

MIDWEST LAND GROUP PRESENTS

45 ACRES IN

PAYNE COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

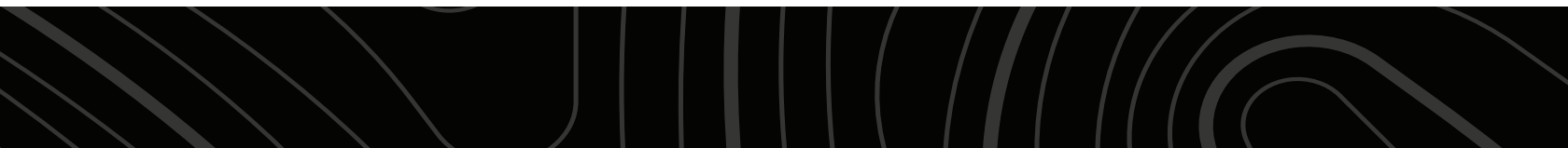
ABSOLUTELY PERFECT 45 +/- ACRES WITH RIVER ACCESS IN PAYNE COUNTY

This 45 +/- acre property in Payne County, Oklahoma, offers a rare combination of natural beauty, usable land, and convenient access just minutes from Cushing. With access to the Cimarron River, the property offers a beautiful natural setting along with recreational opportunities. Approximately half of the acreage consists of open green pasture, while the remainder features diverse terrain with multiple elevation changes, wooded draws, natural funnels, pinch points, and mature timber. The varying topography creates several potential build sites and gives the property a character and feel that is difficult to find this close to town.

The timber is one of the property's standout features, with mature pecan trees, red oak, and white oak scattered throughout the property. An established trail system winds through the acreage, providing access to different areas while allowing you to experience the property's changing terrain, timber, and views. The combination of

open pasture, mature hardwoods, elevation changes, natural draws, and access to the Cimarron River creates an exceptional setting for recreation, hunting, livestock, or simply enjoying the outdoors.

Rural water and electric are already on the property, adding tremendous value and making the multiple potential build sites even more appealing. From the elevated portions of the property, you can take in amazing views across the surrounding countryside, while the varied terrain provides a sense of privacy and seclusion. I personally love this property because it has so much of what makes Oklahoma land special—Cimarron River access, mature timber, open pasture, significant changes in elevation, established trails, utilities, multiple potential build sites, and beautiful views, all just minutes from Cushing. This is a property with the versatility to build, recreate, hunt, or simply enjoy for years to come.



PROPERTY FEATURES

COUNTY: **PAYNE** | STATE: **OKLAHOMA** | ACRES: **45**

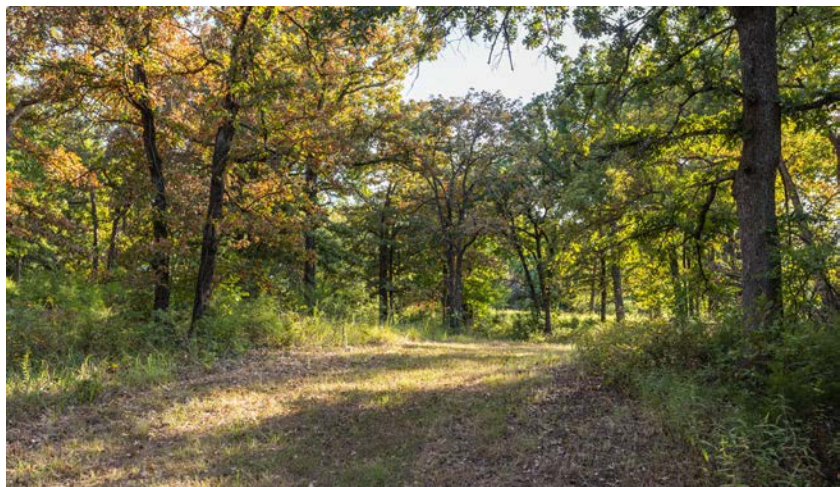
- Trail system
- Diverse terrain
- Healthy pasture
- River access
- Mature trees
- Hunting
- Livestock
- Scenic views
- Potential build sites
- Utilities on property
- Privacy



HEALTHY PASTURE



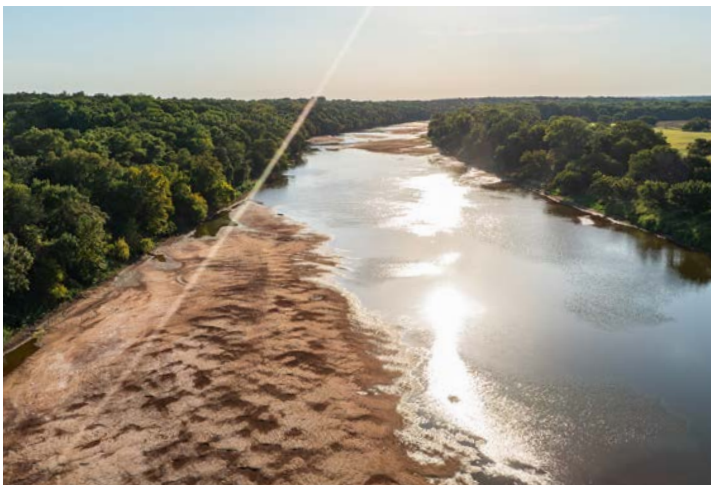
MATURE TREES



UTILITIES ON PROPERTY



RIVER ACCESS

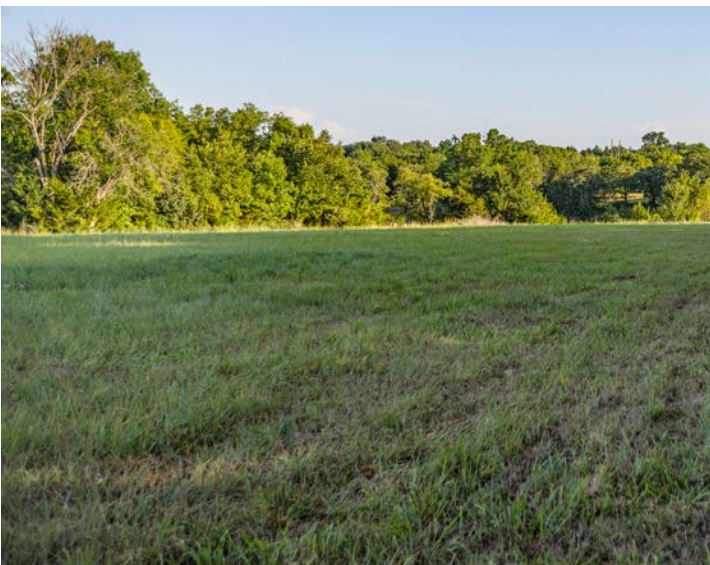


TRAIL SYSTEM

An established trail system winds through the acreage, providing access to different areas while allowing you to experience the property's changing terrain, timber, and views.



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 772.5

Max: 884.0

Range: 111.5

Average: 846.1

Standard Deviation: 27.69 ft

0ft 510ft 1021ft

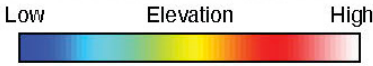
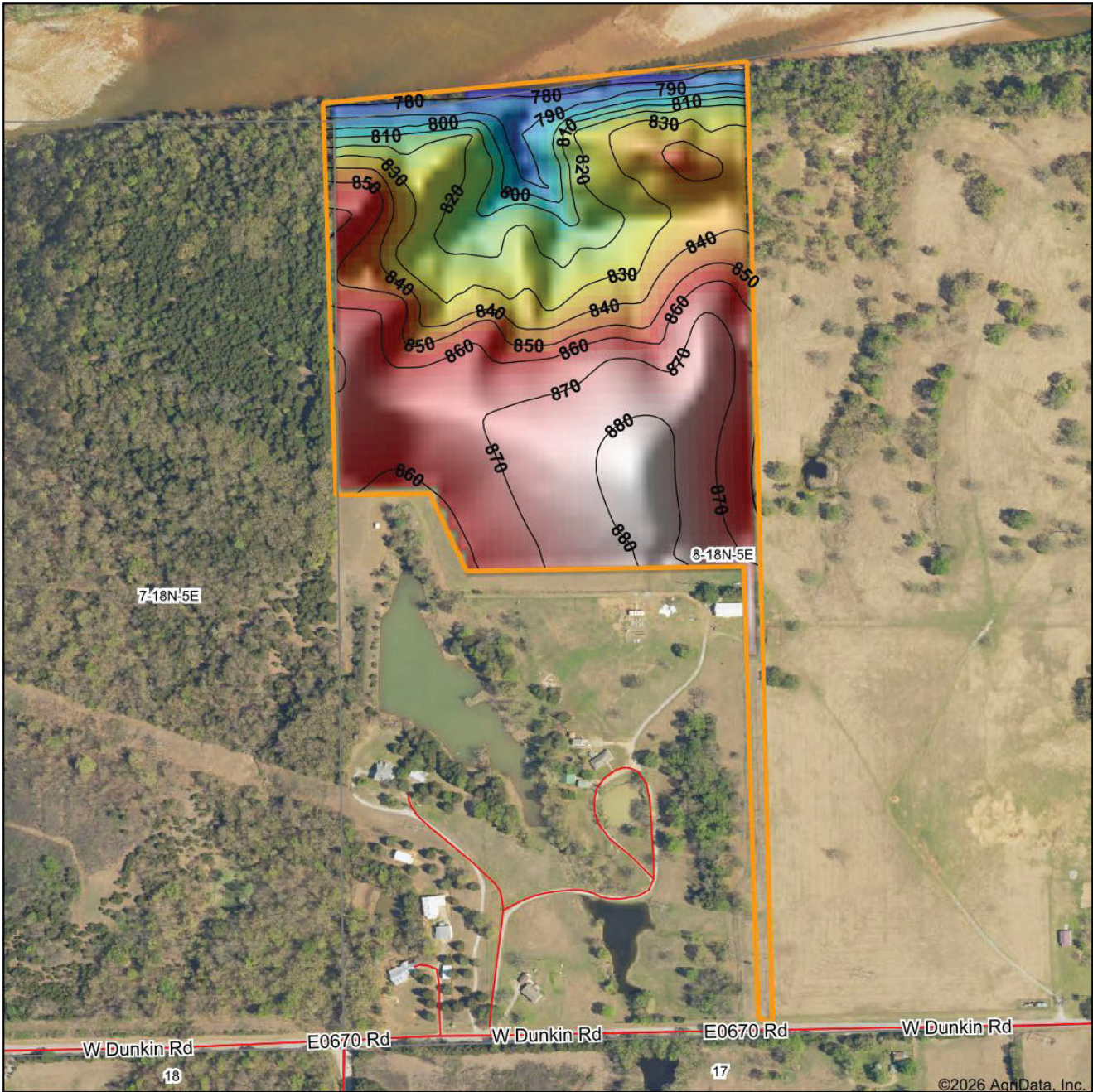


9/25/2026

8-18N-5E
Payne County
Oklahoma

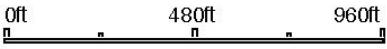
Boundary Center: 36° 2' 51.89, -96° 48' 1.28

HILLSHADE MAP



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Source: USGS 10 meter dem
Interval(ft): 10
Min: 772.5
Max: 884.0
Range: 111.5
Average: 846.1
Standard Deviation: 27.69 ft

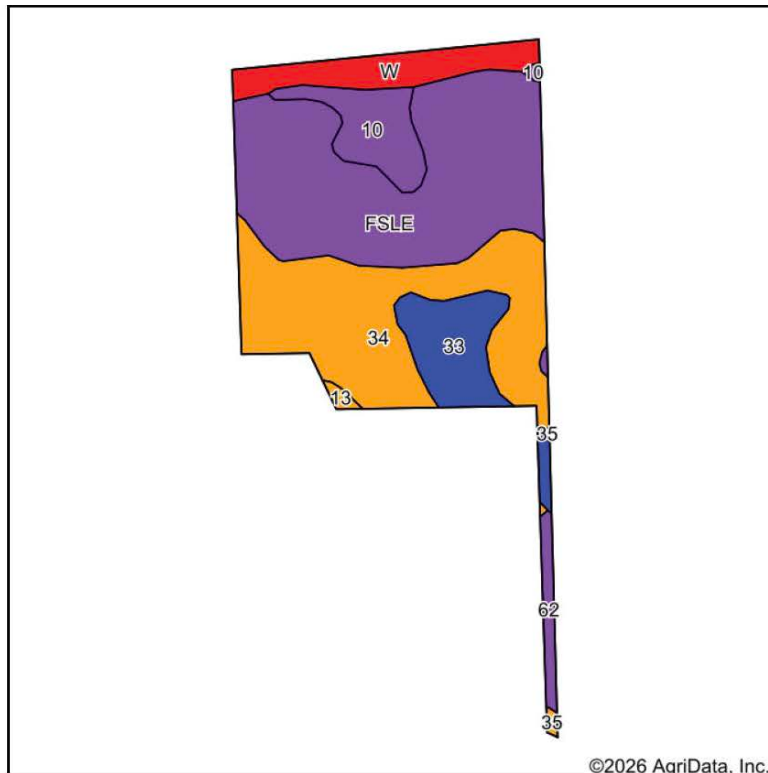


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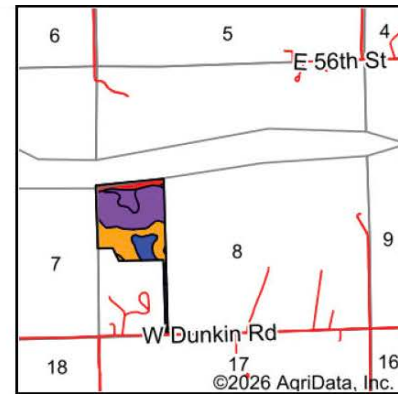
8-18N-5E
Payne County
Oklahoma

Boundary Center: 36° 2' 51.89, -96° 48' 1.28

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Payne**
 Location: **8-18N-5E**
 Township: **Cushing**
 Acres: **44.8**
 Date: **9/25/2026**



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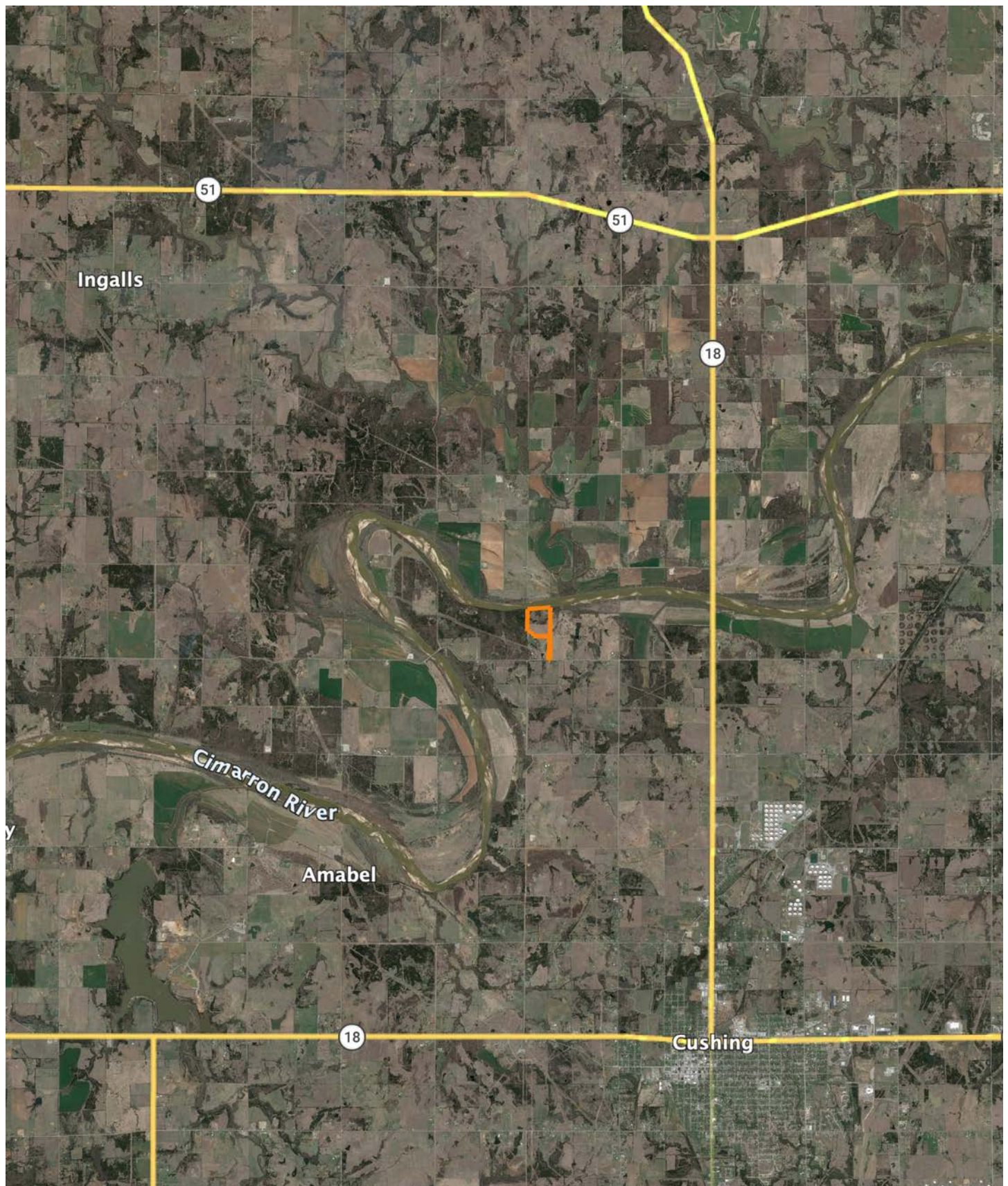


Area Symbol: OK119, Soil Area Version: 25										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
FSLE	Foraker-Shidler-Lucien complex, 1 to 12 percent slopes, very rocky	18.43	41.1%		Vle	3058	28	26	19	19
34	Norge loam, 3 to 5 percent slopes	13.86	30.9%		IIle	4645	71	61	63	71
33	Norge loam, 1 to 3 percent slopes	4.26	9.5%		Ile	4705	68	49	56	68
W	Water	3.67	8.2%		VIII	0				
10	Darnell-Rock outcrop complex, 8 to 45 percent slopes	3.34	7.5%		Vlle	1740	17	17	12	12
62	Mulhall loam, 3 to 5 percent slopes, gullied	0.90	2.0%		Vle	0	37	5	7	37
13	Agra silt loam, 3 to 5 percent slopes	0.21	0.5%		IIle	4000	66	63	66	60
35	Norge loam, 3 to 5 percent slopes, eroded	0.13	0.3%		IIle	0	60	55	58	60
Weighted Average					4.91	3290.9	*n 42.4	*n 36.1	*n 34.1	*n 38.3

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



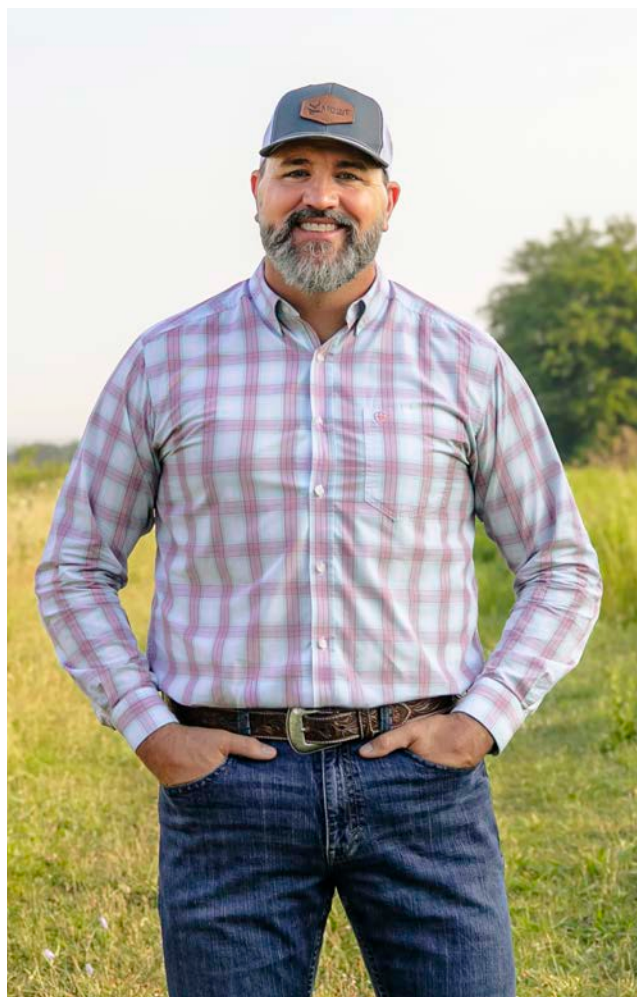
AGENT CONTACT

Jonathan Honeyman believes every piece of land has a story, and the best real estate relationships begin by understanding the people behind it. Born in Tulsa and now living in Broken Arrow, Jonathan has spent a lifetime connected to Oklahoma's rural landscape while raising his three children, Bella, Lyla, and JW. From hunting and fishing throughout his youth to spending time on his grandmother's ranch and learning tree identification while working around his father's nursery, his appreciation for the land was built through firsthand experience.

Before joining Midwest Land Group, Jonathan spent more than 20 years in business-to-business sales, developing the ability to build relationships, understand clients' goals, and negotiate solutions that create successful outcomes. He now brings those same skills to helping buyers and sellers confidently navigate the land market.

An avid hunter and outdoorsman with a passion for cattle and horses, Jonathan understands what ranchers value in productive ground and what deer and turkey hunters look for in quality recreational property. His firsthand experience gives him a practical understanding of the features that make land valuable.

Above all, Jonathan is committed to serving every client with honesty and integrity. The Honeyman name has stood for strong character in his family for generations, and he works hard to uphold that reputation by providing knowledgeable guidance, clear communication, and exceptional service throughout every transaction.



JONATHAN HONEYMAN,
LAND AGENT
539.370.8030

JHoneyman@MidwestLandGroup.com



MidwestLandGroup.com

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