

Stillwater Acreage | Home & Development
N Brush Creek Rd.
Stillwater, OK 74075

\$652,500
58± Acres
Payne County



Stillwater Acreage | Home & Development

Stillwater, OK / Payne County

SUMMARY

Address

N Brush Creek Rd. null

City, State Zip

Stillwater, OK 74075

County

Payne County

Type

Undeveloped Land, Horse Property, Recreational Land

Latitude / Longitude

36.138528 / -97.01523

Acreage

58

Price

\$652,500

Property Website

<https://greatplainslandcompany.com/detail/stillwater-acreage-home-development-/payne/oklahoma/113628/>



PROPERTY DESCRIPTION

Located just outside the Stillwater city limits, this Payne County property offers a rare combination of productive agricultural land, scenic homesite potential, and long-term investment opportunity. With gently rolling topography, approximately 30 feet of elevation change, and expansive views across native grass pastures and two ponds, the property provides an ideal setting for a variety of uses.

Historically utilized for hay production and livestock grazing, the land is predominantly established in native grasses and is well suited for continued agricultural operations. The two ponds one being approximately 1/2 acre and the other roughly 1 acre in size enhance the property's beauty and recreational appeal.

For those envisioning a custom country home, this tract offers an outstanding homesite opportunity. Build your residence tucked back from the road and enjoy pasture views, tranquil pond settings, Oklahoma sunsets, and the privacy of rural living, all while remaining just minutes from the conveniences of Stillwater.

The property's location also presents exceptional long term development potential. With residential growth steadily expanding around Stillwater and demand for larger rural homesites continuing to increase, this acreage is well positioned for future development into estate sized lots, making it an attractive investment for developers and land investors alike.

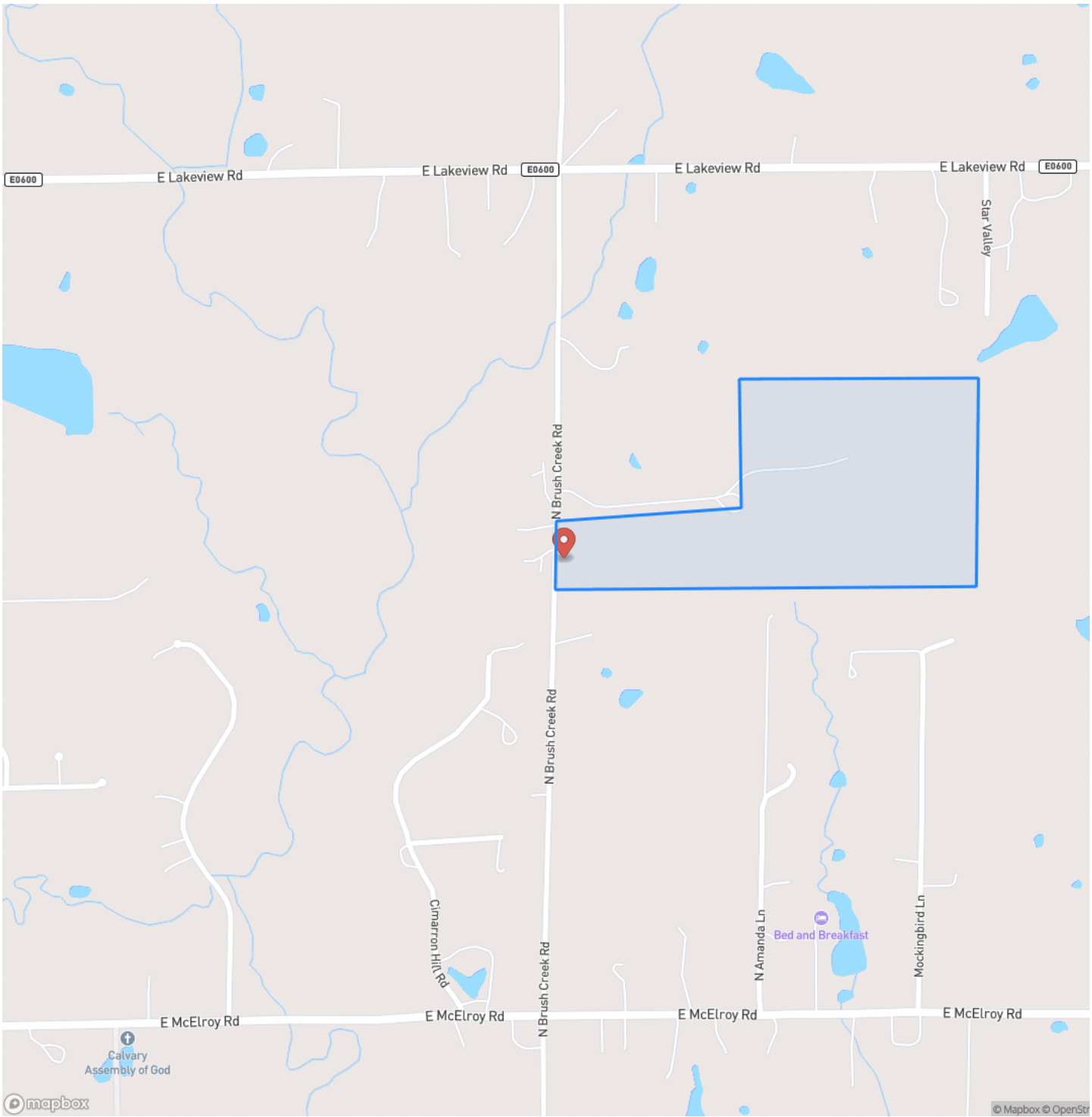
Conveniently located near Oklahoma State University, the property benefits from one of Oklahoma's most dynamic communities. Stillwater offers a vibrant mix of shopping, restaurants, healthcare, entertainment, and year round Cowboy athletics, while also serving as a nationally recognized center for agriculture, veterinary medicine, and engineering. The nearby Payne County Expo Center hosts livestock shows, equestrian events, rodeos, agricultural exhibitions, and numerous 4-H and FFA activities, reinforcing the area's strong agricultural heritage and appeal to ranchers and horse enthusiasts.

Whether you're searching for productive pastureland, the perfect place to build your dream home, an equestrian property, or an investment with future development potential, this outstanding Payne County tract offers the versatility, location, and opportunity!

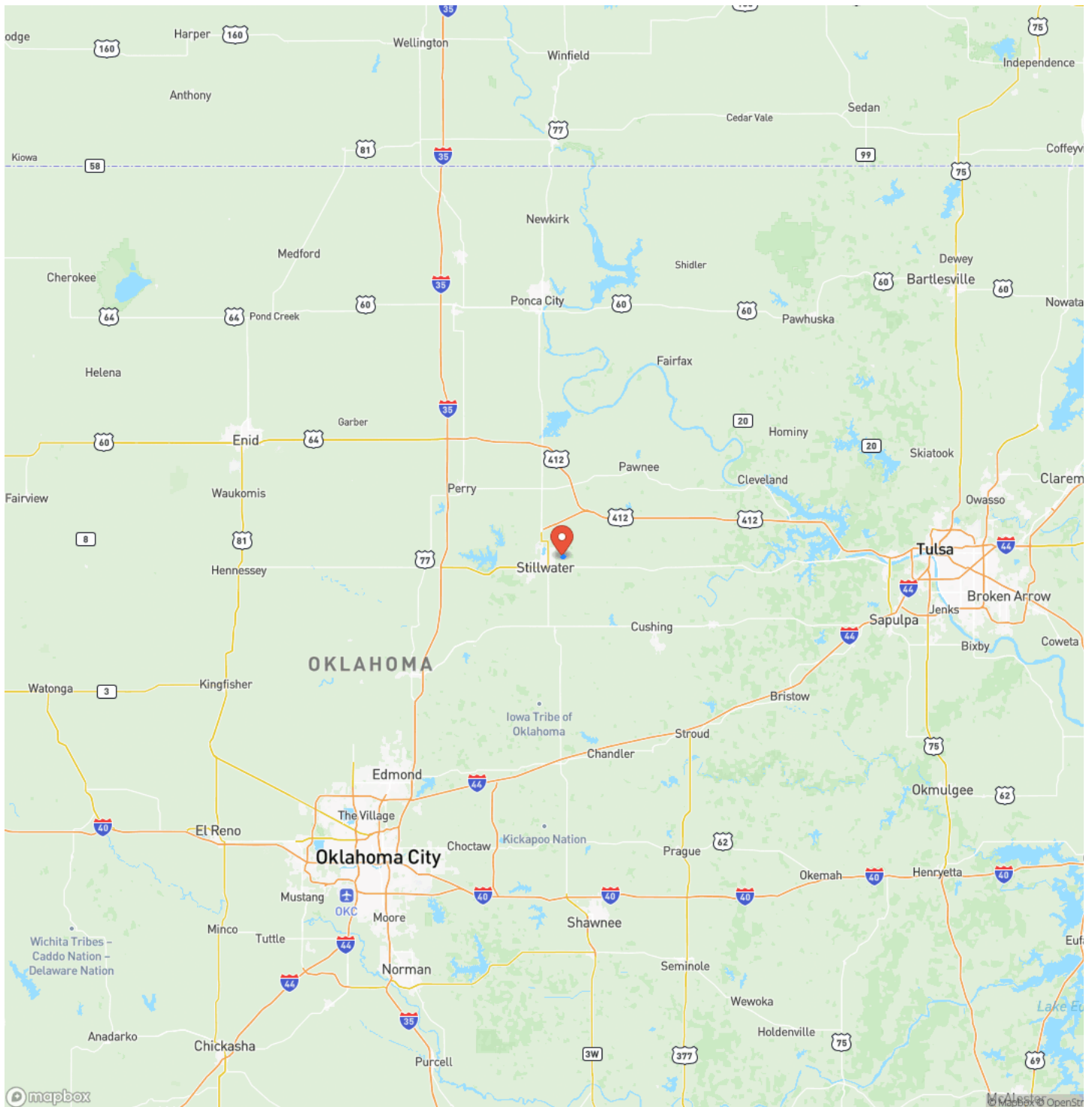
Call Jackson Greene @ [405-503-0878](tel:405-503-0878) for questions or to set up a showing.



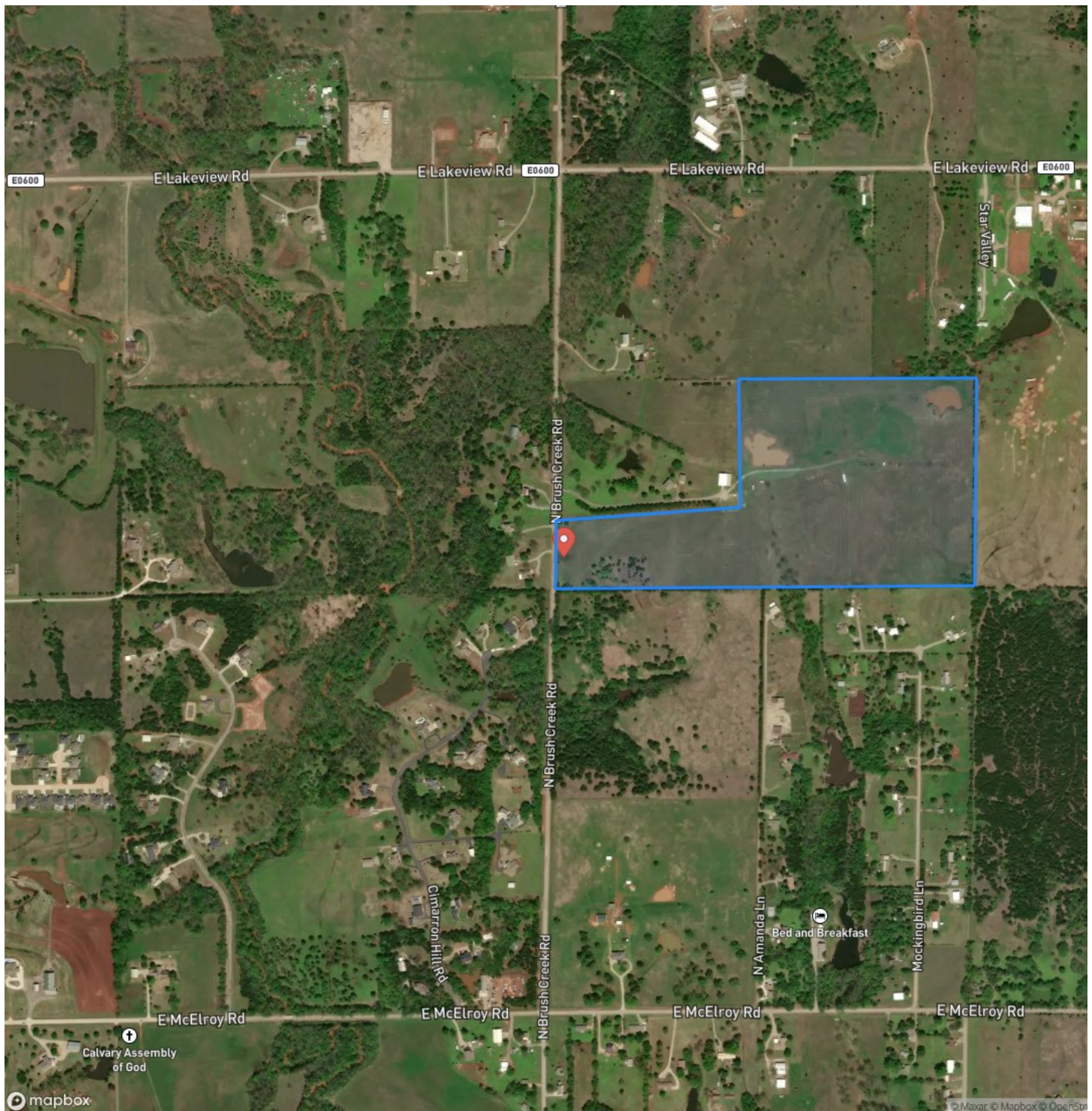
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jackson Greene

Mobile

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Email

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Address

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City / State / Zip

Oklahoma City, OK 73102-1622

NOTES

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DISCLAIMERS

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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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