

Independence 160
E0880 Rd
Custer City, OK 73639

\$450,000
160± Acres
Custer County



Independence 160
Custer City, OK / Custer County

SUMMARY

Address

E0880 Rd

City, State Zip

Custer City, OK 73639

County

Custer County

Type

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

Latitude / Longitude

35.7361 / -98.9027

Acreage

160

Price

\$450,000

Property Website

<https://greatplainslandcompany.com/detail/independence-160-custer-oklahoma/77759/>



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PROPERTY DESCRIPTION

The Independence 160 is one of the most complete hunting tracts you'll find in Oklahoma. If you've ever had the chance to hunt in northern Missouri or southern Illinois, this property will bring back those same unforgettable experiences. The rolling hills, quality tillable acres, live water, and thick cover combine to create one of the best environments for whitetail deer in the country.

This 160-acre tract is carefully laid out to maximize hunting opportunities and produce results, with trophies on the wall being the ultimate goal. The property is designed to hold and grow giant western Oklahoma whitetails. Two long draws running from north to south provide excellent bedding cover, as well as year-round browse for the deer. On the west side of the property, you'll find a year-round flowing creek, fed by springs upstream, providing a constant water source for wildlife.

The property also offers perfect openings and coves that are ideal for food plots. These spots will give hunters the opportunity to hunt with various wind directions, increasing your chances of success. The change in elevation across the property offers several perfect access points to your hunting stands, allowing you to move in and out without alerting the deer.

This tract is fully turn-key and ready for hunting this year! The future of this property is very exciting, as it already has an incredible age structure of bucks, meaning this land will continue to produce western Oklahoma's giant whitetails for years to come.

For easy access, the property has paved roads leading to it from both Interstate 40 to the south and State Highway 47 to the north. This incredible hunting tract is set up and ready for your next hunting adventure, with all the ingredients needed to take your hunting experience to the next level.

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

19 miles from Clinton, Ok

17 miles from Interstate 40

27 miles from Weatherford, Ok

47 miles from Elk City, Ok

83 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 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.



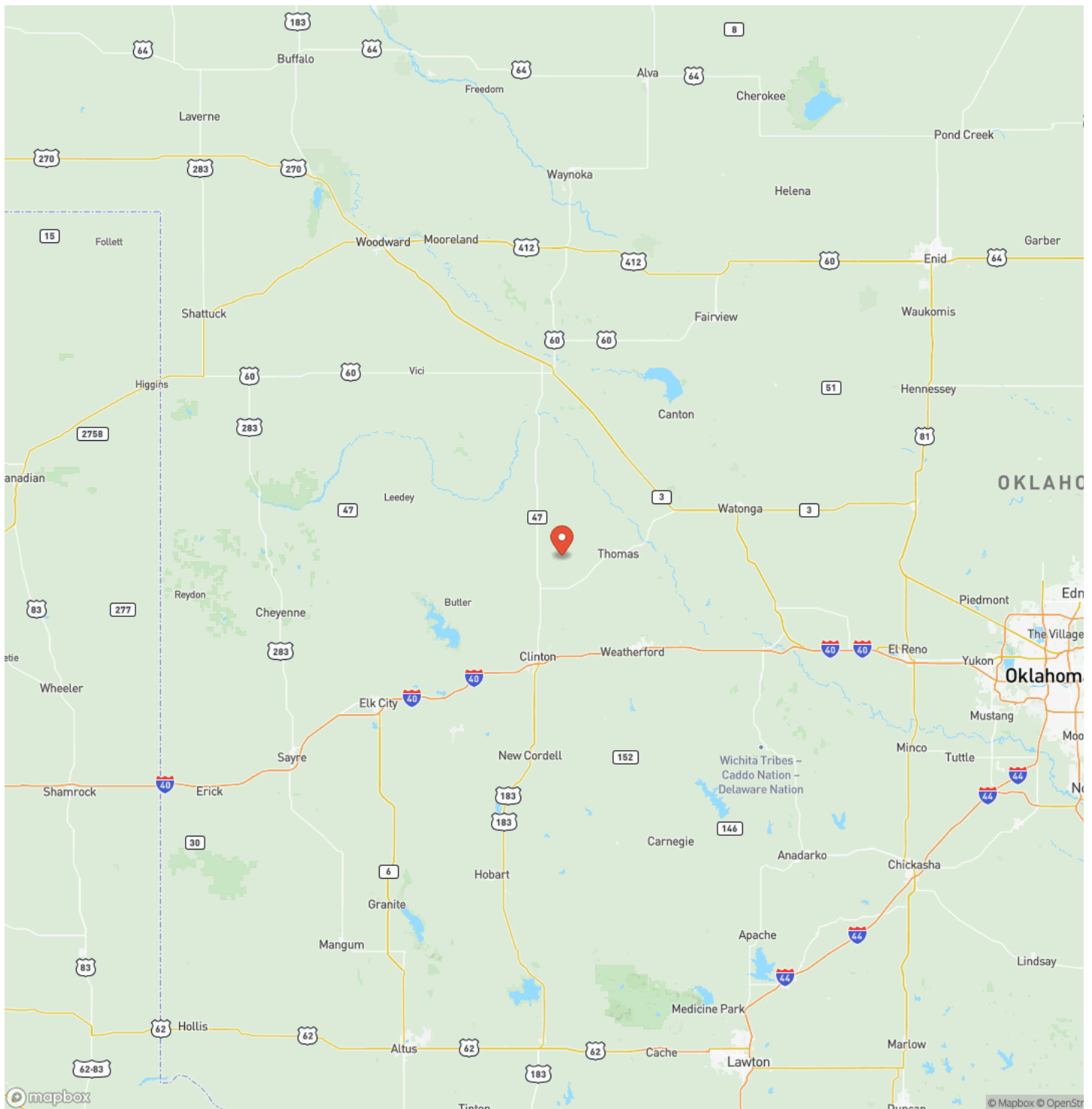
Independence 160
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Locator Map



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

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 full page of a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, typical of notebook or legal stationery. There are no margins, text, or other markings present.



MORE INFO ONLINE:
greatplainslandcompany.com

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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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