

Custer County 80 with Highway 183 Frontage
000 State Highway 183
Custer City, OK 73639

\$196,000
80± Acres
Custer County



Custer County 80 with Highway 183 Frontage

Custer City, OK / Custer County

SUMMARY

Address

000 State Highway 183

City, State Zip

Custer City, OK 73639

County

Custer County

Type

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

Latitude / Longitude

35.691 / -98.9648

Acreage

80

Price

\$196,000

Property Website

<https://greatplainslandcompany.com/detail/custer-county-80-with-highway-183-frontage-custer-oklahoma/118889/>



Custer County 80 with Highway 183 Frontage

Custer City, OK / Custer County

PROPERTY DESCRIPTION

The Custer County 80 is a productive tract of land located just north of Arapaho, Oklahoma, along State Highway 183. With a long history of agricultural use, established grass, and convenient highway access, this property is well suited for someone looking to add grazing acres, return portions of the land to crop production, or simply own a manageable piece of ground in western Oklahoma.

Of the 80 total acres, approximately 75.45 acres were previously used as cultivated farmland. That ground has since been converted to a mixture of bluestem and native grasses, creating an established forage base that can be used for livestock grazing. For someone wanting additional pasture, much of the work of establishing grass has already been completed. At the same time, the property's farming history gives a future owner the option to evaluate portions of the acreage for crop production again if that better fits their operation.

The remaining acreage includes approximately 1.05 acres of timber along with the portion of State Highway 183 that crosses the property. The timber adds some cover and variety to an otherwise open agricultural landscape and provides additional habitat for wildlife moving through the area.

The property contains several different soil types that are commonly associated with agricultural production in this part of Oklahoma. Approximately 40.65 acres consist of Carey and Woodward soils with 3 to 5 percent slopes. Another 11.84 acres are Woodward silt loam with slopes ranging from 5 to 8 percent. Approximately 10.55 acres consist of the Woodward-Quinlan complex with 3 to 5 percent slopes, while another 4.99 acres are Carey silt loam with gentler slopes of approximately 1 to 3 percent.

This combination of soil types, along with the property's history as cultivated ground, gives an owner flexibility in how the land can be managed going forward. The current grass cover makes it usable for grazing, while the former tillable acreage may also provide opportunities for future farming, hay production, improved forage, or other agricultural uses depending on the owner's goals.

One of the property's most useful features is its location. Sitting immediately along State Highway 183 provides straightforward access without the need to travel several miles down unimproved county roads. The property is only a short distance north of Arapaho and is also conveniently located near Clinton, making it practical for someone who needs regular access to supplies, equipment, fuel, or other services.

The relatively open layout should also make the property easy to manage. For a cattle producer, the acreage could serve as an additional grazing pasture close to Highway 183. For a farmer, the existing grass could continue to be utilized while future decisions are made about returning portions of the land to crop production. Someone looking for a smaller agricultural property could also use the tract as a starting point for a livestock operation, hay ground, or a combination of several uses.

At 80 acres, the Custer County 80 offers enough ground to be productive without requiring the management that comes with a much larger property. Its combination of former farmland, established bluestem and native grasses, varied soils, small amount of timber, and direct Highway 183 access gives the next owner several practical options for the future.

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

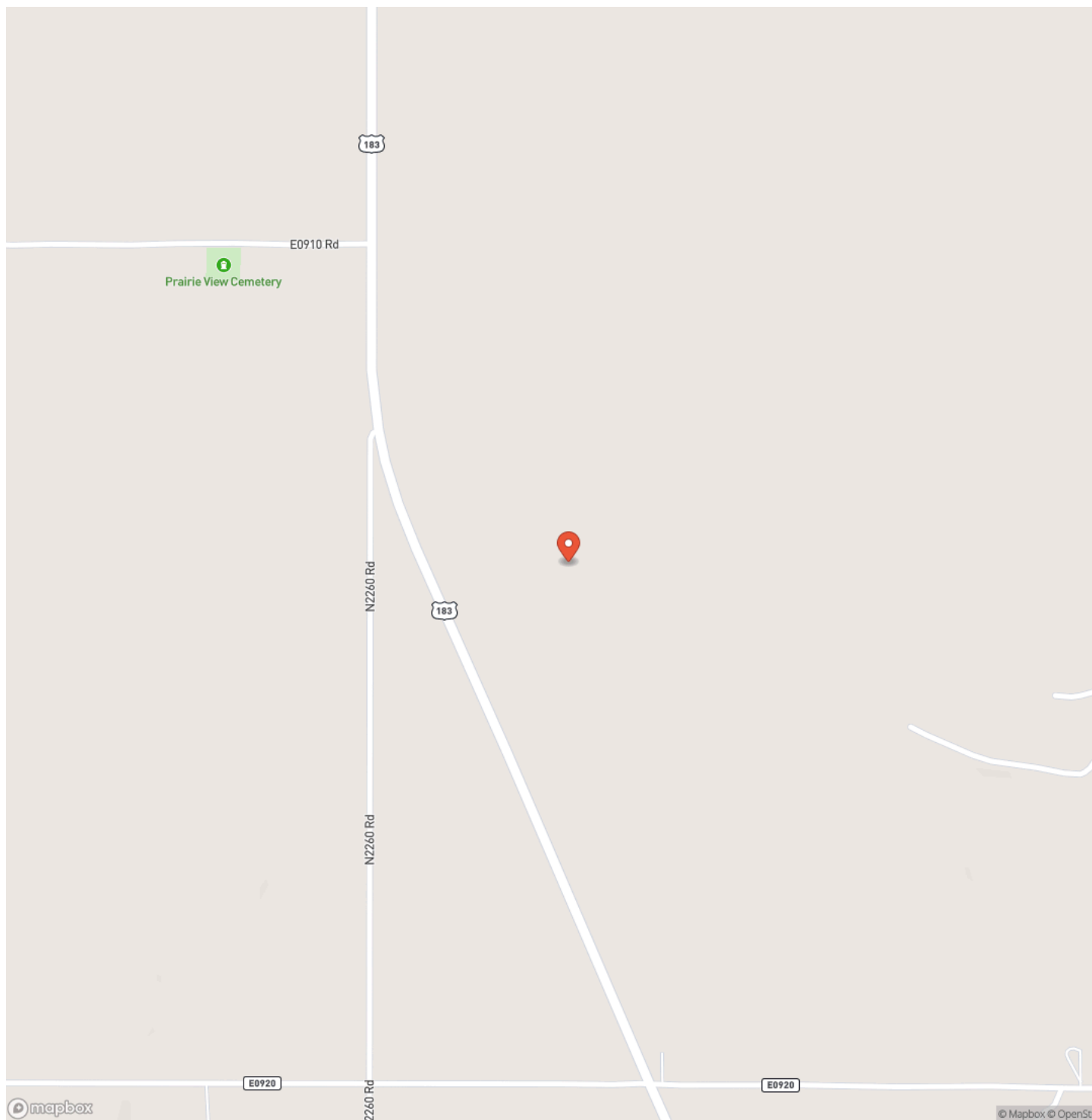
When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation if any will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



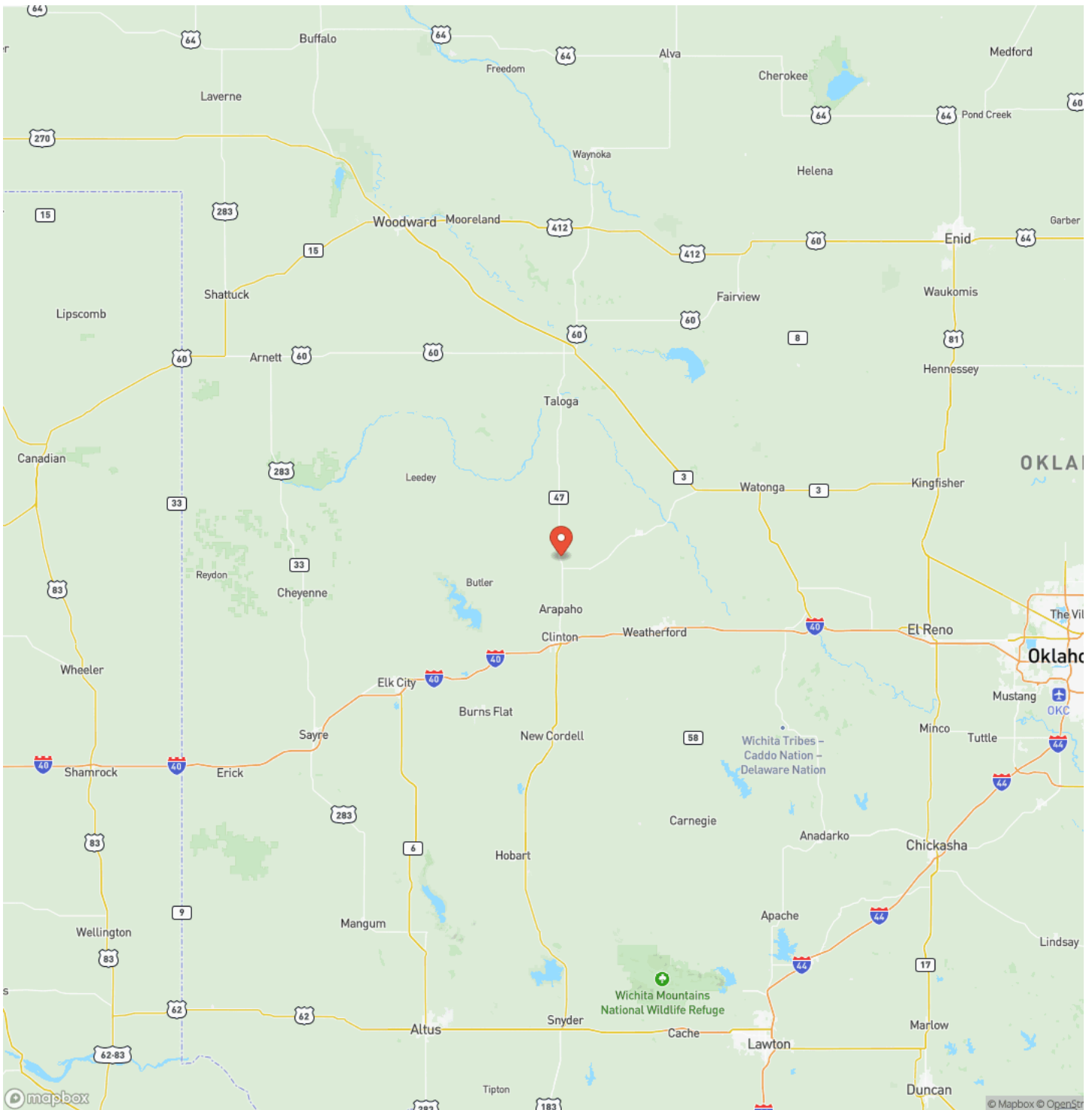
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Custer City, OK / Custer County



Locator Map



Locator Map



GREAT PLAINS

LAND CO.

Satellite Map



Custer County 80 with Highway 183 Frontage
Custer City, OK / Custer County

LISTING REPRESENTATIVE

For more information contact:



Representative

Trey Pearcy

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Address

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City / State / Zip

Hinton, OK 73047

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.



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