

**160± Acres | Livestock Facilities, Ponds, Timber &  
12,000± SF Building  
E 800 Rd  
Tryon, OK 74875**

**\$720,000**  
160± Acres  
Lincoln County



**160± Acres | Livestock Facilities, Ponds, Timber & 12,000± SF Building**  
**Tryon, OK / Lincoln County**

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**SUMMARY**

**Address**

E 800 Rd

**City, State Zip**

Tryon, OK 74875

**County**

Lincoln County

**Type**

Ranches, Hunting Land, Recreational Land

**Latitude / Longitude**

35.855293 / -96.95928

**Acreage**

160

**Price**

\$720,000

**Property Website**

<https://greatplainslandcompany.com/detail/160-acres-livestock-facilities-ponds-timber-12-000-sf-building-lincoln-oklahoma/118603/>



## 160± Acres | Livestock Facilities, Ponds, Timber & 12,000± SF Building Tryon, OK / Lincoln County

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### **PROPERTY DESCRIPTION**

Just south of Tryon off Highway 105, this 160± acre tract offers an excellent opportunity for a rancher looking to expand acreage or a buyer seeking a versatile property for ranching, recreation, hunting, or a future homesite.

The property is fenced and cross-fenced and features multiple holding pens and working facilities, making it well suited for livestock operations. A 12,000± sq. ft. steel building is also located on the property and offers substantial potential for a variety of uses. The building and surrounding area have been used as a grow facility in recent years and will require some cleanup and restoration, but the size and structure provide an excellent foundation for a new owner.

The land includes two ponds, approximately 35 acres of timber, and Dry Creek running east to west through the property. Two access points provide convenient entry, with the main entrance located off E 800 Rd and an additional access point off N 3390 Rd. The property is only about half a mile from Highway 105, providing easy access to several nearby communities.

Perkins is approximately 20 minutes away and offers the Payne County Stockyards, while Chandler and Wellston are also roughly 20 minutes away and provide access to the Turner Turnpike. Tulsa is approximately 1 hour and 15 minutes away, with the Oklahoma City metro approximately 1 hour away.

Beyond its ranching potential, this property could make an excellent quarter-section homesite with plenty of room for recreation, hunting, and livestock. Lincoln County has a strong reputation for quality deer, and the combination of timber, water, and creek habitat provides excellent wildlife habitat and hunting potential.

With some cleanup around the shop and improvements to the existing facilities, this property has the potential to become a very productive and versatile ranch in a convenient location.

For more information or to set up a showing call Jackson Greene @ [405-503-0878](tel:405-503-0878)

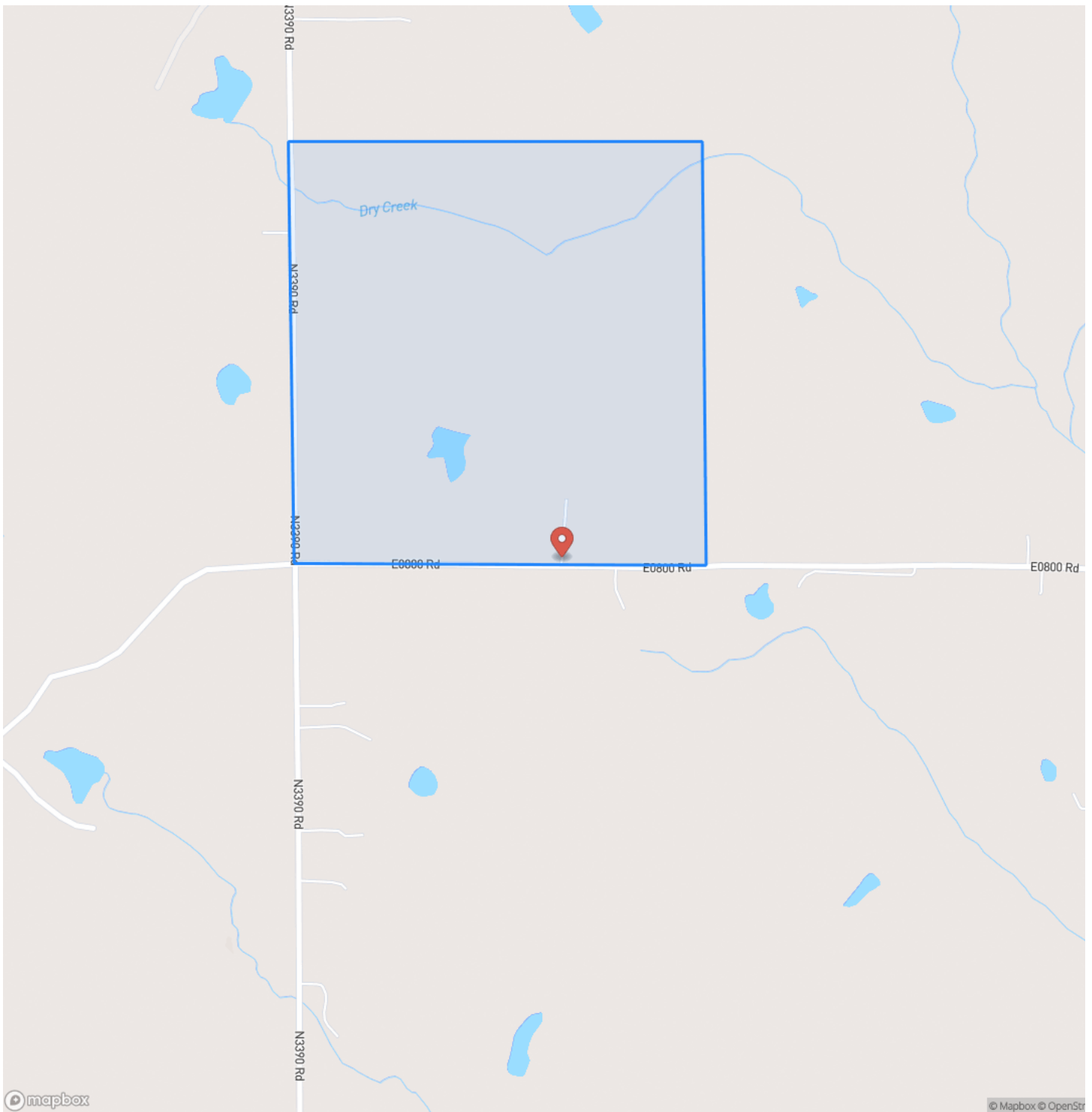


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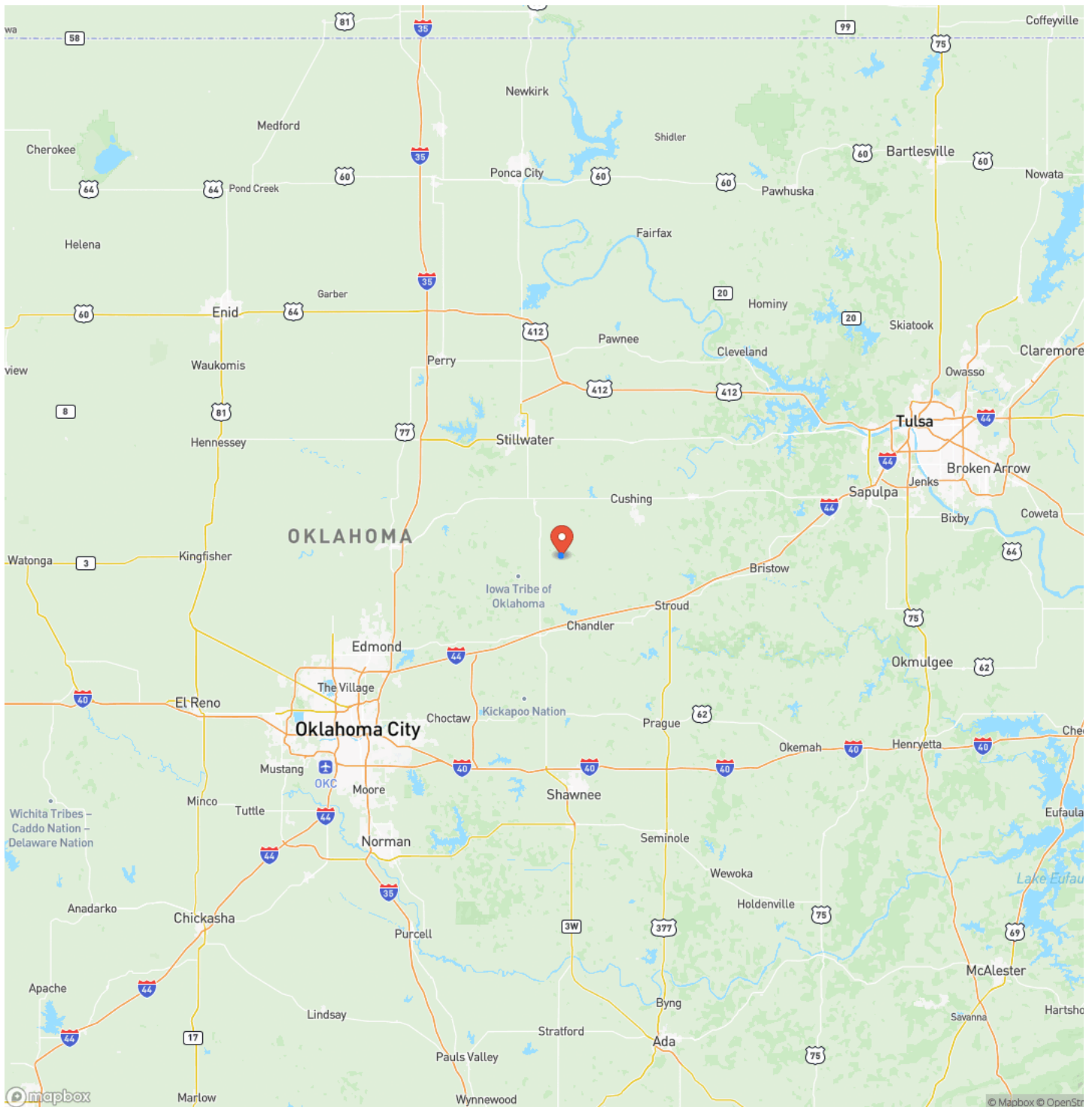
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## Locator Map



## Locator Map



GREAT PLAINS

LAND CO.

160± Acres | Livestock Facilities, Ponds, Timber & 12,000± SF Building  
Tryon, OK / Lincoln County

## Satellite Map



160± Acres | Livestock Facilities, Ponds, Timber & 12,000± SF Building  
Tryon, OK / Lincoln County

LISTING REPRESENTATIVE  
For more information contact:



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Jackson Greene  
**Mobile**  
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**Email**  
Jackson@greatplains.land  
**Address**  
501 North Walker Avenue  
**City / State / Zip**  
Oklahoma City, OK 73102-1622

NOTES

Notes section with multiple horizontal lines for text entry.

## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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**Great Plains Land Company**  
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