

Custer County 160
Custer City, OK 73639

\$368,000
160± Acres
Custer County



Custer County 160
Custer City, OK / Custer County

SUMMARY

City, State Zip

Custer City, OK 73639

County

Custer County

Type

Ranches, Hunting Land, Farms, Recreational Land

Latitude / Longitude

35.7073 / -99.0444

Taxes (Annually)

223

Acreage

160

Price

\$368,000

Property Website

<https://greatplainslandcompany.com/detail/custer-county-160-custer-oklahoma/46288/>



PROPERTY DESCRIPTION

The Custer County 160 is a diverse and multi-use property that has so much to offer! This property consists of 61.13 acres of tillable soil and 98.87 acres of mixed pasture land, being mostly native grasses with some improved grasses. The tillable acres are terraced to prevent water erosion. The property has above average perimeter fencing, a water well for livestock/ residential purposes and is ready for a cow/calf operation. There are 2 ponds on the property, both being run-off catch ponds, one located towards the northwest side of the property and the other being located in the southwest side of the property. This acreage would be well suited for whitetail deer hunting as well, the property boasts great cover for bedding, and multiple food and water sources on the property. The open draws and elevation changes would be ideal stand locations to see over the bedding areas. This property has incredible access being paved roads all the way to the gate! Don't miss out on this unique, multi-use property! To schedule a showing contact Trey Percy with Great Plains Land Company at [\(405\) 545-0985](tel:4055450985)

17 miles from Clinton, Ok

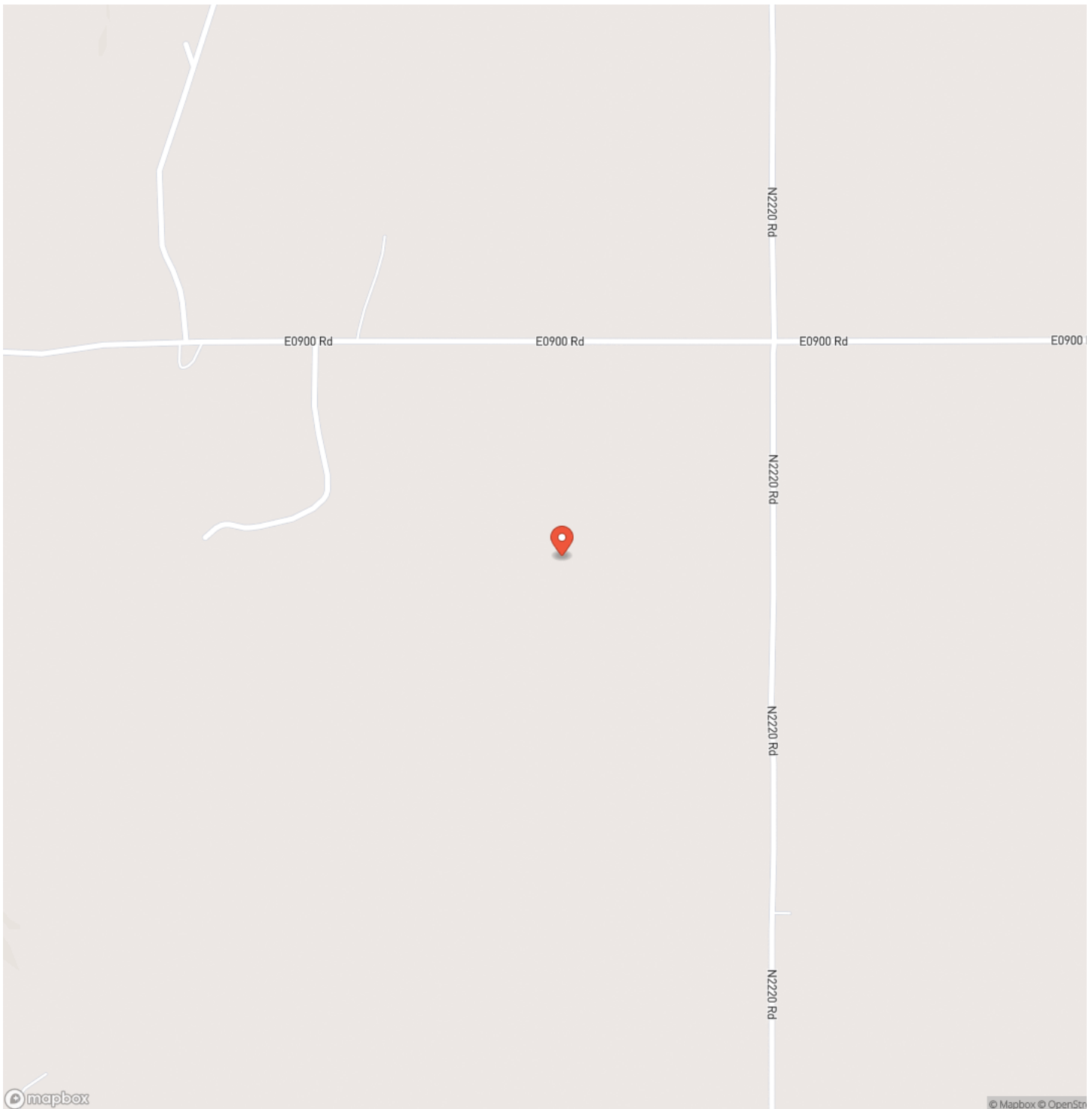
31 miles from Weatherford, Ok

90 miles from the Oklahoma City Metropolitan Area

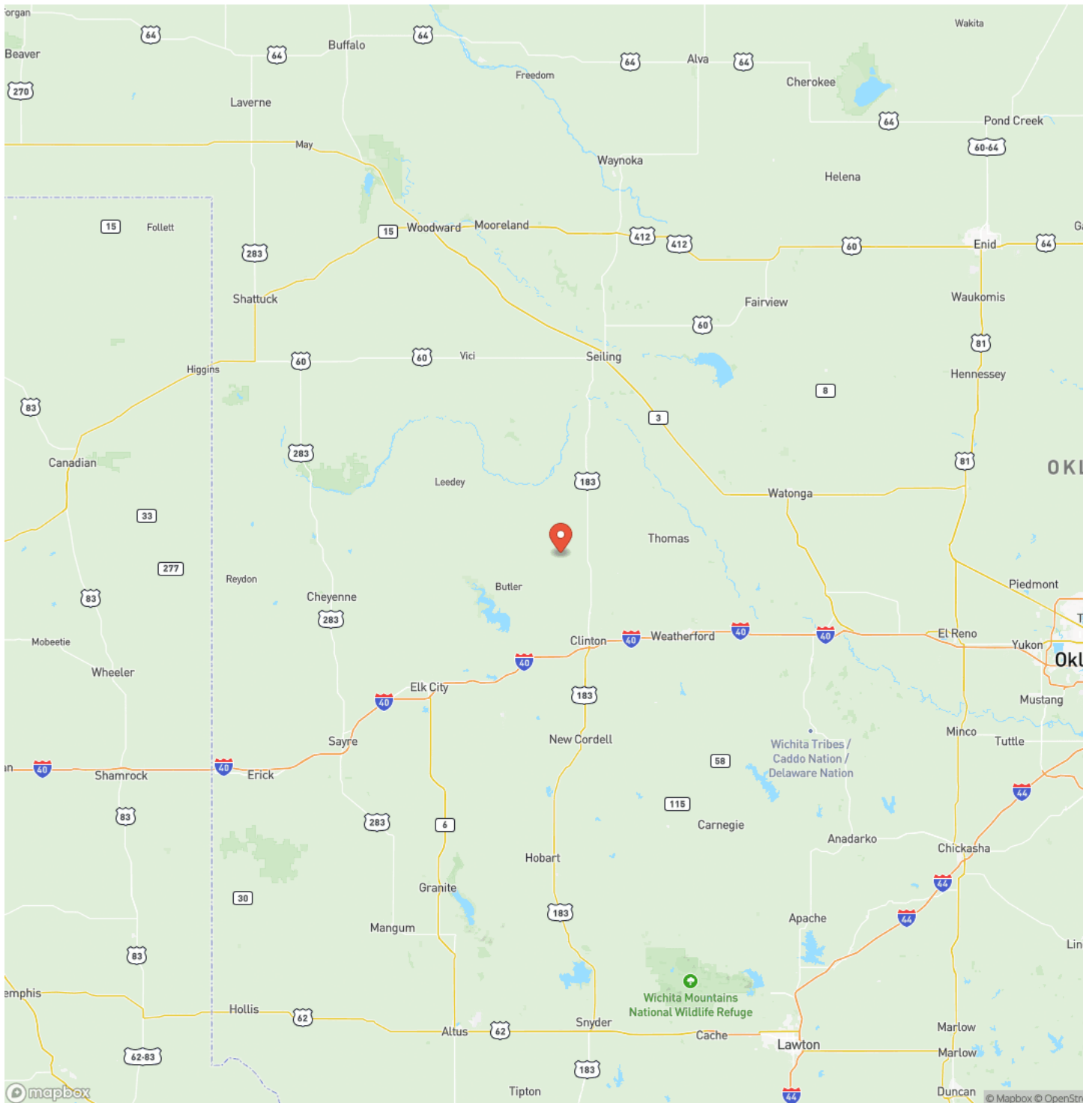
When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole discretion of Great Plains Land Company.



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Trey Pearcy

Mobile

(405) 545-0985

Email

trey@greatplains.land

Address

200 S. Broadway Ave.

City / State / Zip

Hinton, OK 73047

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 CO.

MORE INFO ONLINE:

greatplainslandcompany.com

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

