

# CIMARRON RIVER HOMESTEAD

98 +/- Acres  
Payne County, OK  
\$750,000



**Address:**

29717 E 56th St  
Yale, OK 74085

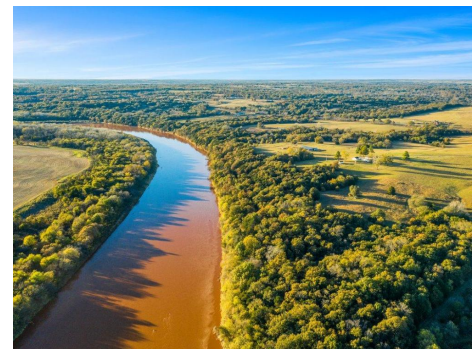
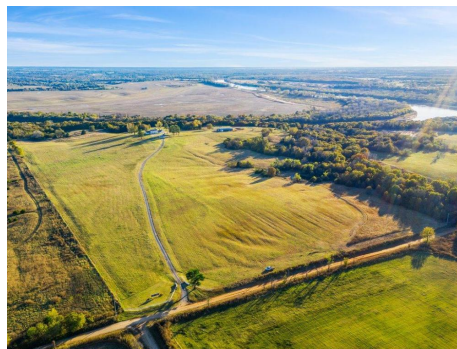
**Location:**

From Oilton, head 1 mile south on Hwy 99 and turn west onto Crow Rd, in 2 miles keep left on D3590 Rd, in 0.3 miles continue onto E 56th St, in 0.2 miles property is on the south side of road.

**Property Highlights:**

Completely remodeled Colonial style home with roughly half a mile of Cimarron River frontage. Built in 1975, this 4,125 sf house has updated insulation, windows, flooring, plumbing, electrical, metal roof, 3 HVAC units, and reinforced framing. Property is fenced and cross-fenced, allowing you to run some livestock and/or produce hay. The homesite, including a barn, shop, stables, and greenhouse, sits approximately 100 feet about the flowing water, presenting unmatched Oklahoma sunsets. Enough room for privacy yet only 45 minutes to Stillwater and 50 minutes to downtown Tulsa. Can be sold with furniture, tractors, and equipment. Listing provided by: Twin City Properties.

**Taxes:** \$2,449/year (2019)



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