SVM 15 with Big Barn
13489 S County Line Rd
Cashion, OK 73016

$850,000
15± Acres
Kingfisher County







SUMMARY

Address
13489 S County Line Rd

City, State Zip
Cashion, OK 73016

County
Kingfisher County

Type
Undeveloped Land

Latitude / Longitude
35.740569 / -97.678201

Dwelling Square Feet
6,000

Acreage
15

Price
$850,000

Property Website
americas.land







PROPERTY DESCRIPTION

A wide open canvas awaits your vision at SVM 15 with Big Barn, a sprawling 15-acre property nestled in the heart of Oklahoma. This undeveloped land offers an opportunity to craft your dream estate, recreational haven, or agricultural venture from the ground up, all right here in the serene beauty of Kingfisher County. Imagine the possibilities as you explore this generous parcel, ready for your development.

Location

Situated in the community of Cashion, Oklahoma, this property at 13489 S County Line Rd offers the perfect blend of rural tranquility and convenient access. Located within Kingfisher County, residents enjoy the peaceful pace of country living while remaining connected to nearby amenities. The zip code of 73016 further defines this desirable setting, promising a lifestyle of peace and potential.

Land and terrain

This expansive 15-acre parcel presents a versatile landscape, ready to accommodate a variety of development plans. The terrain offers a natural foundation for any project, from building a custom home to establishing agricultural operations or creating recreational spaces. Its undeveloped nature ensures a blank slate, allowing a buyer to shape the land to their exact specifications and desires.

Improvements and infrastructure

The property features a significant "big barn," (6000 square feet and an additional apron of 1000 Square feet) providing immediate utility and a strong starting point for any future endeavors. This existing structure offers valuable storage, workspace, or potential for conversion, adding considerable value and flexibility to the land. The presence of this barn enhances the property's appeal, offering a tangible asset for immediate use.

Water and utilities

The new owners will appreciate the freedom to establish their preferred water source and utility connections tailored to their specific needs. This flexibility allows for the installation of modern and efficient solutions, providing the ultimate control over resource management and infrastructure development.

Wildlife and vegetation

The natural environment of this 15-acre property offers a rich habitat, inviting a diverse range of local wildlife to roam freely. The existing vegetation provides a beautiful backdrop and contributes to the area's ecological balance, offering opportunities for nature observation and enjoying the outdoors. Buyers can cultivate and enhance the natural flora to create their desired landscape.

Current and potential use

Currently presented as undeveloped land, this property holds potential for a variety of uses. Its acreage and existing barn make it ideal for agricultural pursuits, a private residential estate, or a recreational retreat. The possibilities are boundless, allowing a new owner to bring their unique vision to life, whether it's farming, building a dream home, or creating a personal sanctuary.

Access and easements

The property benefits from well-defined access via 13489 S County Line Rd, ensuring ease of entry and exit. The specifics of road type and frontage are open for a buyer to explore and optimize, ensuring seamless connectivity to the surrounding areas. Any easements will be clearly detailed, providing transparency and clarity for development.

Contact us today to learn more or to schedule a visit and explore the potential of SVM 15 with Big Barn.





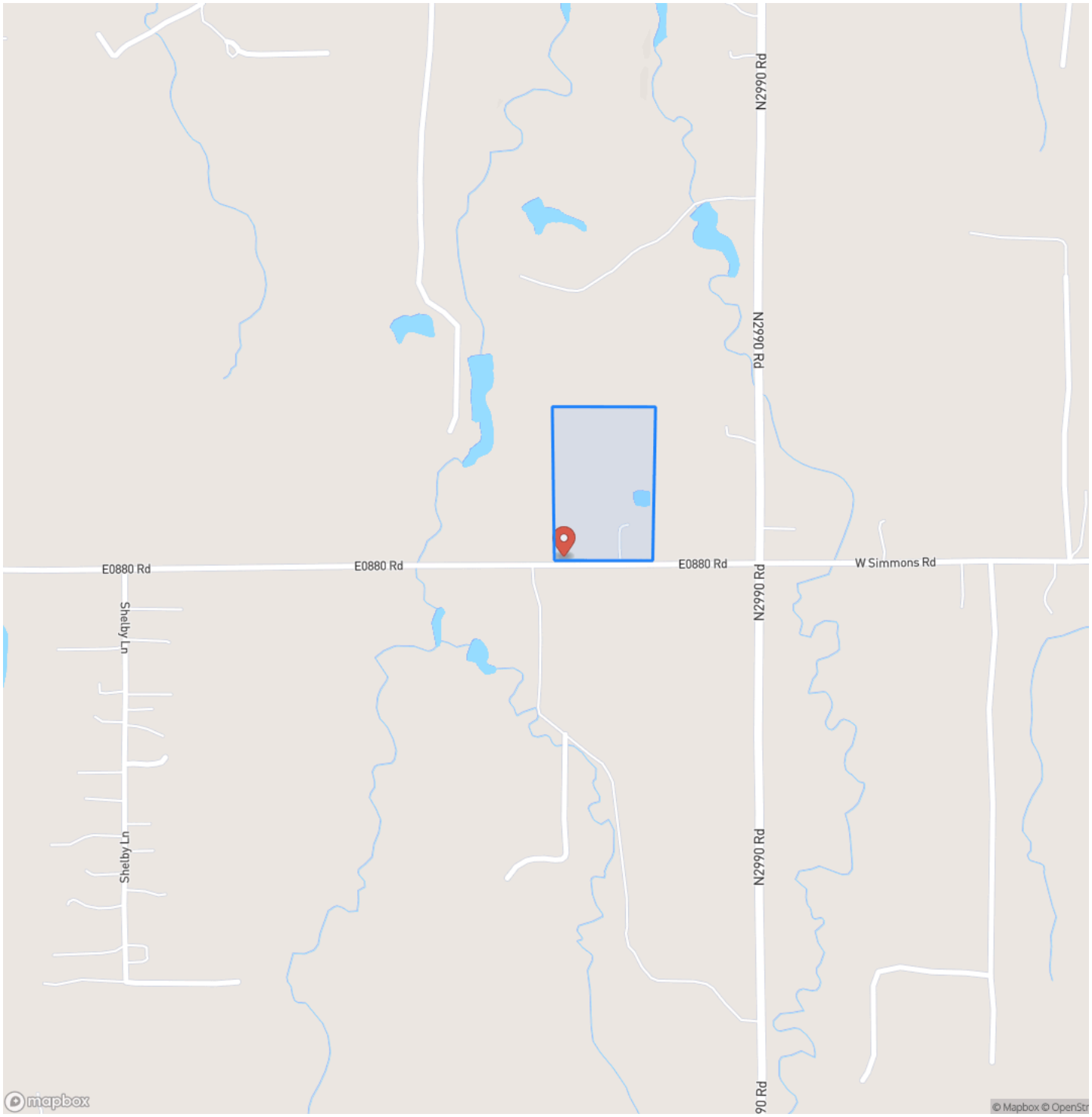




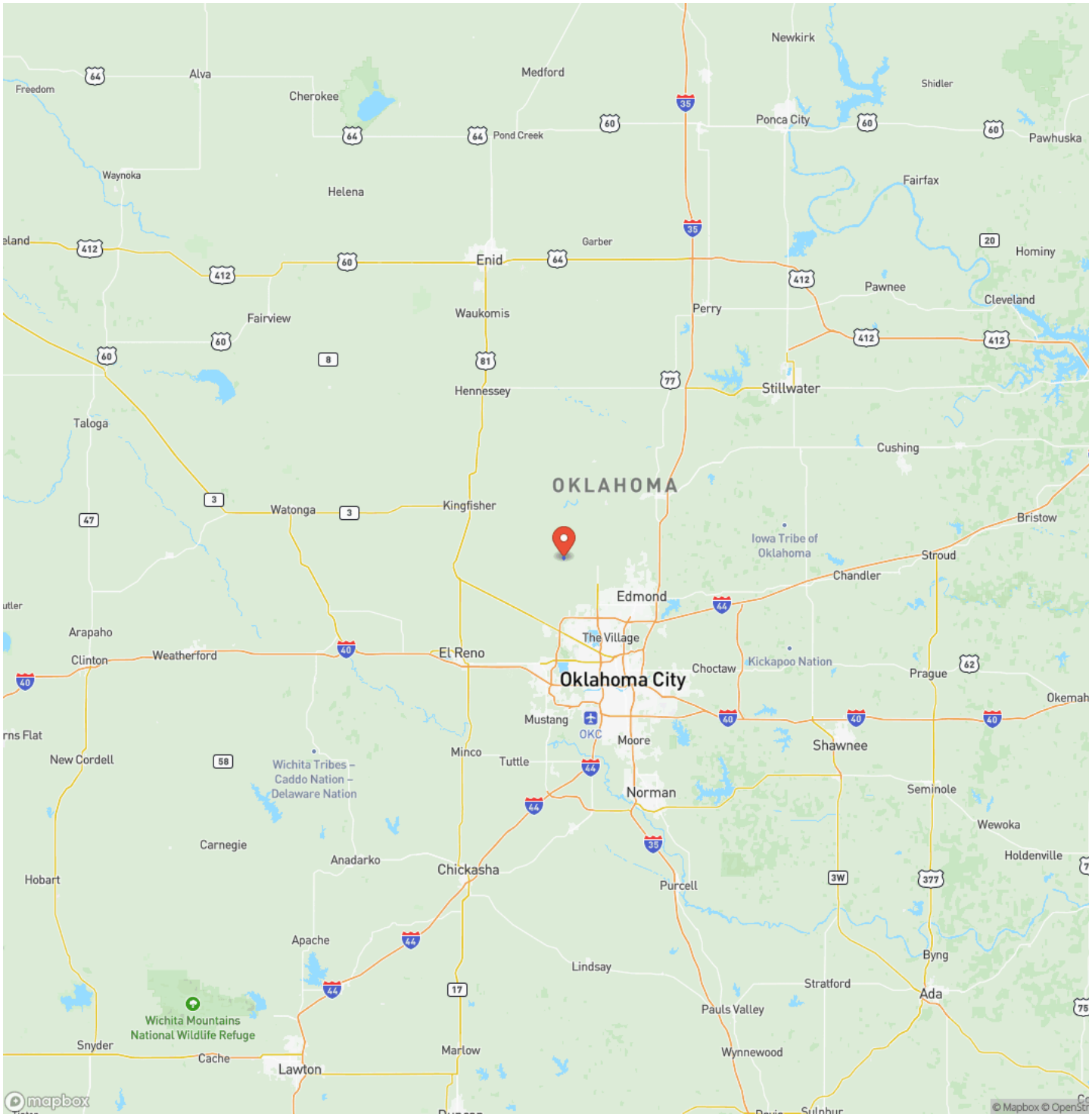




Locator Map


E0880 Rd
E0880 Rd
E0880 Rd
W Simmons Rd
N2990 Rd
N2990 Rd
N2990 Rd
Shelby Ln
Shelby Ln
mapbox
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Locator Map


Newkirk
Alva
Medford
Freedom
Cherokee
Shidler
Ponca City
Pond Creek
Pawhuska
Waynoka
Helena
Fairfax
Garber
Enid
Hominy
Pawnee
Cleveland
Fairview
Waukomis
Perry
Hennessey
Stillwater
Taloga
Cushing
OKLAHOMA
Watonga
Kingfisher
Bristow
Iowa Tribe of Oklahoma
Stroud
Chandler
Edmond
Arapaho
The Village
Clinton
Weatherford
El Reno
Choctaw
Kickapoo Nation
Oklahoma City
Prague
Okemah
Mustang
OKC
Moore
Shawnee
New Cordell
Minco
Tuttle
Wichita Tribes – Caddo Nation – Delaware Nation
Norman
Seminole
Wewoka
Carnegie
Anadarko
Holdenville
Hobart
Chickasha
Purcell
Apache
Lindsay
Byng
Stratford
Ada
Wichita Mountains National Wildlife Refuge
Pauls Valley
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Satellite Map



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