

Cummings Tryon 40
790842 S 3420 Rd
Tryon, OK 74875

\$425,000
40± Acres
Lincoln County



Cummings Tryon 40
Tryon, OK / Lincoln County

SUMMARY

Address

790842 S 3420 Rd

City, State Zip

Tryon, OK 74875

County

Lincoln County

Type

Ranches, Horse Property, Single Family

Latitude / Longitude

35.857604 / -96.911804

Taxes (Annually)

\$1,211

Dwelling Square Feet

1,899

Bedrooms / Bathrooms

3 / 2

Acreage

40

Price

\$425,000

Property Website

<https://americas.land/property/cummings-tryon-40/lincoln/oklahoma/92426/>



PROPERTY DESCRIPTION

Charming 40-Acre Family Farm

A Place Where Memories Are Made

Discover the timeless appeal of country living on this beautiful 40-acre family farm that bursts with nostalgia and endless possibilities. This property offers the perfect blend of comfortable living, functional outbuildings, and productive land.

Home Features

- **3 bedrooms, 2 bathrooms** with basement
- Clean, family home
- Ready for your personal touches

Land & Infrastructure

- **40 acres** of cross-fenced property with barbed wire fencing
- Scenic pond for livestock, fishing, or wildlife (turkeys and whitetail deer observed)
- **Two separate well systems:** one dedicated to the home and buildings, one for pond water supply
- Solid gravel road leading to entrance for easy, all-weather access

Outbuildings & Amenities

- Spacious metal building/warehouse for equipment, storage, or workshop, electric and water and gas there.
- Traditional barn perfect for livestock or hay storage
- Multiple structures provide flexibility for various agricultural or recreational uses

Location

- Convenient short drive to both **Cushing and Chandler**
- Peaceful rural setting with easy access to town amenities
- Perfect balance of privacy and accessibility

Condition

Selling as-is – This property is ready for a new family to create their own memories while enjoying the charm and functionality of an established family farm.

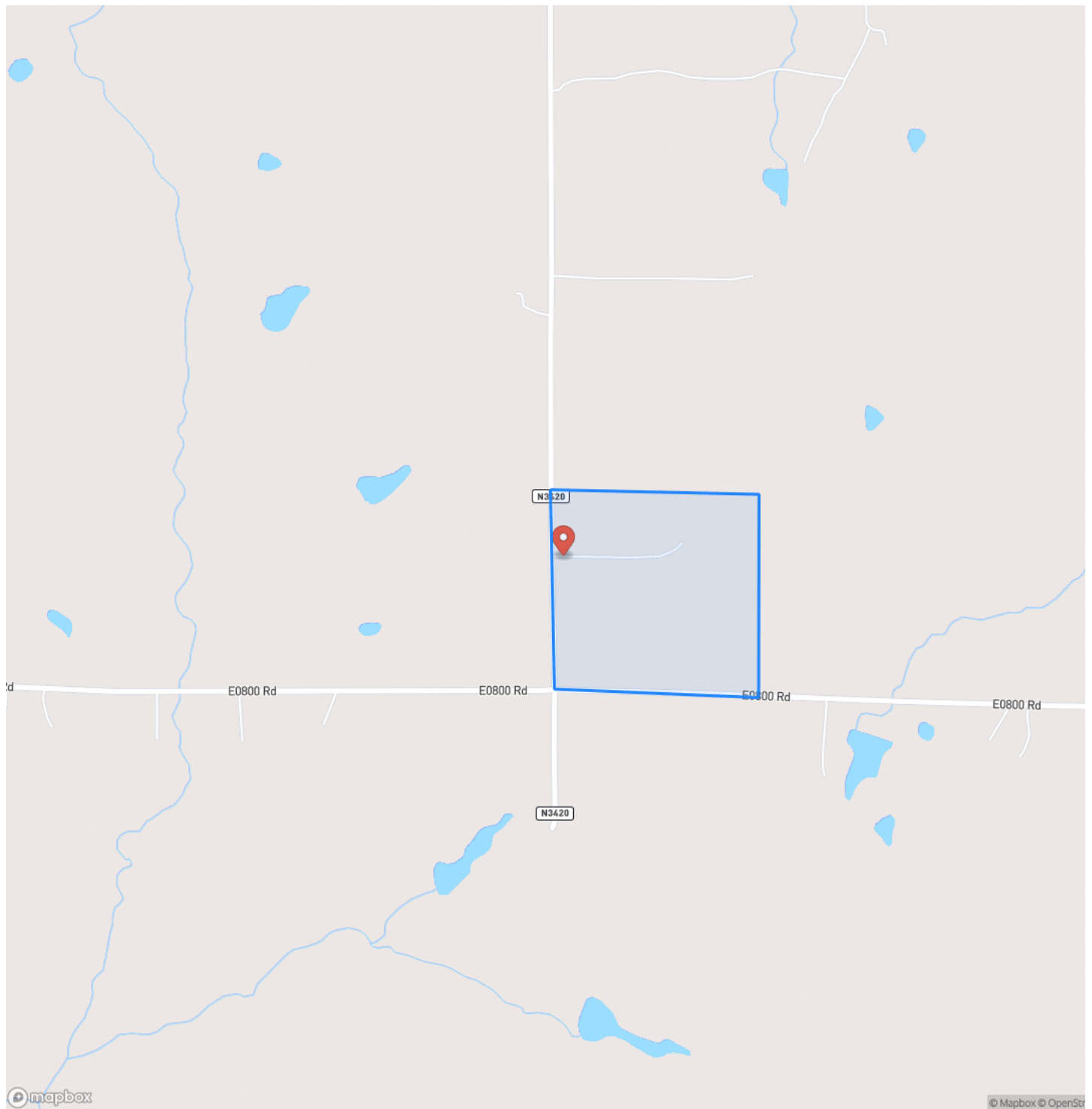
Whether you're looking to raise livestock, pursue hobbies, or simply enjoy the peaceful country lifestyle, this property offers the space, infrastructure, and character to make your vision a reality.

Contact us today to schedule your private showing of this special property.

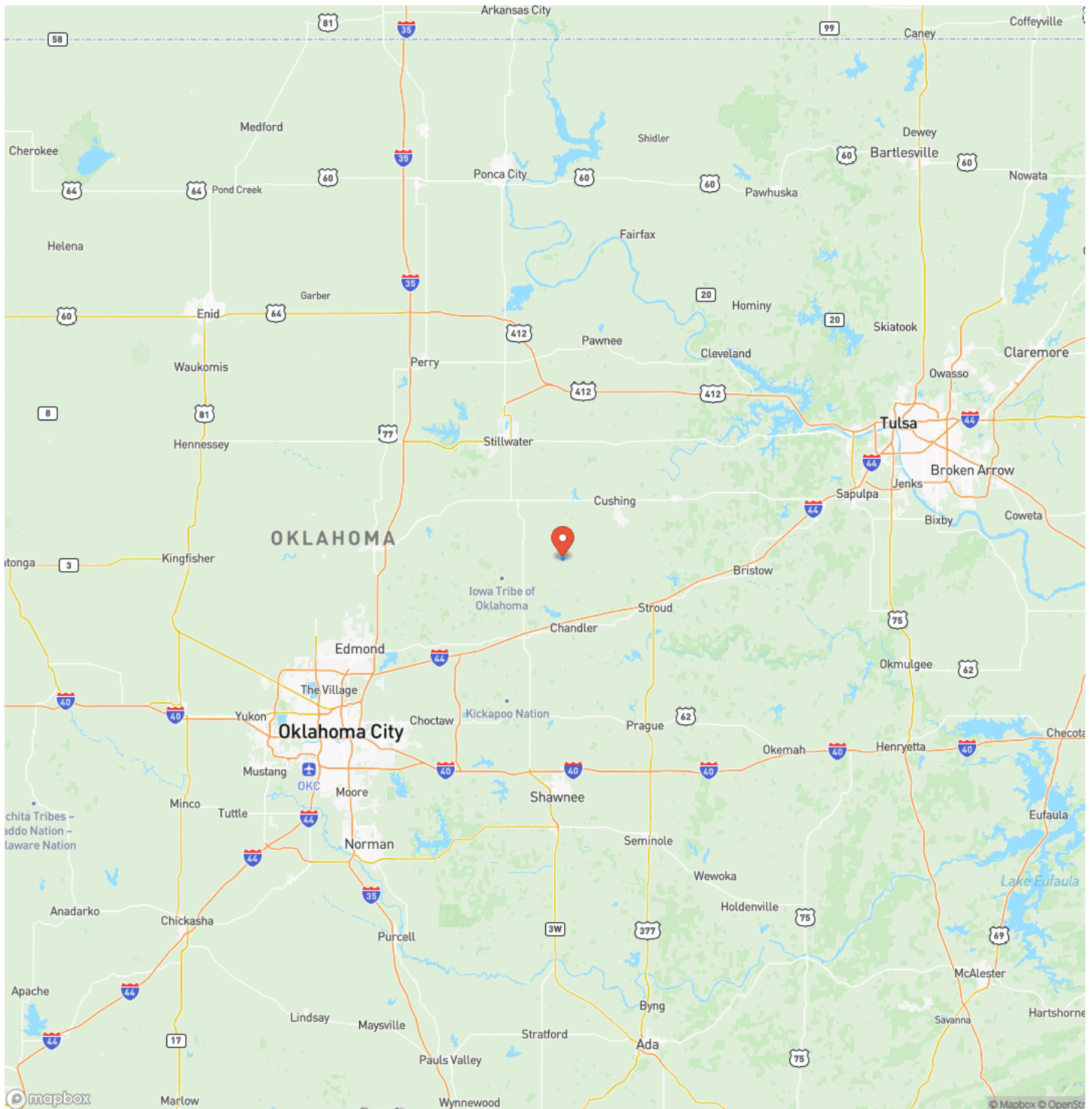
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Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Gregory Ford

Mobile

(405) 812-0214

Email

gford@americas.land

Address

106 N Grand

City / State / Zip

Crescent, OK 73028

NOTES

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America's Land Partners
PO Box 1707
Mabank, TX 75147
(800) 560-4143
<https://americas.land/>
