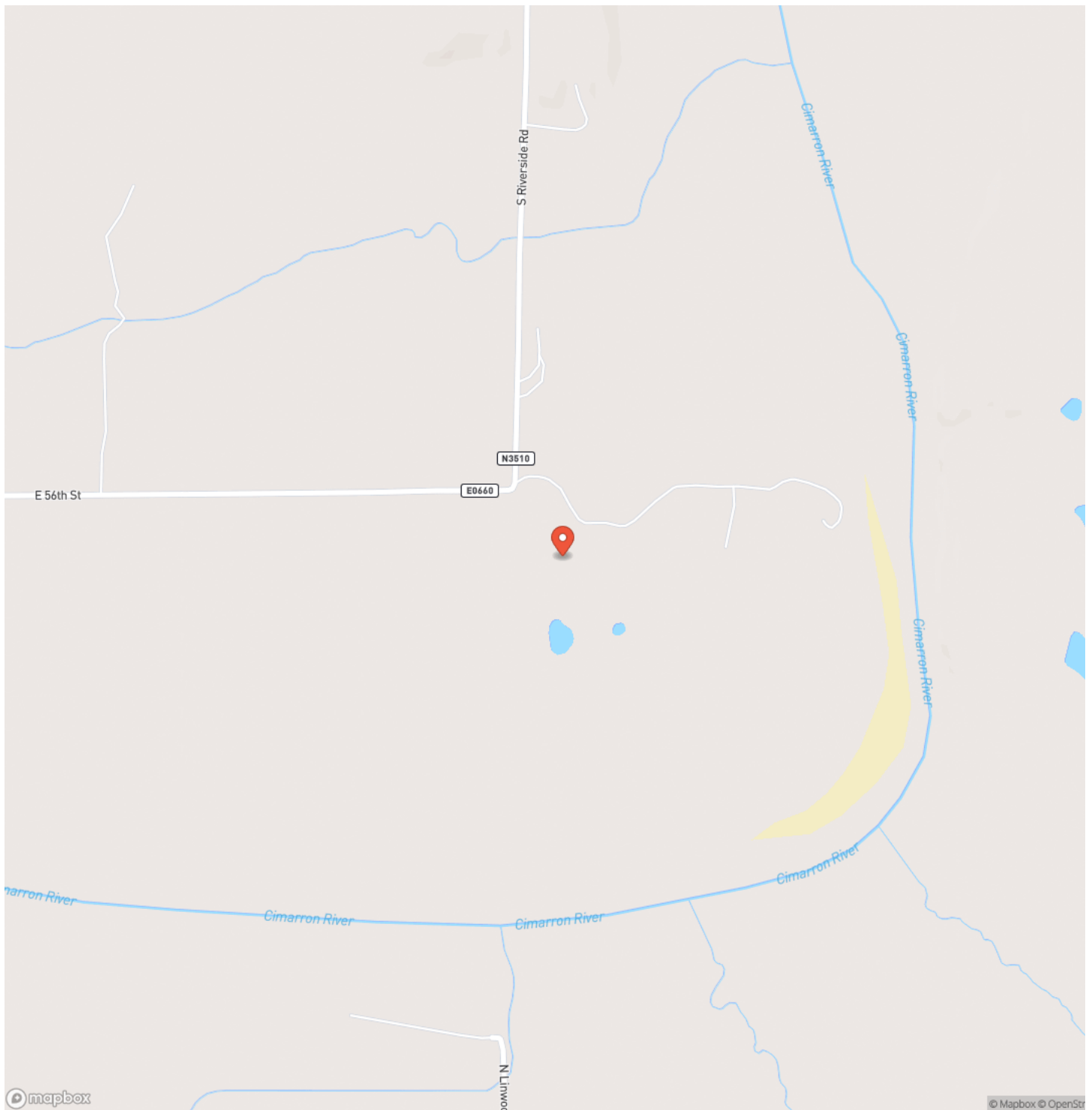
Situated along the Cimarron River in Payne County, this 69.53+/- acre tract offers an outstanding combination of recreational appeal, wildlife habitat, and future build potential! With approximately 400+/- yards of river frontage, this property delivers the kind of set up outdoorsmen are always searching for! The landscape is a beautiful mix of mature hardwood timber, scattered trees, open meadows, and native grasses, creating excellent diversity throughout the property. If you're looking to establish food plots or cut hay, this tract offers multiple avenues to fit your vision. A well-established two-track road runs from the entrance all the way down to the river, providing easy access across the property. Near the water, a maintained picnic area creates the perfect place to relax, fish, entertain guests, or enjoy evenings along the riverbank. Wildlife is abundant throughout the property, with trophy whitetail deer frequently utilizing the river corridor along with turkey, ducks and other small game. The mix of cover, water, and open ground creates ideal habitat and excellent hunting potential. Water and electricity are nearby, giving the property excellent potential for a future home, cabin, or weekend retreat. Whether you're searching for a recreational getaway, hunting property, or a scenic piece of riverfront land to build on, this Payne County tract is a rare opportunity to own a beautiful stretch of Oklahoma river frontage! The farm is located 6+/- miles from Cushing, 21+/- miles from Stillwater and 51+/- miles from Tulsa! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Jared Moyer at [\(580\) 273-4220](tel:5802734220).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

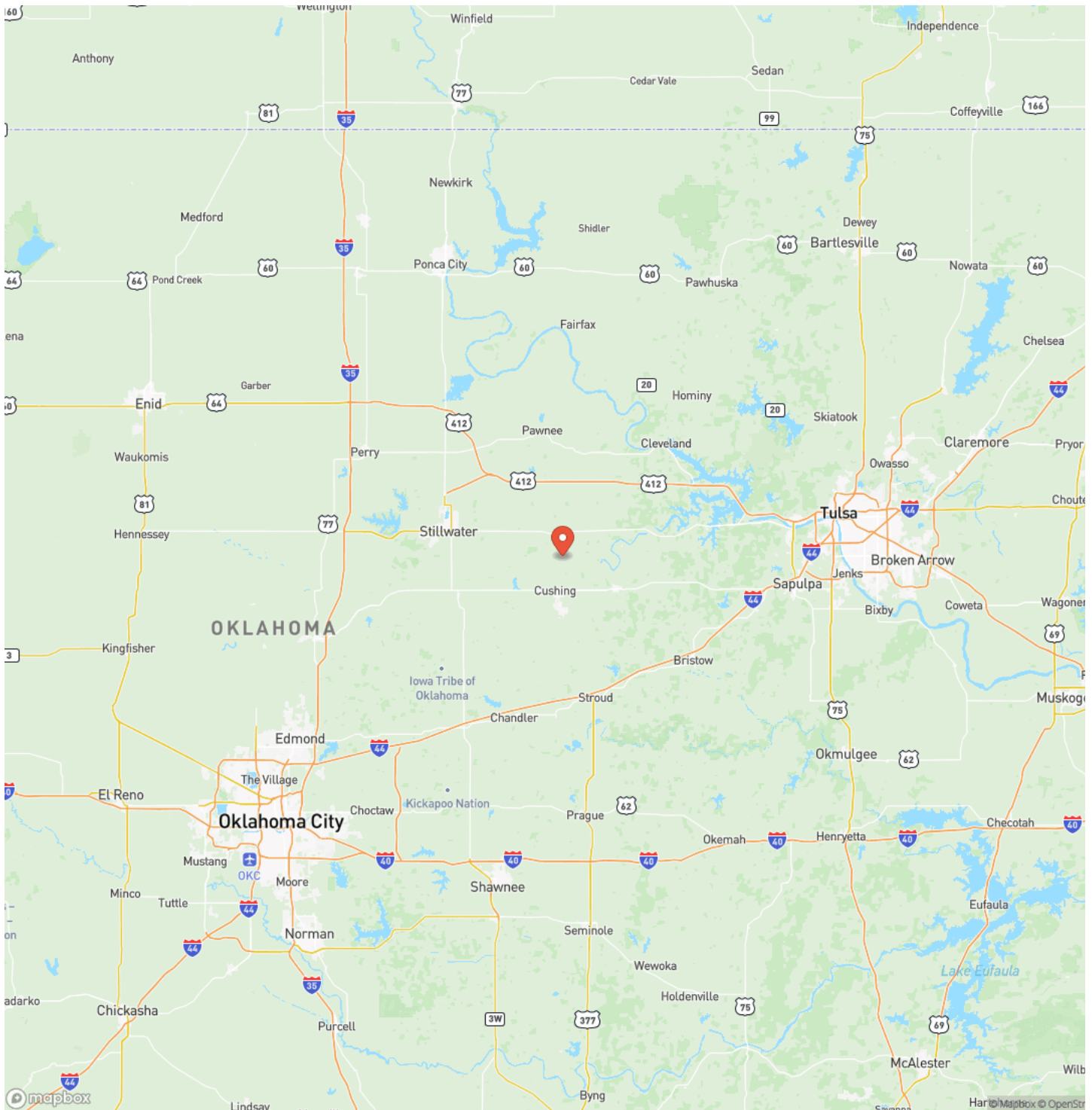
Cimarron River Hunting Farm
Yale, OK / Payne County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jared Moyer

Mobile

(580) 273-4220

Email

jared.moyer@arrowheadlandcompany.com

Address

City / State / Zip

Gage, OK 73843

NOTES

[illegible]

This image shows a single 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.



<https://arrowheadlandcompany.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.

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