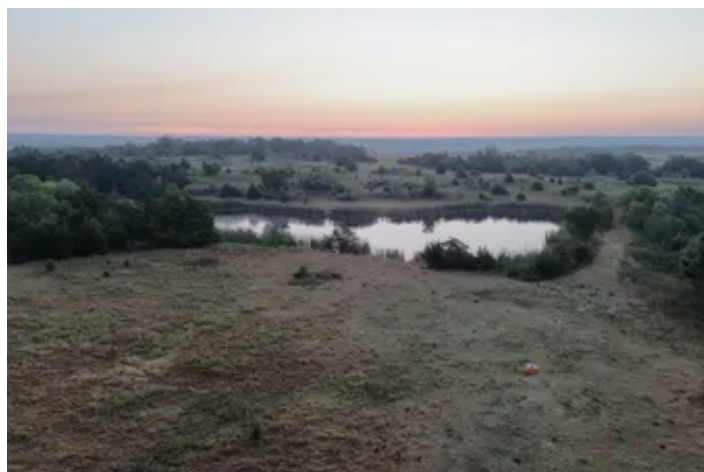


Payne Co 150 | I-35 Frontage | Mulhall Exit
19820 W 56th St
Mulhall, OK 73063

\$950,000
150± Acres
Payne County



**Payne Co 150 | I-35 Frontage | Mulhall Exit
Mulhall, OK / Payne County**

SUMMARY

Address

19820 W 56th St

City, State Zip

Mulhall, OK 73063

County

Payne County

Type

Hunting Land, Ranches, Recreational Land, Undeveloped Land,
Farms, Business Opportunity

Latitude / Longitude

36.060468 / -97.340633

Acreage

150

Price

\$950,000

Property Website

greatplainslandcompany.com



PROPERTY DESCRIPTION

150 Acres | I-35 Frontage | Mulhall Exit

This 150 acre property offers a rare combination of interstate frontage, excellent access, productive land, and future development potential. Located directly at the **Mulhall exit on I-35**, the property features approximately **mile of frontage along I-35** and another **mile of frontage along W 56th Street**. Properties positioned directly at an interstate exit are difficult to find, especially along this stretch of I-35, making this a unique opportunity for an investor, developer, agricultural buyer, or someone looking to hold land in the path of future growth.

Currently, the property offers good agricultural and recreational use with productive soils, grazing potential, two ponds, and rural water. Rural water runs along the south side of the property with an existing water tap located at the southwest corner. The combination of interstate visibility, county road frontage, utilities, and proximity to Oklahoma City, Edmond, Guthrie, and Stillwater also gives this property significant long-term potential. Whether utilized today for cattle and agriculture or held for future commercial development, this property offers several possibilities.

Property Highlights

- **150 total acres**
- Located directly at the **Mulhall exit on I-35**
- Approximately **mile of I-35 frontage**
- Approximately **mile of frontage along W 56th Street**
- Excellent visibility from I-35
- Convenient access directly off the interstate
- Rural water located along the south side of the property
- Existing **rural water tap at the southwest corner**
- **Two ponds** located on the west and southwest portions of the property
- Good pasture with excellent potential for **cattle grazing**
- Approximately **40 acres of Class II Zaneis-Huska Complex soils**, 1-5% slopes
- Good mixture of **Class III Grainola-Lucien Complex soils**, 1-5% slopes
- Productive land with a combination of agricultural and grazing potential
- Excellent access for livestock, equipment, and future improvements
- Strong potential as a **long-term land investment**
- Potential for future **commercial or interstate-related development**
- Possible future uses could include a **gas station or travel stop, RV park, commercial development, or other interstate-oriented business**, subject to zoning and applicable approvals

Location

- **42 minutes to Oklahoma City**
- **30 minutes to Edmond**
- **25 minutes to Stillwater**
- Quick access to Guthrie and surrounding communities
- Directly positioned along the **I-35 corridor**

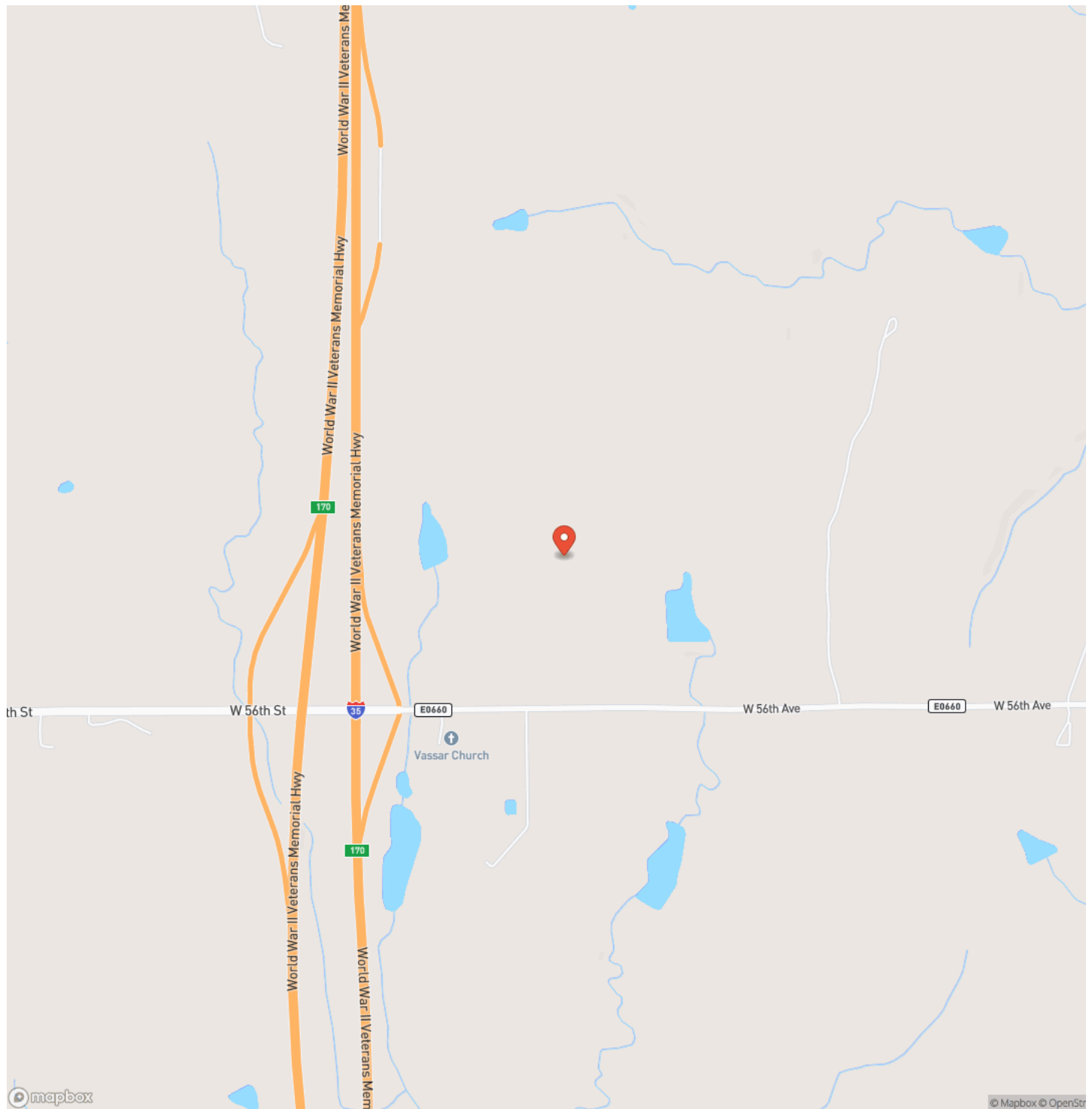
The location is what truly separates this property from a typical 150-acre tract. With extensive interstate and county road frontage, rural water availability, excellent visibility, and direct access at an I-35 exit, the property has the ability to serve multiple purposes. It can continue to be utilized as productive agricultural and grazing land today while offering the potential for a much different highest and best use in the future.

For buyers looking for land with **income-producing agricultural potential, interstate exposure, easy access, and future commercial possibilities**, this is a property worth taking a close look at.

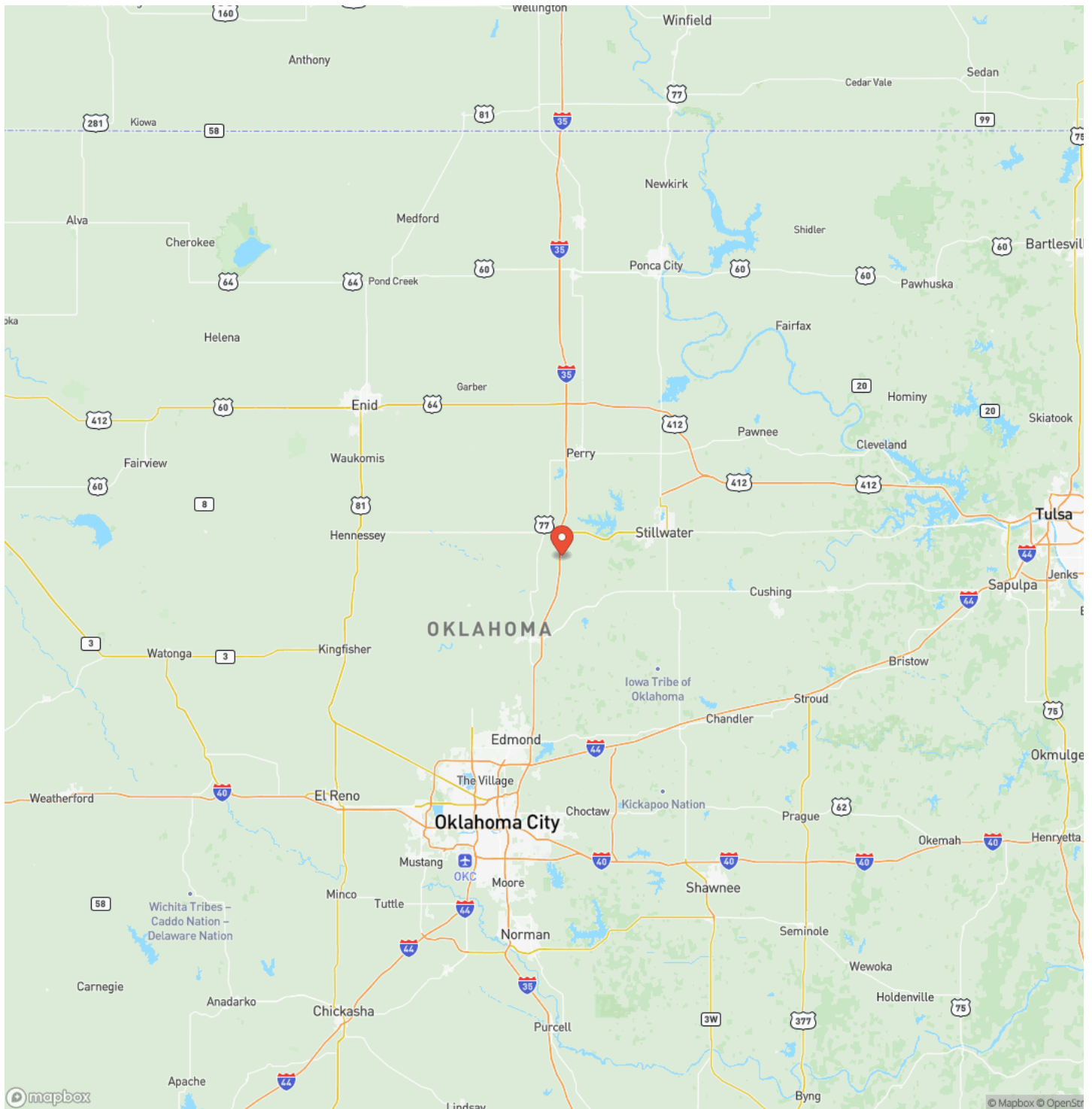




Locator Map



Locator Map



GREAT PLAINS

LAND CO

Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Kale Crocker

Mobile

(580) 216-8160

Email

kale@greatplains.land

Address

City / State / Zip

Stillwater, OK 74074

NOTES

[illegible]

[illegible]

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.



Great Plains Land Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
<https://greatplainslandcompany.com/>

