

Custer County Tillable 320
Custer City Road
Arapaho, OK 73620

\$880,000
320± Acres
Custer County



Custer County Tillable 320
Arapaho, OK / Custer County

SUMMARY

Address

Custer City Road

City, State Zip

Arapaho, OK 73620

County

Custer County

Type

Farms, Ranches, Hunting Land

Latitude / Longitude

35.617 / -98.8846

Acreage

320

Price

\$880,000

Property Website

<https://greatplainslandcompany.com/detail/custer-county-tillable-320-custer-oklahoma/77731/>



Custer County Tillable 320

Arapaho, OK / Custer County

PROPERTY DESCRIPTION

The Custer County Tillable 320 is an extremely productive property that offers a variety of features perfect for farming and livestock operations. This 320-acre tract is made up of high-quality soils and is equipped with strong fencing and an excellent set of catch pens on the southeast side, making it a great choice for grazing cattle or other livestock.

The property has fantastic access, with a full mile of paved road along the property's northern boundary, as well as half a mile of gravel road along the southern side. This convenient access makes it easy to reach and move equipment, livestock, or supplies to and from the property.

A key feature of the Custer County Tillable 320 is its water resources. There is a stock well located on the west side of the property, providing water for livestock or irrigation. Additionally, an older irrigation well is located in the center of the southern 160 acres, offering the potential for irrigation if needed.

This property has diverse soil types that make it suitable for various agricultural uses, from farming to grazing. The soils are as follows:

- **Carey Silt Loam, 1 to 3 percent slopes** – 224.01 acres (Class 2 Soils), ideal for farming and crop production.
- **St. Paul Silt Loam, 0 to 1 percent slopes** – 36.94 acres (Class 1 Soils), some of the best soil for growing crops.
- **Woodward-Quinlan Complex, 3 to 5 percent slopes** – 23.79 acres (Class 3 Soils), great for grazing or less intensive farming.
- **Carey and Woodward Soils, 3 to 5 percent slopes** – 22.19 acres (Class 3 Soils), excellent for various farming or grazing uses.
- **St. Paul Silt Loam, 1 to 3 percent slopes** – 10.27 acres (Class 2 Soils), well-suited for farming and livestock.
- **Quinlan-Woodward Complex, 5 to 12 percent slopes** – 3.74 acres (Class 6 Soils), suitable for pasture or wildlife.

Whether you're looking to farm, run a livestock operation, or both, the Custer County Tillable 320 offers the ideal land for your needs. With its top-notch soils, excellent infrastructure, and convenient access, this property is a fantastic opportunity.

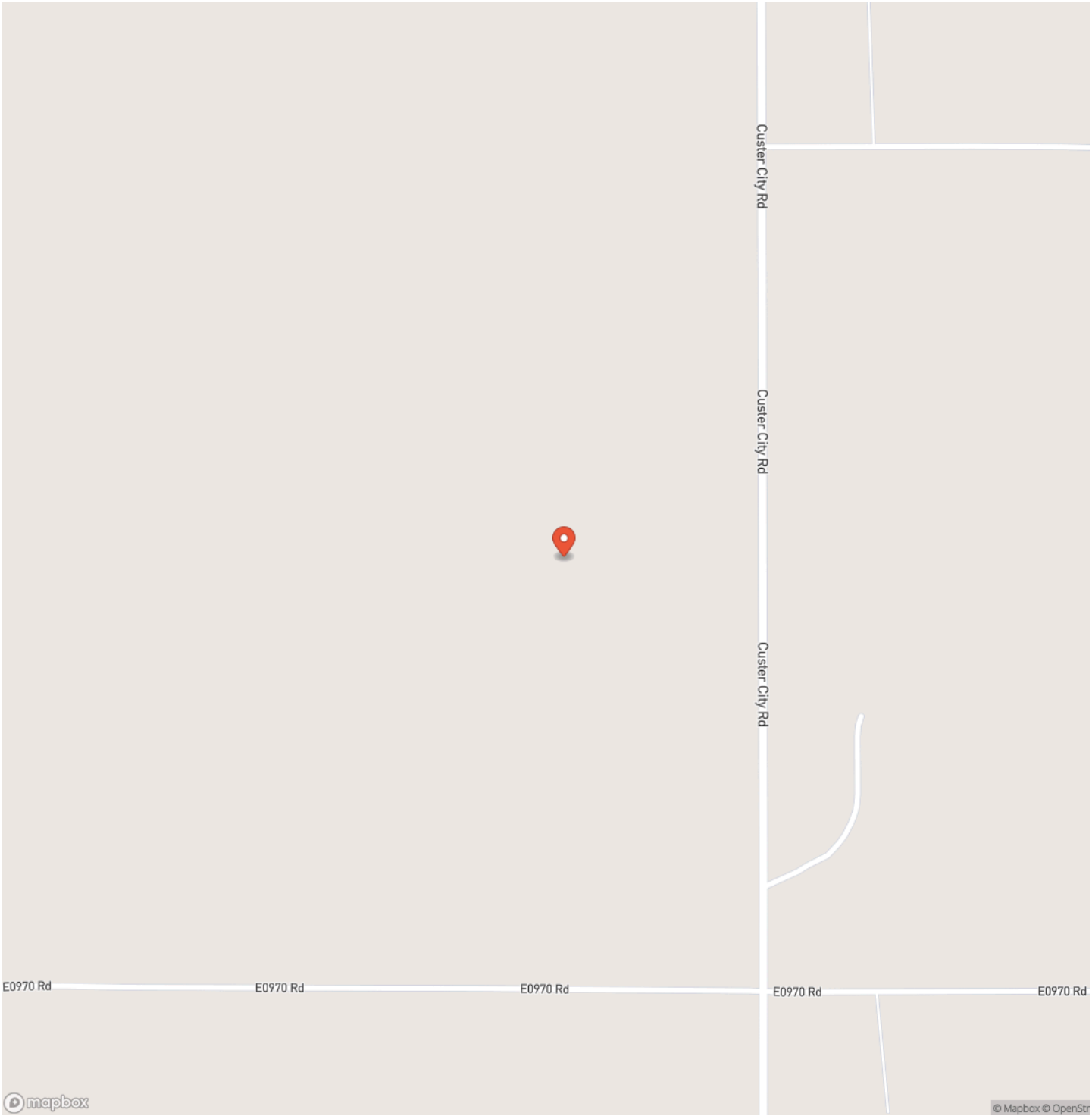
For more information or to schedule a showing, contact Trey Percy with Great Plains Land Company at [\(405\) 545-0985](tel:4055450985).

When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property 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.

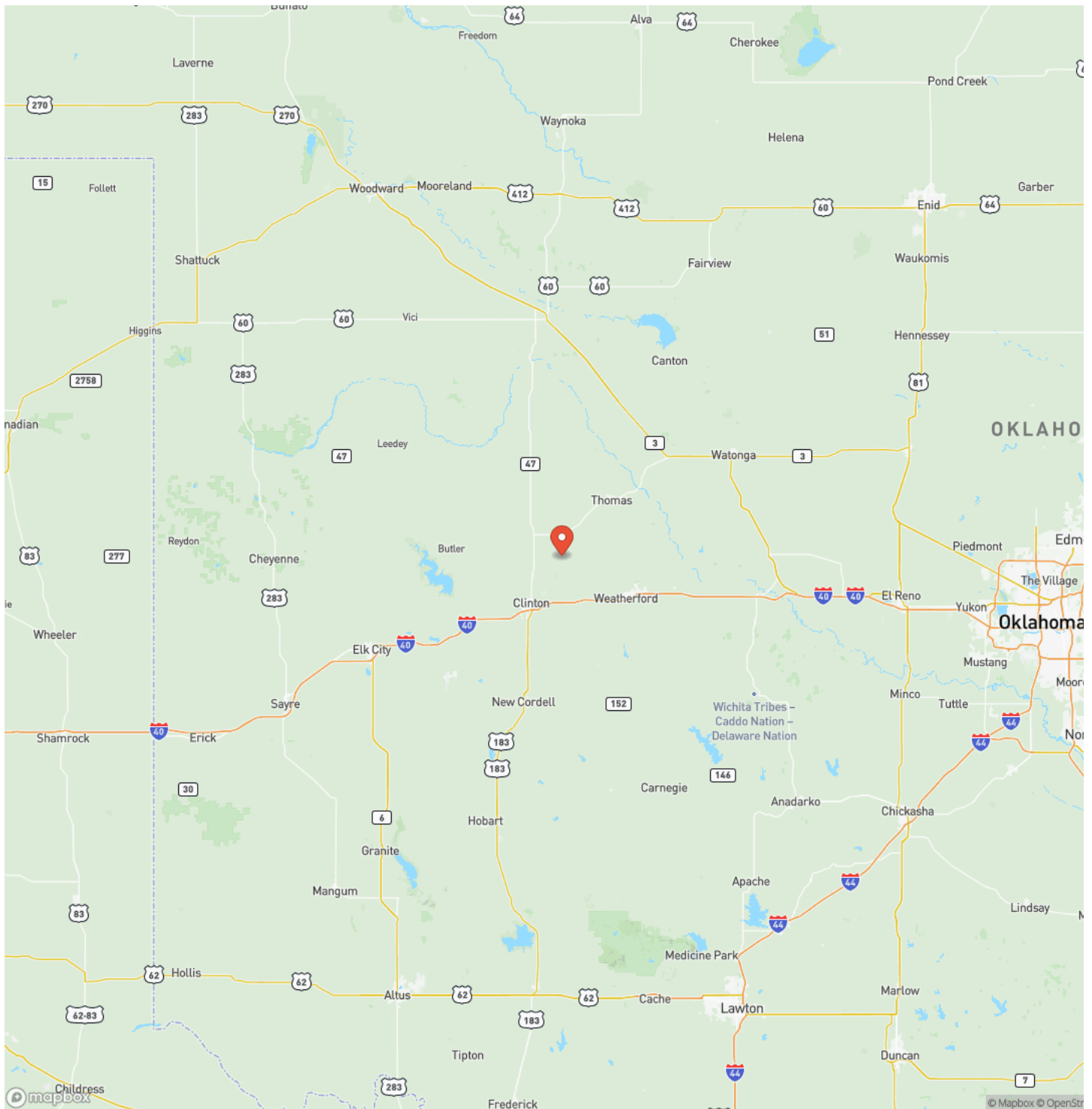
Custer County Tillable 320
Arapaho, OK / Custer County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Trey Percy

Mobile

(405) 545-0985

Email

trey@greatplains.land

Address

200 S. Broadway Ave.

City / State / Zip

NOTES

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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.



MORE INFO ONLINE:
greatplainslandcompany.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.



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