

Custer County 320 Grazing and Tillable Acres
000 N 2180 Rd
Custer City, OK 73639

\$752,000
320± Acres
Custer County



Custer County 320 Grazing and Tillable Acres

Custer City, OK / Custer County

SUMMARY

Address

000 N 2180 Rd

City, State Zip

Custer City, OK 73639

County

Custer County

Type

Farms, Ranches, Hunting Land, Recreational Land, Business Opportunity

Latitude / Longitude

35.773 / -99.1195

Acreage

320

Price

\$752,000

Property Website

<https://greatplainslandcompany.com/detail/custer-county-320-grazing-and-tillable-acres-custer-oklahoma/118886/>



Custer County 320 Grazing and Tillable Acres

Custer City, OK / Custer County

PROPERTY DESCRIPTION

The Custer County 320 is a well-rounded agricultural property that offers a practical combination of productive farmland, grazing ground, water, wildlife habitat, and good access. With approximately 129 acres of quality tillable ground and the remaining acreage consisting primarily of native and improved grasses, the property gives a new owner several options for how the land can be used and managed.

The tillable acreage provides a solid agricultural component and can continue to be farmed as part of an existing operation or incorporated into a farm and cattle program. The balance of the property is made up of pasture containing a mixture of native and improved grasses that provide dependable grazing throughout much of the year. Good perimeter fencing is already in place, along with cross fencing that allows the property to be divided into separate pastures. This setup makes rotational grazing much easier and gives an owner the ability to better manage forage while helping increase the number of cattle the property can support over time.

Water is another important part of the property. A live creek runs along the western side, providing a natural water source and adding diversity to the landscape. There is also a location on the property that appears well suited for the construction of a catch pond. Developing a pond in this area could capture surface runoff and provide another source of water for livestock and wildlife.

Beyond the agricultural use, the Custer County 320 also offers plenty for someone interested in hunting and wildlife management. This part of western Oklahoma has a long history of producing quality whitetail deer, and the property sits in an area with healthy populations of turkey and quail as well. The combination of grass, creek-bottom cover, tillable acreage, and thicker areas throughout the property gives wildlife multiple sources of food, bedding cover, travel corridors, and protection throughout the year.

For a landowner interested in hunting, there are several ways the property could be managed to improve those opportunities even further. Portions of the tillable acreage could be used for seasonal food plots, while the existing native cover and creek corridor can provide areas where wildlife can remain relatively undisturbed. With thoughtful management, the agricultural and recreational sides of the property can work together without taking away from its primary farming and grazing use.

Access is straightforward, with blacktop access from State Highway 183, making it easy to reach the property throughout the year. Electricity is also available along the county road, which could be useful for anyone considering building a home, shop, barn, livestock facilities, or other improvements in the future.

The Custer County 320 brings together 129± acres of tillable farmland, a large amount of grazing ground, established fencing and cross fencing, live water, wildlife habitat, highway access, and nearby electricity. Whether the goal is to expand an existing farming or cattle operation, establish a combination farm and ranch property, or own a piece of western Oklahoma that can also be enjoyed during hunting season, this property provides the land and infrastructure to make that possible.

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

24 miles from Clinton, Ok

26 miles from Interstate 40

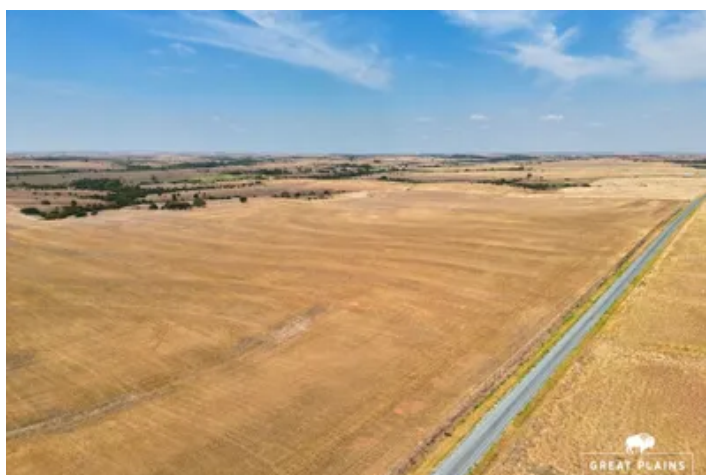
41 miles from Weatherford, Ok

97 miles from the Oklahoma City Metropolitan Area

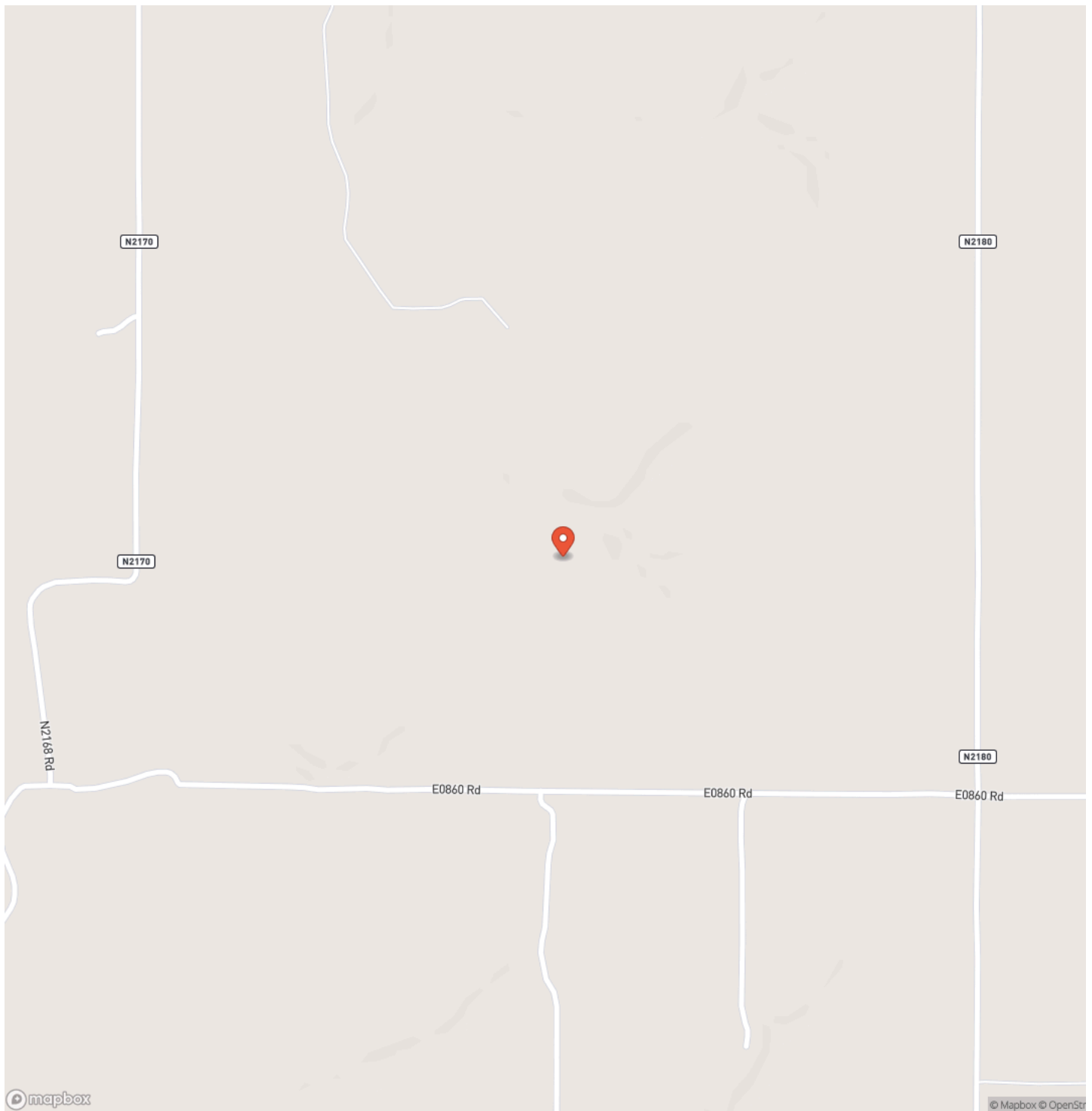
When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole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



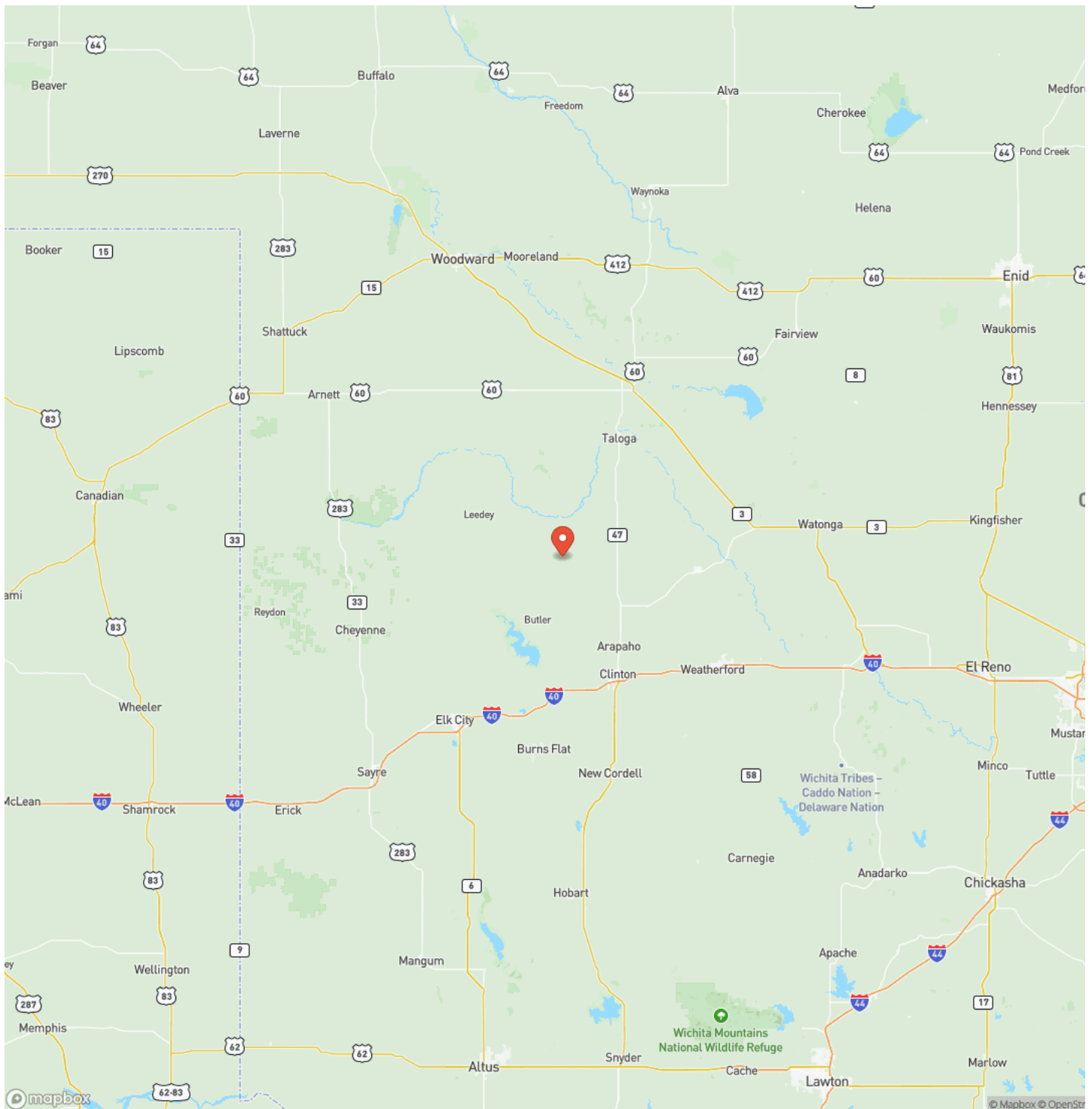
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Locator Map



Locator Map



Satellite Map



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Custer City, OK / Custer County

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

Hinton, OK 73047

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 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.



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