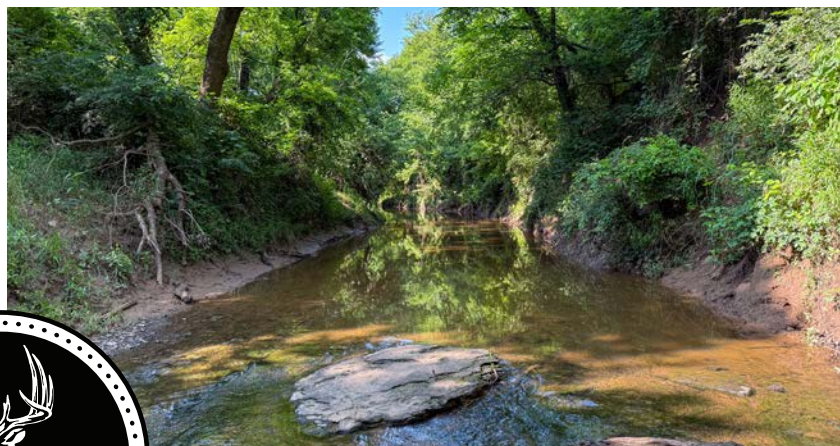


MIDWEST LAND GROUP PRESENTS

90 ACRES
PAYNE COUNTY, OK

4004 E TEXACO ROAD, CUSHING, OKLAHOMA 74023



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

90 +/- ACRES WITH A FULLY REMODELED HOME & YEAR-ROUND WATER FOR LIVESTOCK & HUNTING JUST SOUTH OF CUSHING

Midwest Land Group is proud to bring you this rare, turn-key opportunity: a beautifully remodeled 3 bed, 2 bath home on 90 +/- versatile acres, located just five minutes south of Cushing and within Cushing School District.

As you pull into the circle drive, you're welcomed by a charming home that's been completely gutted and rebuilt from the studs up - new roof, new floors, windows, fixtures, and finishes throughout. This is essentially a brand-new home with all the comforts and upgrades you'd expect.

Directly behind the home sits a 30'x30' shop, multiple livestock traps, and a well-maintained set of corrals - perfect for anyone wanting to run cattle or keep horses on-site. The open ground to the north is ideal for annual

hay production, offering a clean and productive layout for ag use. Moving northeast across the property, you'll find Cottonwood Creek, flowing year-round and enhancing both the aesthetics and functionality of the land. Just beyond the creek lies a secluded, spring-fed pond surrounded by mature cedars, creating prime bedding areas for whitetail deer. This diverse terrain supports strong populations of both whitetail and turkey, with ample food, cover, and water throughout.

Whether you're looking for a full-time residence with land, a hobby farm, or a recreational retreat with great hunting and ranching potential, this place checks all the boxes. The proximity to town is unbeatable, offering privacy and seclusion, yet only a short drive to schools, shopping, and essentials in Cushing.



PROPERTY FEATURES

PRICE: **\$599,347** | COUNTY: **PAYNE** | STATE: **OKLAHOMA** | ACRES: **90**

- 3 bed, 2 bath fully remodeled home
- 90 +/- acres with hay production capability
- 30'x30' shop
- Corrals
- Traps
- Year-round creek & pond
- Excellent deer & turkey hunting
- 5 minutes to town
- Quiet setting
- Cushing Schools
- Taxes \$1,320



FULLY REMODELED HOME

As you pull into the circle drive, you're welcomed by a charming home that's been completely gutted and rebuilt from the studs up - new roof, new floors, windows, fixtures, and finishes throughout.



3 BED, 2 BATH



30'X30' SHOP



90 +/- ACRES WITH HAY CAPABILITY

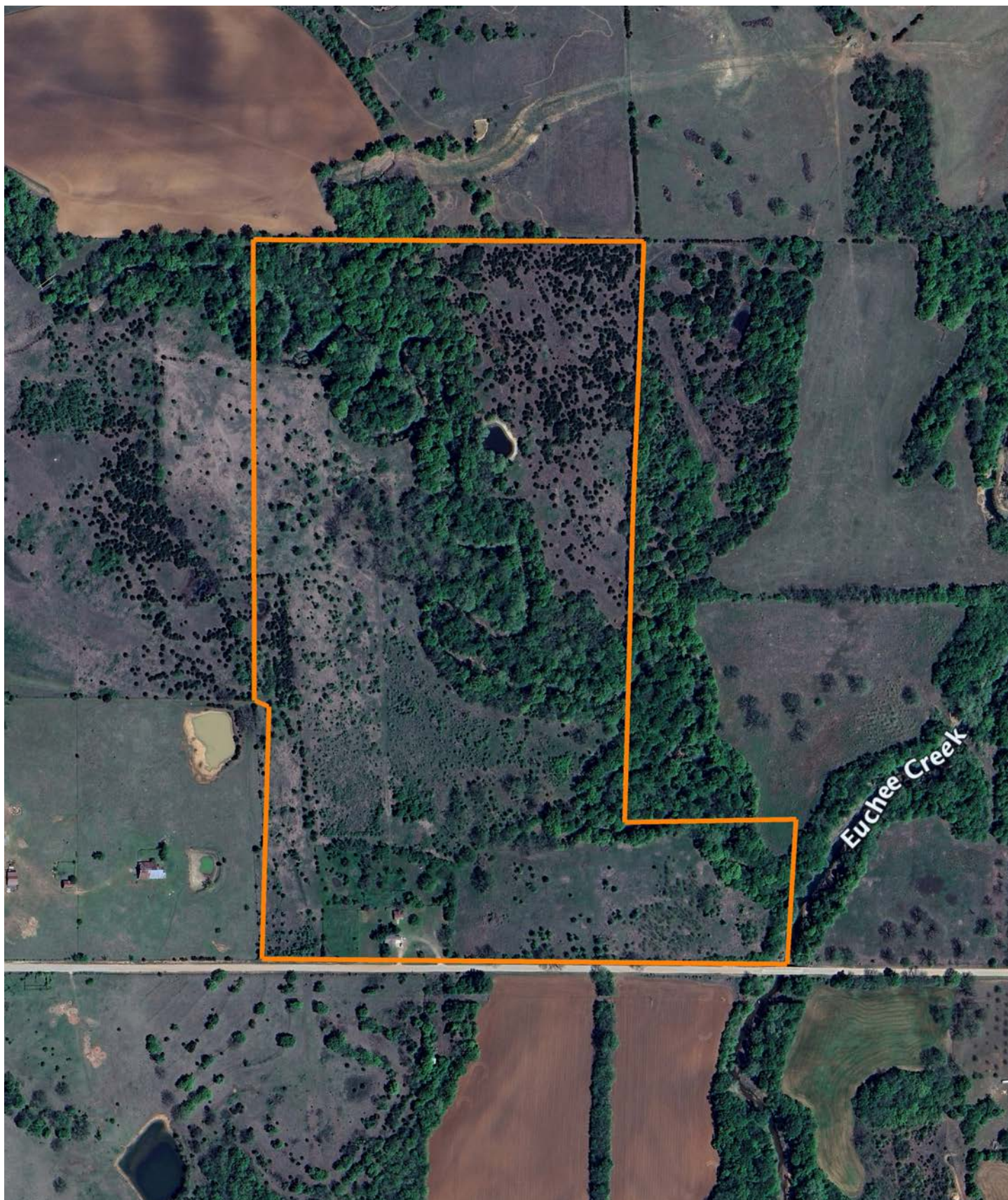


YEAR-ROUND CREEK & POND

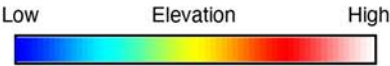
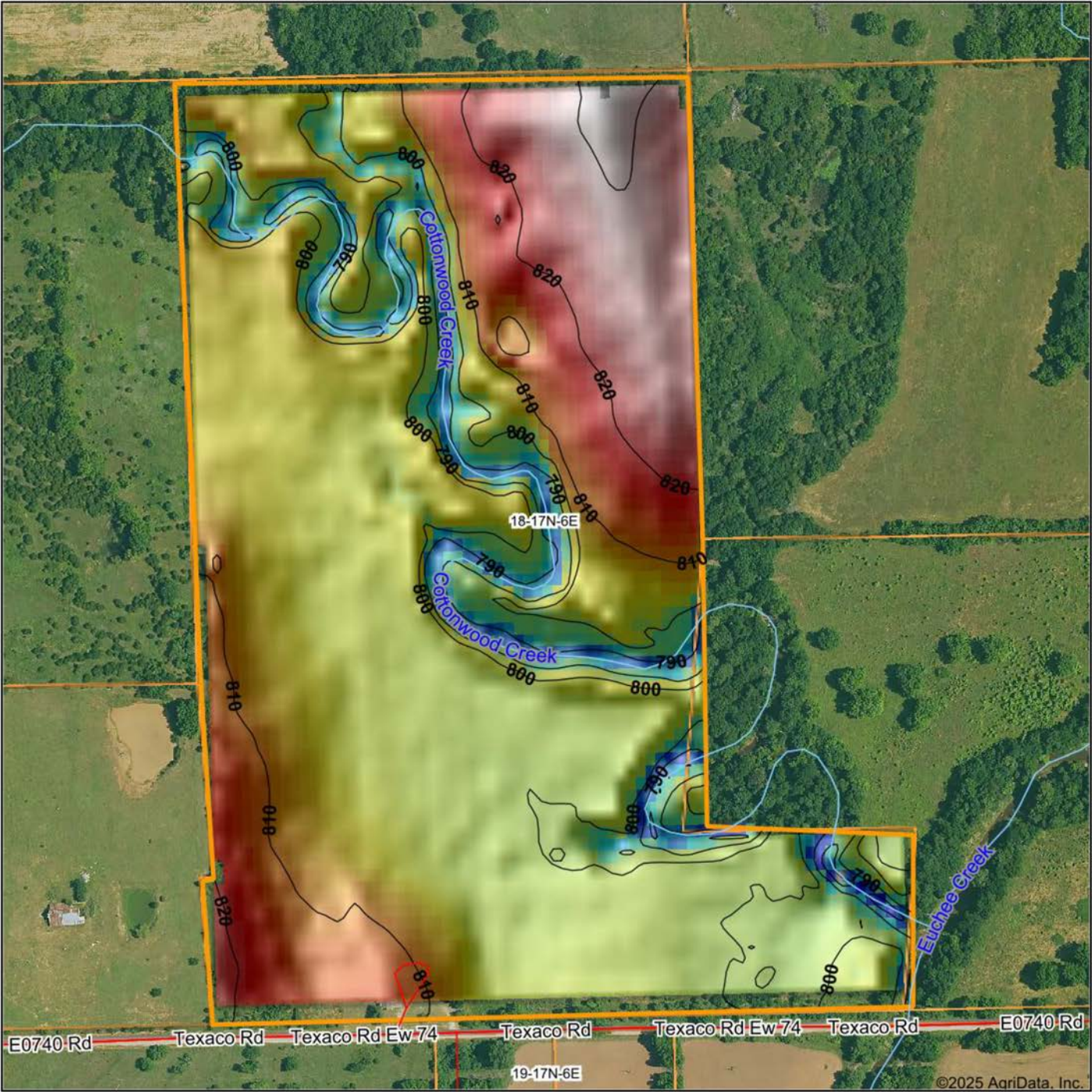
Moving northeast across the property, you'll find Cottonwood Creek, flowing year-round and enhancing both the aesthetics and functionality of the land. Just beyond the creek lies a secluded, spring-fed pond.



AERIAL MAP



HILLSHADE MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 10 meter dem
Interval(ft): 10
Min: 775.5
Max: 831.7
Range: 56.2
Average: 805.4
Standard Deviation: 10.37 ft

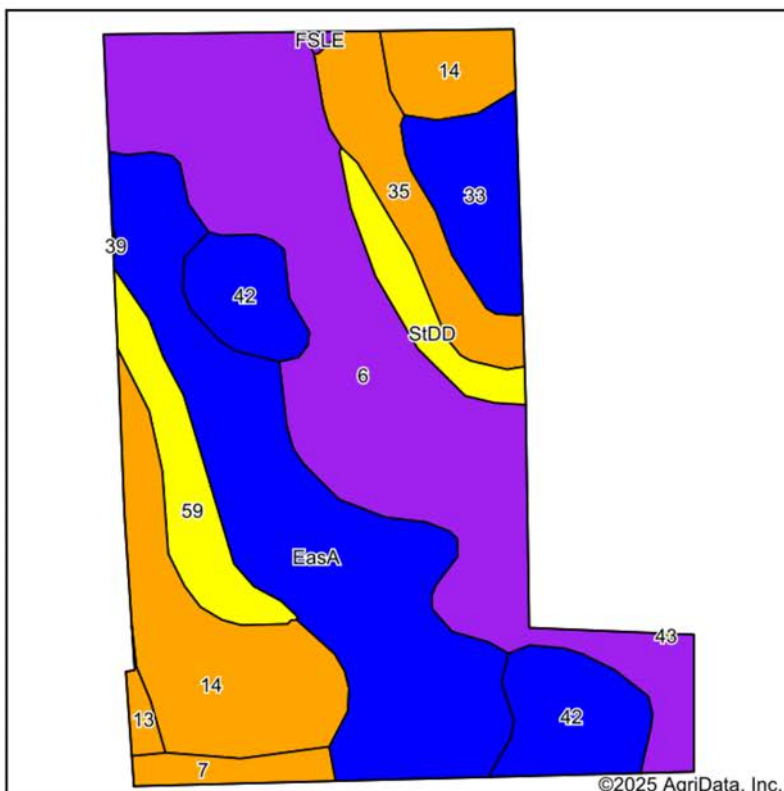


5/31/2025

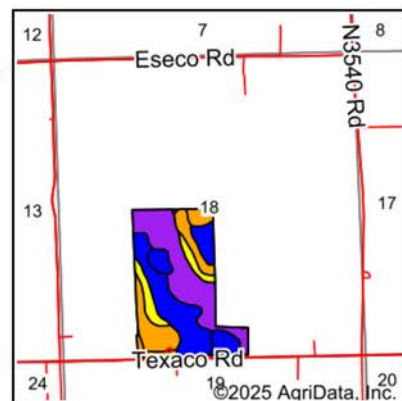
18-17N-6E
Payne County
Oklahoma

Boundary Center: 35° 56' 44.92, -96° 42' 21.47

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Payne**
 Location: **18-17N-6E**
 Township: **Cushing**
 Acres: **89.68**
 Date: **5/31/2025**



Maps Provided By:

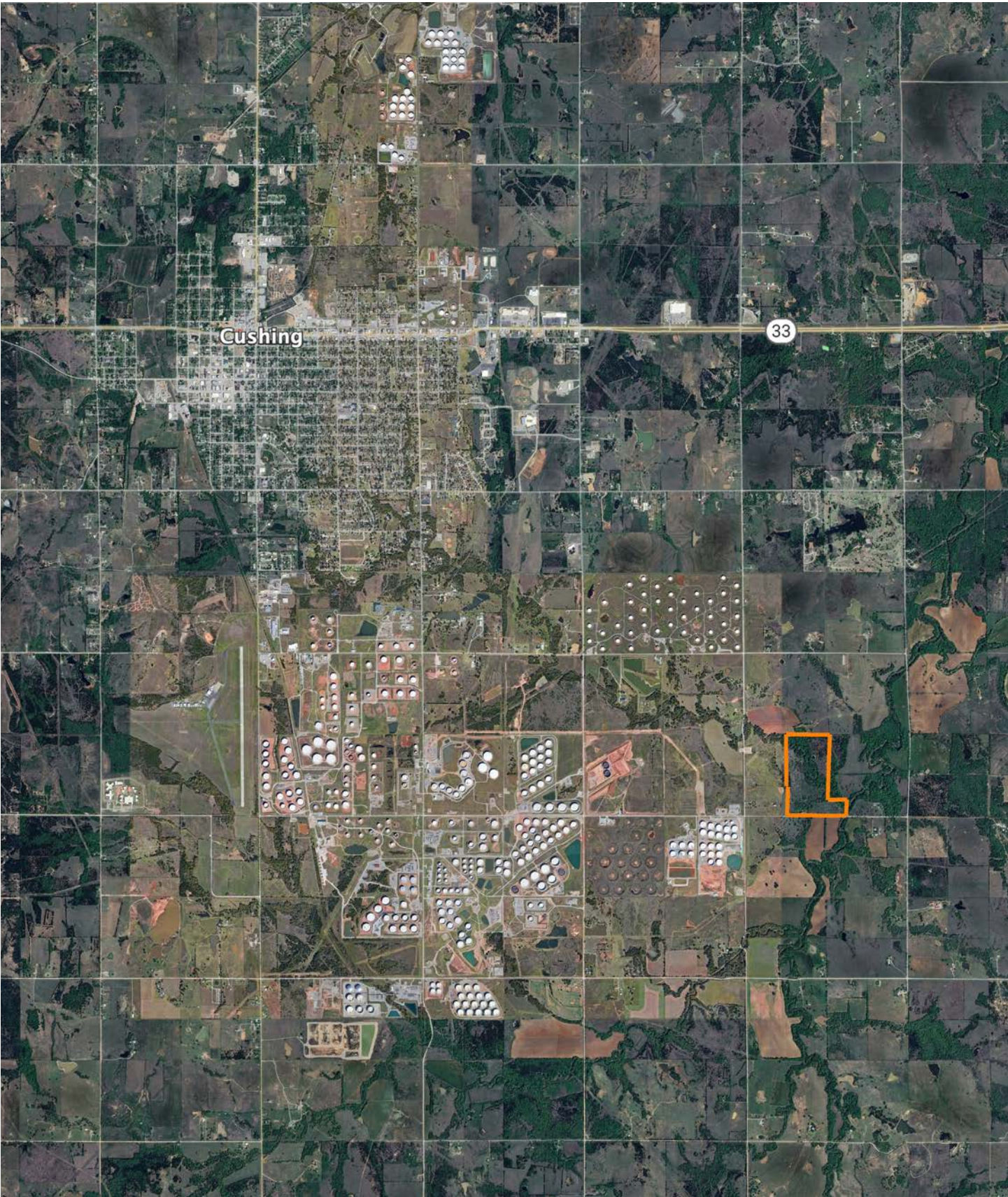


Area Symbol: OK119, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
6	Pulaski fine sandy loam, 0 to 1 percent slopes, frequently flooded	28.58	31.9%		> 6.5ft.	Vw	6672	44	44	42	43	11
EasA	Easpor loam, 0 to 1 percent slopes, occasionally flooded	21.17	23.6%		> 6.5ft.	Ilw	6020	63	52	51	62	45
14	Agra silt loam, 3 to 5 percent slopes, eroded	12.56	14.0%		> 6.5ft.	Ille	2486	53	38	53	48	39
42	Ashport silty clay loam, 0 to 1 percent slopes, occasionally flooded	7.70	8.6%		> 6.5ft.	Ilw	5917	71	69	58	71	39
35	Norge loam, 3 to 5 percent slopes, eroded	5.40	6.0%		> 6.5ft.	Ille	0	60	55	58	60	42
33	Norge loam, 1 to 3 percent slopes	4.63	5.2%		> 6.5ft.	Ile	4705	68	49	56	68	43
59	Konawa and Teller soils, 3 to 8 percent slopes, eroded	4.55	5.1%		> 6.5ft.	Ive	0	51	50	49	50	43
StDD	Stephenville-Darnell complex, 3 to 8 percent slopes, rocky	2.77	3.1%		1.9ft. (Paralithic bedrock)	Ive	3204	29	29	24	17	12
7	Chickasha fine sandy loam, 3 to 5 percent slopes, eroded	1.63	1.8%		4.8ft. (Paralithic bedrock)	Ille	3026	54	46	50	54	44
13	Agra silt loam, 3 to 5 percent slopes	0.57	0.6%		> 6.5ft.	Ille	4000	66	63	66	60	58

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

When it comes to discussing land or habitat improvement, Will Pester's enthusiasm and passion for the outdoors always shine through. Will was born and raised in Pawhuska, Oklahoma, a little over an hour's drive north of Tulsa. Here, he graduated from Pawhuska High School, went on to attend Rogers State University in Claremore, then obtained a Bachelor's Degree in fire protection and safety technology engineering from Oklahoma State in Stillwater.

For several years, Will worked in the Oil and Gas Industry, specializing in safety and pipeline inspection. At Midwest Land Group, he's able to use his experience in investigation and analysis to market the unique features your land has to offer to potential buyers.

When he's not working, you can often find him chasing mature whitetails with his bow, fishing with his kids, golfing, and traveling with his wife. He also serves as a coach for his son's basketball and football teams. Will lives in Pawhuska with his wife Jeri, sons Beck and Penn, and daughter Karter. If you're ready to buy or sell, give Will a call.



WILL PESTER, LAND AGENT
918.578.9353
WPester@MidwestLandGroup.com



MidwestLandGroup.com

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