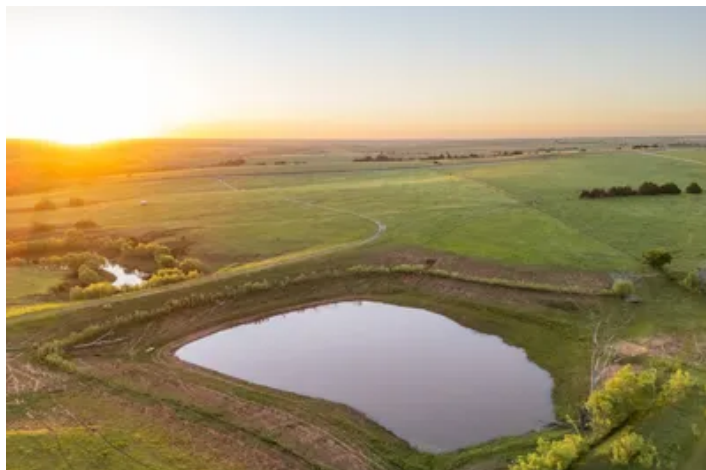


Weatherford Creek Bottom Hunting
N 2370 Rd
Weatherford, OK 73096

\$1,060,000
320± Acres
Custer County



Weatherford Creek Bottom Hunting Weatherford, OK / Custer County

SUMMARY

Address

N 2370 Rd

City, State Zip

Weatherford, OK 73096

County

Custer County

Type

Farms, Hunting Land, Ranches, Single Family, Recreational Land, Residential Property

Latitude / Longitude

35.605882 / -98.774102

Dwelling Square Feet

1456

Bedrooms / Bathrooms

4 / 1

Acreage

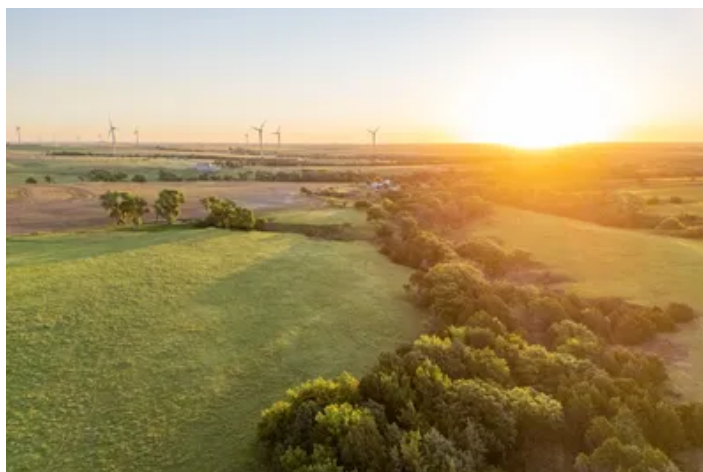
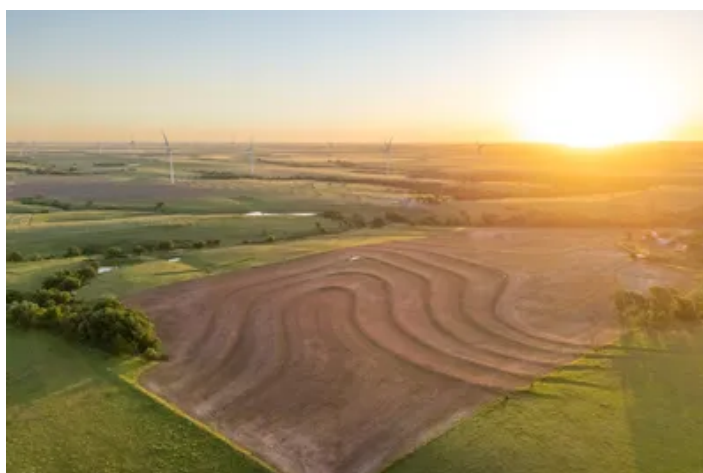
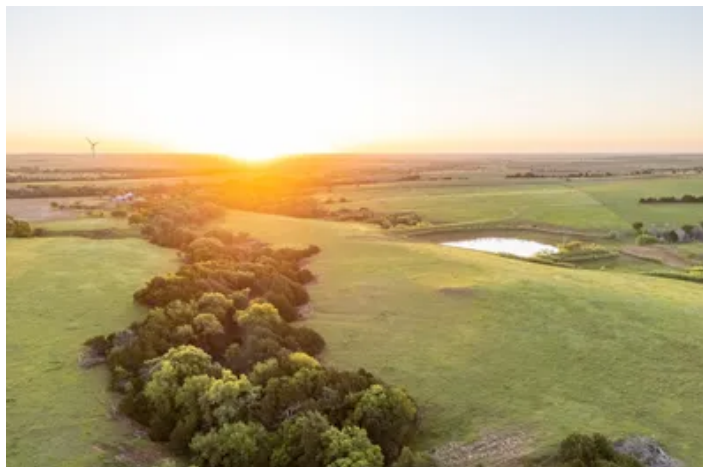
320

Price

\$1,060,000

Property Website

<https://arrowheadlandcompany.com/property/weatherford-creek-bottom-hunting-custer-oklahoma/81844/>



Weatherford Creek Bottom Hunting Weatherford, OK / Custer County

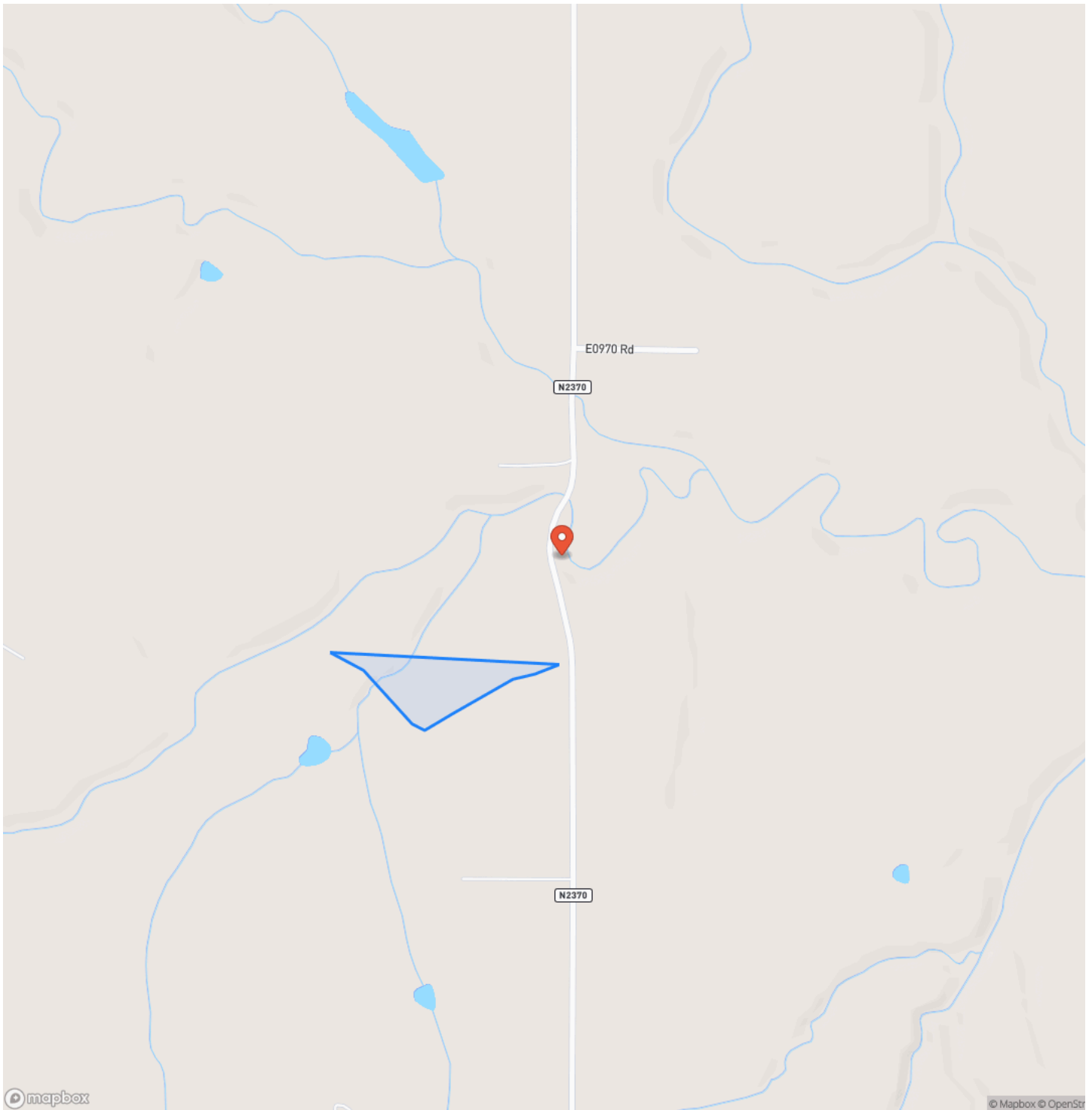
PROPERTY DESCRIPTION

This exceptional 320 +/- acre property is located in the heart of Custer County, Oklahoma, offering a rare blend of recreational opportunity and agricultural utility. To have this caliber of a property hit the market this close to Weatherford presents a rare opportunity! The land features beautiful creek bottoms lined with mature timber, creating ideal habitat for deer hunting. With a large pond, live water, and excellent cover, this property is a haven for wildlife and provides year-round habitat. The pond could be managed into a good fishing spot, and the other side of the dam would be an awesome duck slough. The property is fully fenced and easily accessible via a well-maintained county road, making it suitable for cattle grazing or other livestock operations. Portions of the land can also be planted in crops or food plots, adding to its versatility and income potential. Included on the property is a 4-bedroom, 1-bath farmhouse with approximately 1,456 square feet of living space. It offers a comfortable place to stay for weekend getaways, hunting seasons, or full-time country living. A barn is also on site, perfect for equipment storage or livestock use. Whether you're looking for a private hunting retreat, a working ranch, or both, this property delivers. The ranch is located 10+/- minutes from Weatherford, 45+/- minutes from Elk City, and about 1 hour and 15 minutes from OKC. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Jared Moyer at [\(580\) 273-4220](tel:5802734220).

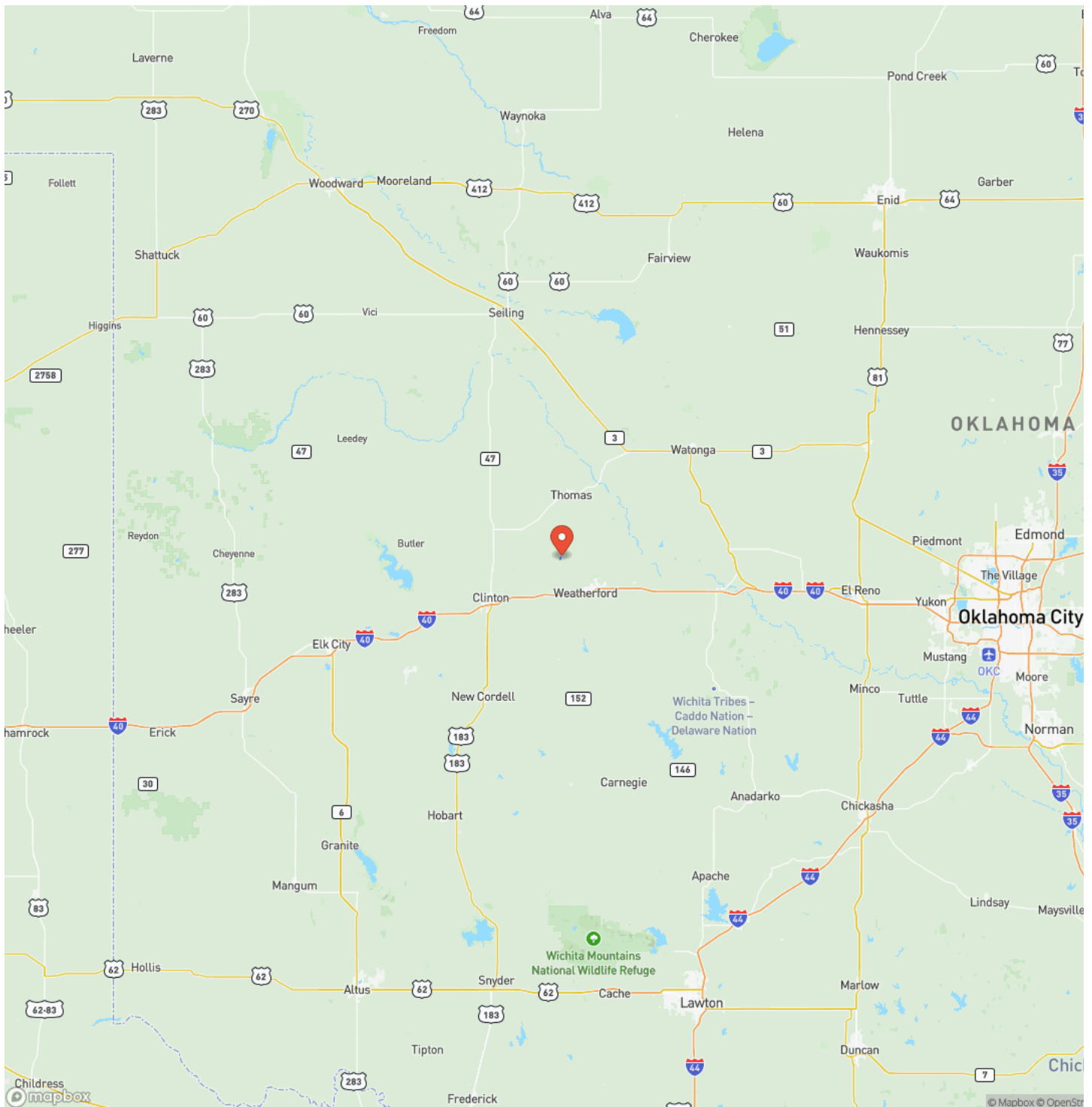
Weatherford Creek Bottom Hunting
Weatherford, OK / Custer County



Locator Map



Locator Map



Satellite Map



Weatherford Creek Bottom Hunting

Weatherford, OK / Custer County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jared Moyer

Mobile

(580) 273-4220

Email

jared.moyer@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

This image shows a blank 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.

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.



www.arrowheadlandcompany.com

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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

