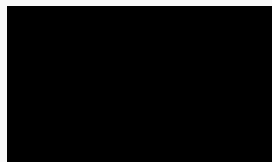


Custer County 80
State Highway 183
Custer City, OK 73639

\$196,000
80± Acres
Custer County



Custer County 80
Custer City, OK / Custer County

SUMMARY

Address

State Highway 183

City, State Zip

Custer City, OK 73639

County

Custer County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

35.691 / -98.9648

Acreage

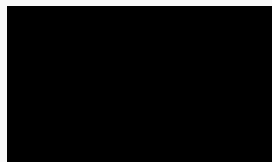
80

Price

\$196,000

Property Website

<https://greatplainslandcompany.com/detail/custer-county-80/custer/oklahoma/77725/>



Custer County 80

Custer City, OK / Custer County

PROPERTY DESCRIPTION

The Custer County 80 is a remarkable and highly productive property with incredible access! This 80-acre property is located just north of Arapaho, Oklahoma, right off State Highway 183, offering easy access to major roads and surrounding areas. Whether you're looking to farm, ranch, or just enjoy the beauty of the land, this property has everything you need.

This property consists of 75.45 acres of previously tilled farm ground that has been converted into a mix of bluestem and native grasses, making it perfect for grazing livestock or wildlife. The remaining acreage includes 3.5 acres of State Highway 183 running through the property, providing great visibility and easy access. There's also 1.05 acres of timber, offering a natural space for wildlife and adding beauty to the landscape.

The land is made up of a variety of soil types, each with its own strengths for farming and grazing. The property includes:

- 40.65 acres of Carey and Woodward soils with 3 to 5 percent slopes, great for farming and grazing.
- 11.84 acres of Woodward silt loam with 5 to 8 percent slopes, offering productive soil for growing crops.
- 10.55 acres of Woodward-Quinlan complex with 3 to 5 percent slopes, ideal for grazing or farming.
- 4.99 acres of Carey silt loam with 1 to 3 percent slopes, perfect for low-maintenance crops or grazing.

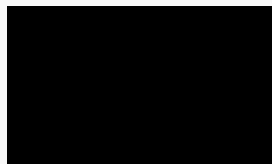
With this mixture of soils, the Custer County 80 is well-suited for a variety of agricultural uses, from grazing livestock to growing crops. The property's location also offers easy access to the nearby town of Arapaho and other surrounding areas, making it a great investment opportunity.

Whether you want to start a new farming operation, expand an existing one, or simply enjoy the rural beauty of Oklahoma, the Custer County 80 offers the perfect place to do so. Don't miss the opportunity to own this incredible piece of land!

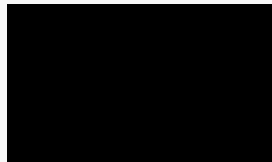
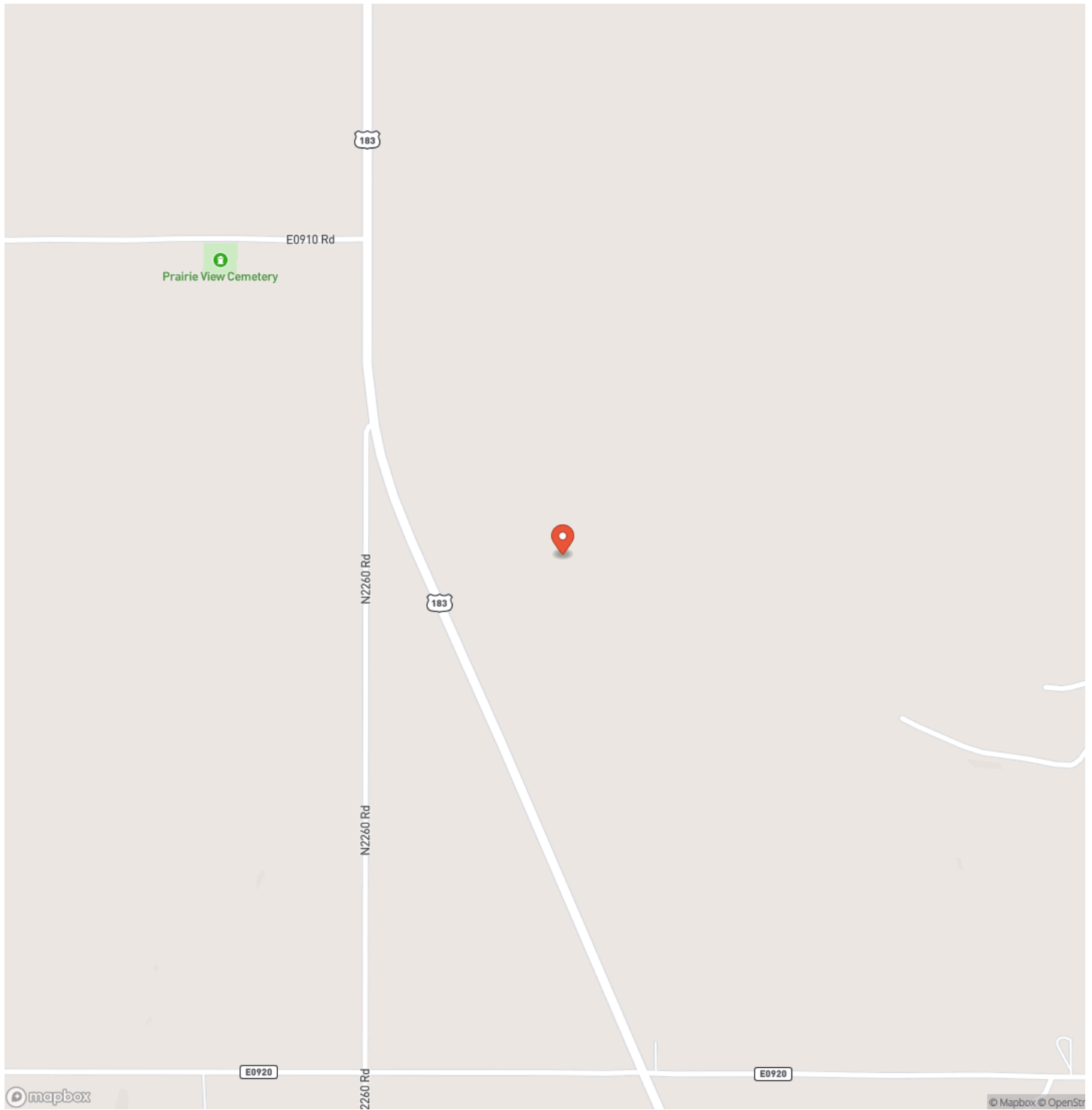
To schedule a showing of the Custer County 80 contact Trey Pearcy with Great Plains Land Company at [\(405\) 545-0985](tel:4055450985)

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

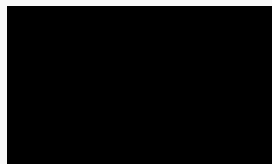
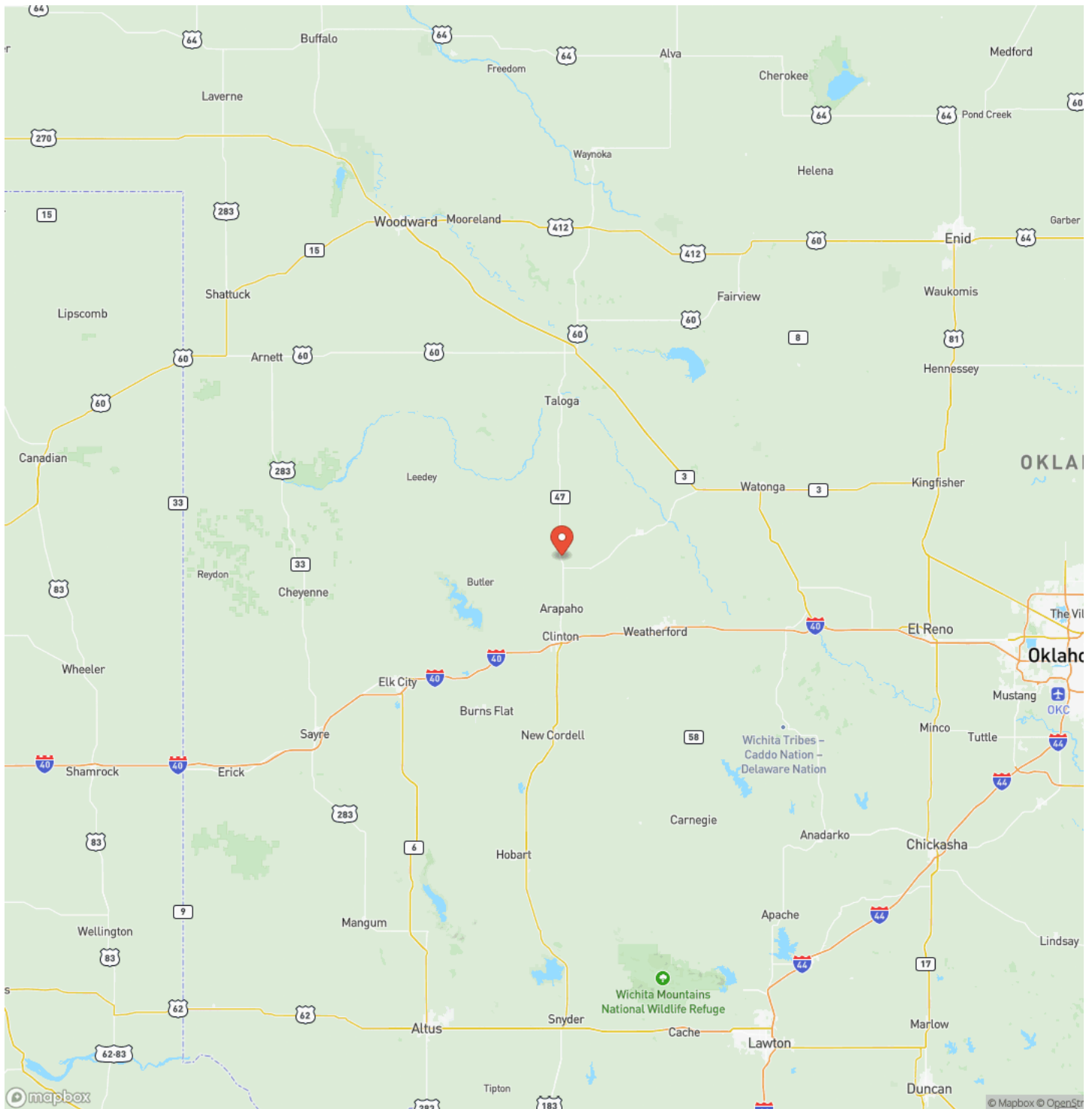
Custer County 80
Custer City, OK / Custer County



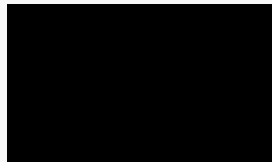
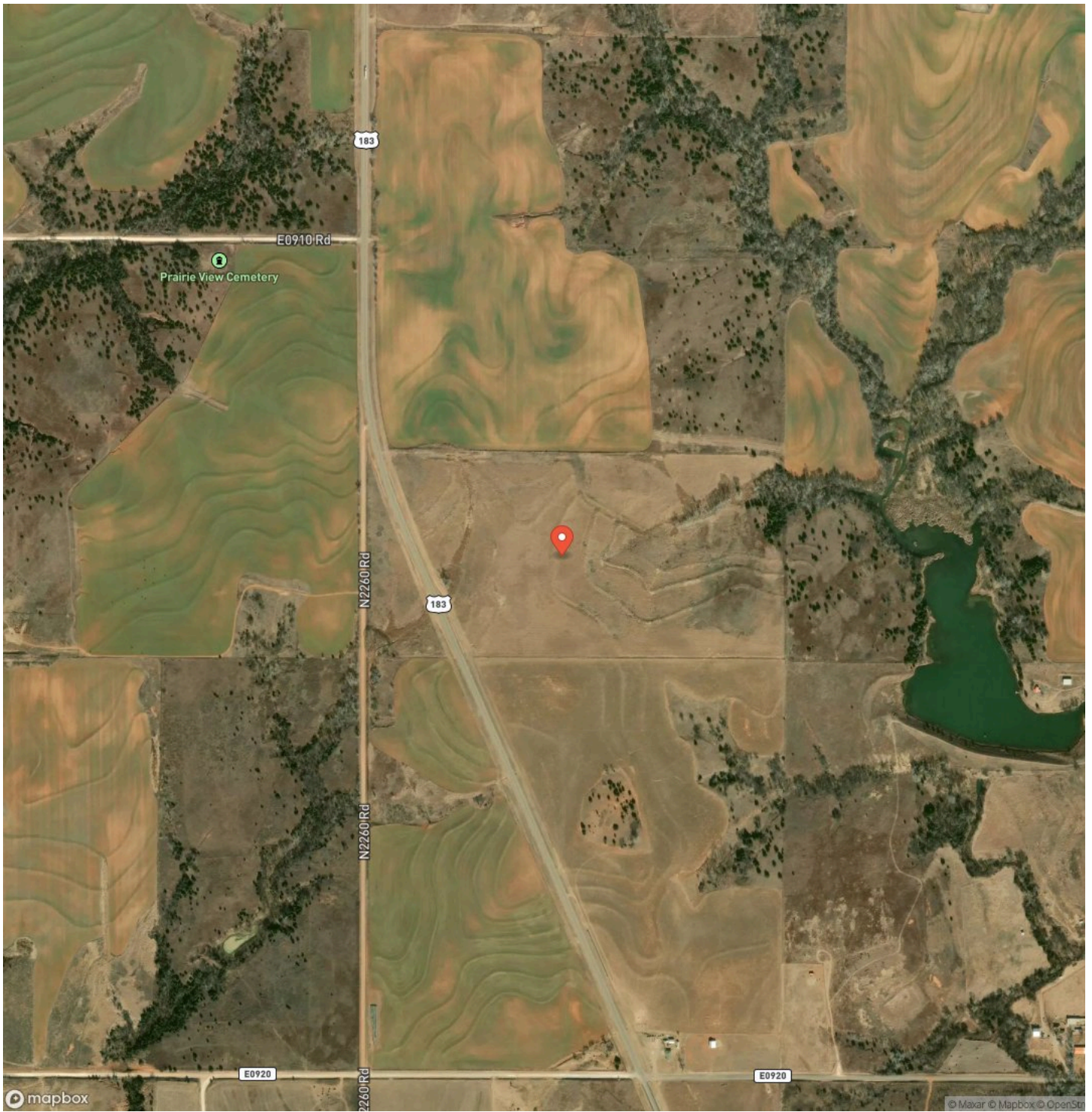
Locator Map



Locator Map



Satellite Map



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 Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
<https://greatplainslandcompany.com/>
