

# LAND FOR SALE

## 88 +/- ACRES ON THE CIMARRON RIVER FULL OF RECREATIONAL POTENTIAL



### PROPERTY FEATURES

- Approximately .67 miles of Cimarron River frontage
- Fishing, swimming, ATV riding and recreational activities for friends and family
- Small picnic area
- Tons of deer sign all over
- 70 +/- acres field that could be used to hay, plant or create a deer oasis
- Large hardwoods and native grasses on the west end
- No minerals are owned nor conveyed



For more information, contact:

**PAUL SMITH,** Land Agent

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PRICE: **\$320,000**

COUNTY: **PAYNE**

STATE: **OKLAHOMA**

ACRES: **88**

