

Custer County 160+/- acres of Tillable & Pasture
E 1020 Rd
Weatherford, OK 73096

\$440,000
160± Acres
Custer County



Custer County 160+/- acres of Tillable & Pasture Weatherford, OK / Custer County

SUMMARY

Address

E 1020 Rd null

City, State Zip

Weatherford, OK 73096

County

Custer County

Type

Farms, Undeveloped Land

Latitude / Longitude

35.537175 / -98.791547

Acreage

160

Price

\$440,000

Property Website

<https://greatplainslandcompany.com/detail/custer-county-160-acres-of-tillable-pasture/custer/oklahoma/112192/>



Custer County 160+/- acres of Tillable & Pasture

Weatherford, OK / Custer County

PROPERTY DESCRIPTION

Located just 10 minutes from Weatherford, this highly productive 160+/- acre tract offers an outstanding combination of quality cropland and productive pasture, making it an excellent investment for farmers, ranchers, or those seeking a versatile agricultural property.

Featuring predominantly Class II soils, this farm provides the foundation for strong agricultural production and long term productivity. Approximately 98 acres of productive tillable ground have historically been planted in wheat, offering excellent potential for continued crop production. During the winter months, the wheat acreage also provides quality grazing opportunities for cattle, creating additional income and operational flexibility.

The balance of the acreage consists primarily of improved and native grasses that have traditionally been utilized for hay production but are equally well suited for livestock grazing. A set of corrals is already in place, allowing the property to function efficiently as a winter grazing operation or small cattle headquarters.

Infrastructure includes a water well "condition unknown". The tract has a ¼ mile of county road frontage on both the north and south boundaries, offering convenient access and flexibility for equipment, livestock, or potential future improvements.

Whether you're looking to expand an existing farming operation, add productive grazing acreage, or invest in a well balanced agricultural property, the Custer County 160 delivers the versatility, access, and productivity that producers are seeking.

Property Highlights

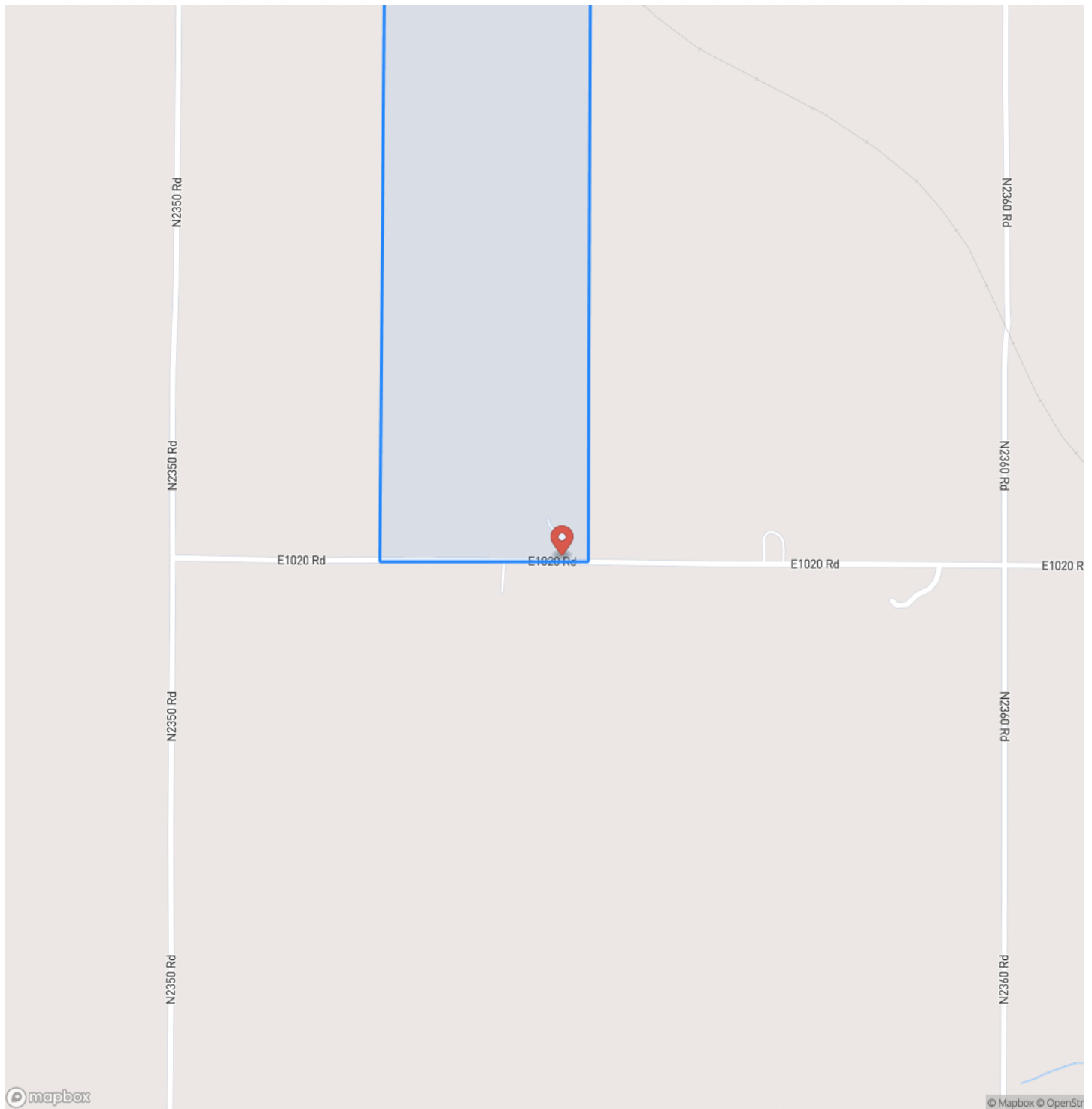
- 160± acres
- Predominantly Class II soils
- Approximately 98± acres of productive tillable ground with a history of wheat production
- Historically planted in wheat
- Excellent winter grazing potential on wheat pasture
- Balance of acreage in improved and native grasses suitable for hay production and livestock grazing
- Water well
- Existing cattle corrals
- ¼ mile of road frontage on both the north and south boundaries
- Just 10 minutes from Weatherford
- Productive combination farm and ranch property



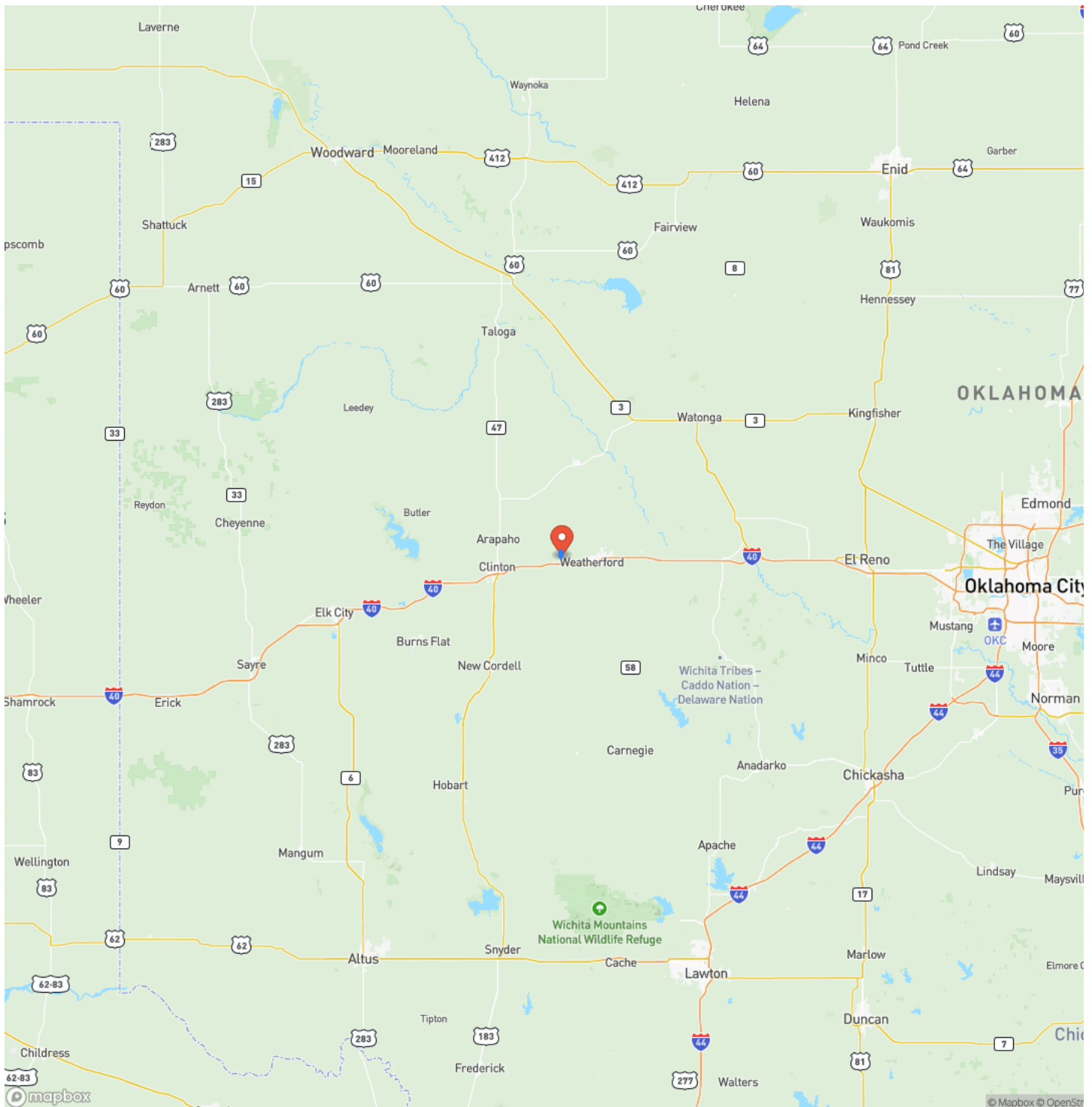
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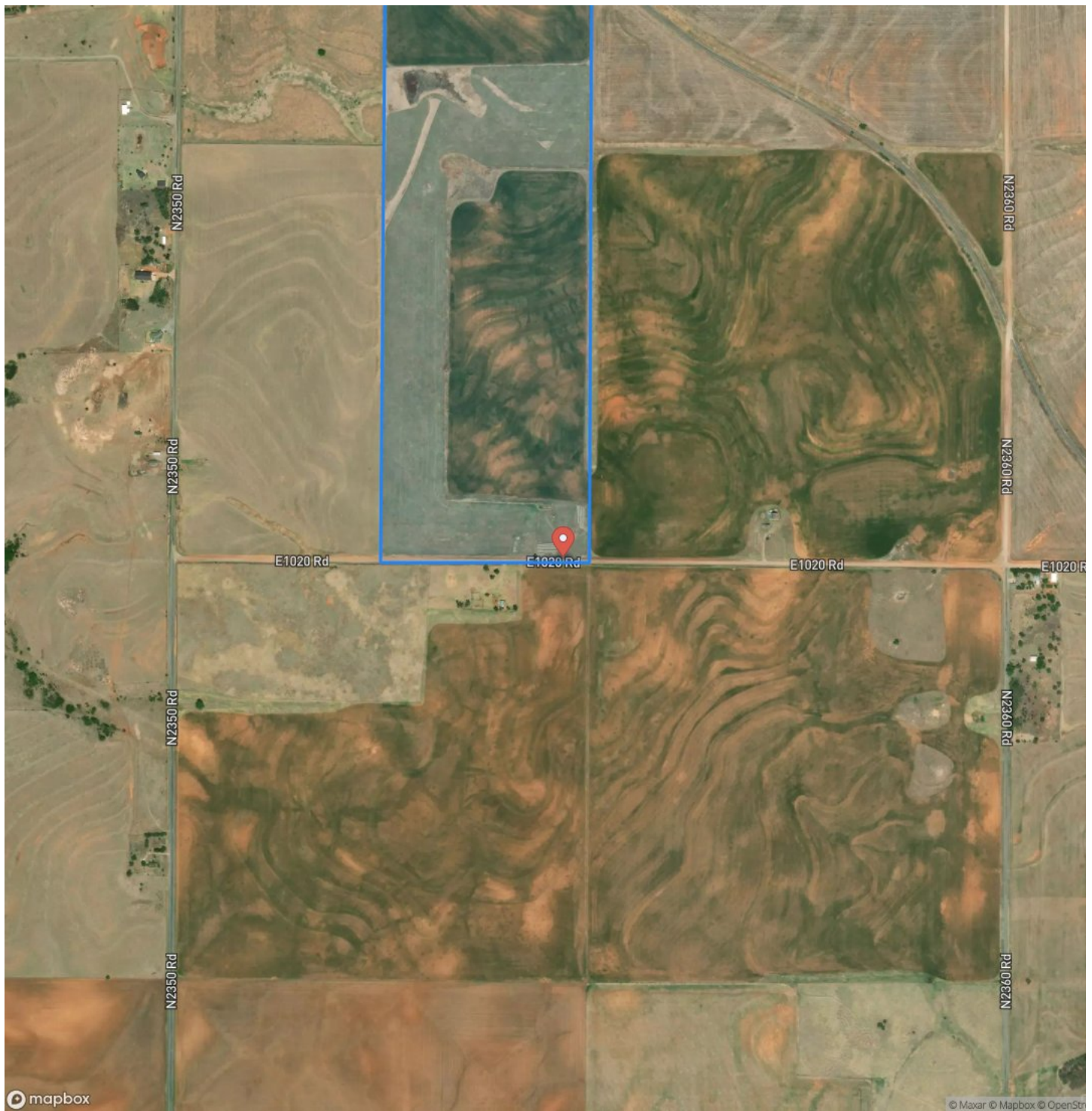
Locator Map



Locator Map



Satellite Map



**Custer County 160+/- acres of Tillable & Pasture
Weatherford, OK / Custer County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Jackson Greene

Mobile

(405) 503-0878

Email

Jackson@greatplains.land

Address

501 North Walker Avenue

City / State / Zip

Oklahoma City, OK 73102-1622

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 blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a guide for writing. There are no margins, text, or other markings on the paper.



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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