

Barnitz Creek Ranch
00 E 0850 Rd
Butler, OK 73625

\$1,156,000
320± Acres
Custer County



Barnitz Creek Ranch
Butler, OK / Custer County

SUMMARY

Address

00 E 0850 Rd

City, State Zip

Butler, OK 73625

County

Custer County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

35.783371 / -99.132985

Acreage

320

Price

\$1,156,000

Property Website

<https://arrowheadlandcompany.com/property/barnitz-creek-ranch-custer-oklahoma/114460/>

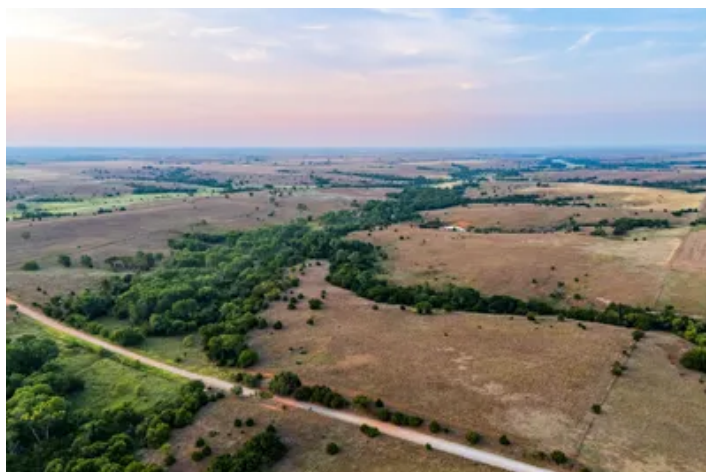


PROPERTY DESCRIPTION

Welcome to Barnitz Creek Ranch, an exceptional 320+/- acre combination ranch in Custer County, Oklahoma, offering an outstanding blend of productive cattle country, premier hunting, and year-round recreation! A county road splits the property in half creating two separate parts, the property is fully fenced with an excellent layout that provides the opportunity to cross-fence for an efficient rotational grazing operation. A large open pasture also offers the flexibility to be converted into tillable acreage for winter wheat, hay production, or other row crop opportunities, adding another layer of income potential. The recreational appeal is equally impressive. Barnitz Creek feeds the ranch's impressive reservoir-style lake, creating a beautiful corridor of mature timber that serves as a natural travel route for wildlife. The creek bottom is loaded with towering hardwoods that provide ideal cover, bedding, and funneling opportunities for whitetails, making this an exceptional deer hunting property with a reputation for outstanding genetics and the ability to consistently hold mature bucks. Healthy turkey populations, quality quail habitat supported by diverse native grasses, and seasonal duck hunting on both the lake and the additional pond make this a true multi-species hunting ranch. The ranch is highlighted by a large reservoir-style lake and a second pond, providing dependable water for livestock, wildlife, and outstanding fishing opportunities. Gently rolling topography creates scenic views across the ranch while offering an ideal balance of productive grazing ground, timbered wildlife habitat, and recreational appeal. Whether you're looking to expand a cattle operation, establish a productive farm, or own a premier hunting property with exceptional recreational opportunities, Barnitz Creek Ranch offers the versatility, wildlife habitat, and agricultural potential that are increasingly difficult to find in one property. This property is conveniently located just +/- 18 minutes from Butler, +/- 34 minutes from Clinton, +/- 51 minutes from Weatherford, and just 2 hours from OKC. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Kasen Moran at [\(580\) 225-1918](tel:5802251918).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

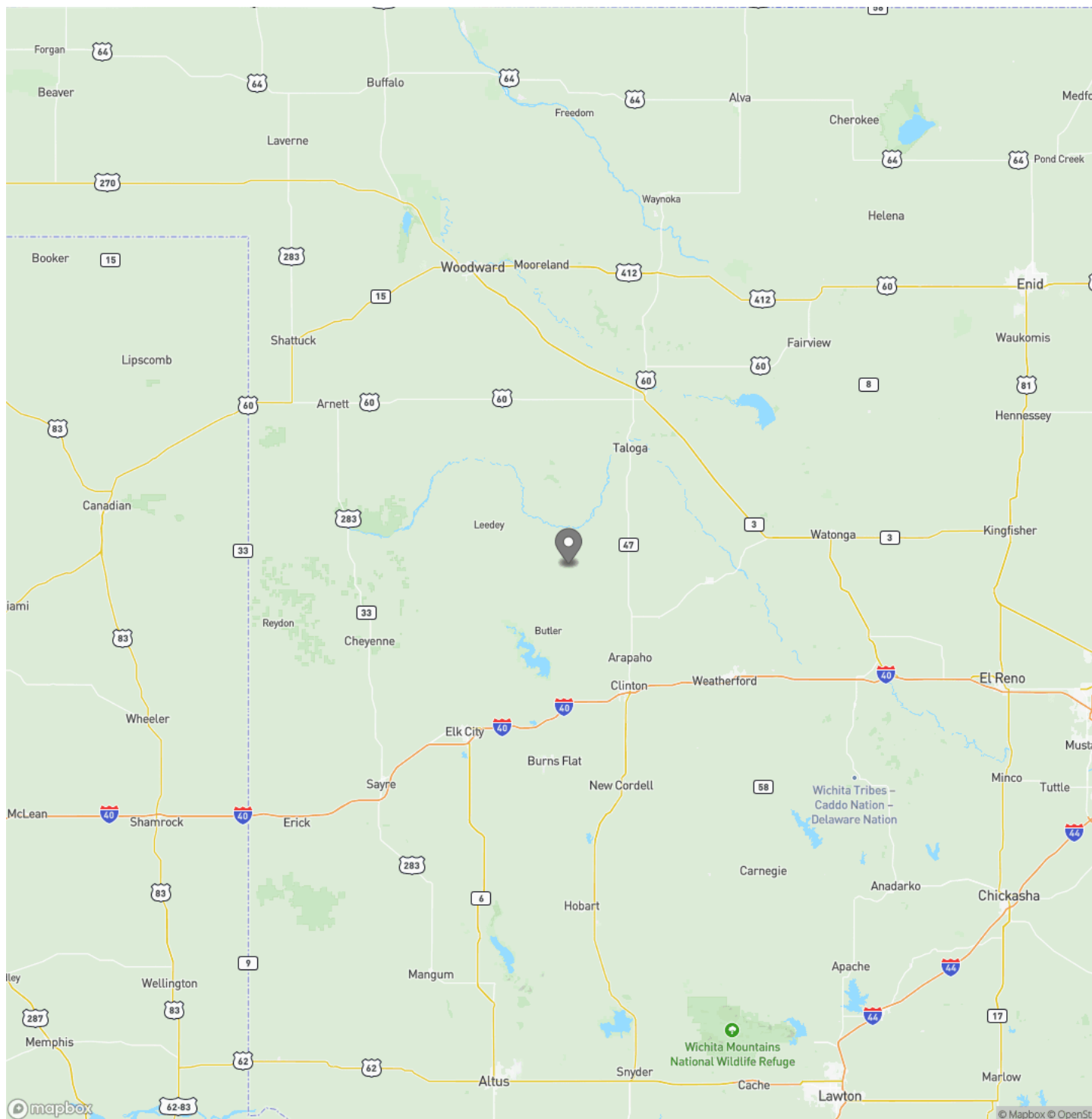
Barnitz Creek Ranch
Butler, OK / Custer County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Kasen Moran

Mobile

(580) 225-1918

Email

kasen.moran@arrowheadlandcompany.com

Address

City / State / Zip

Elk City, OK 73644

NOTES

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<https://arrowheadlandcompany.com/>

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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