Custer County 152
Rural Weatherford
Weatherford, OK 73096

$486,400
152± Acres
Custer County







SUMMARY

Address
Rural Weatherford

City, State Zip
Weatherford, OK 73096

County
Custer County

Type
Farms, Ranches, Undeveloped Land, Business Opportunity

Latitude / Longitude
35.496719 / -98.733447

Acreage
152

Price
$486,400

Property Website
greatplainslandcompany.com







PROPERTY DESCRIPTION

152± Acres | Working Cattle Pasture and Tillable Ground | Custer County, OK
Approximately 2 miles south of Weatherford

This Custer County property combines a well-equipped cattle operation with additional income and development potential, just minutes from Weatherford. The 152± acres are managed as cattle pasture and tillable ground, with approximately 55 acres of tillable land that has produced crops and hay for livestock.

Livestock Infrastructure

- Cross-fenced pasture designed for rotational grazing
- Well water supplying stock tanks
- Internal gates throughout for efficient livestock and equipment movement
- Approximately 55 tillable acres for crop and hay production

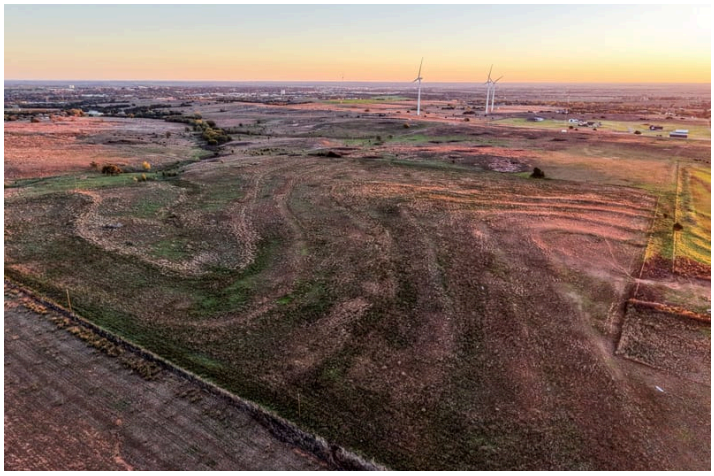
Access
Multiple access points along the east and south blacktop roads provide convenient entry for hauling, equipment, and daily operations.

Income and Recreation

- Two radio towers on the property, one generating annual income
- Regular wildlife crossing indicates recreational potential

Location and Schools
Just 2 miles south of Weatherford, this property offers the rare combination of open country and in-town convenience. It is zoned for Weatherford school admission, making it an excellent fit whether you're raising cattle, building a family home, or planning ahead for future development. You get the space of a working ranch with Weatherford schools, shopping, and services close by.

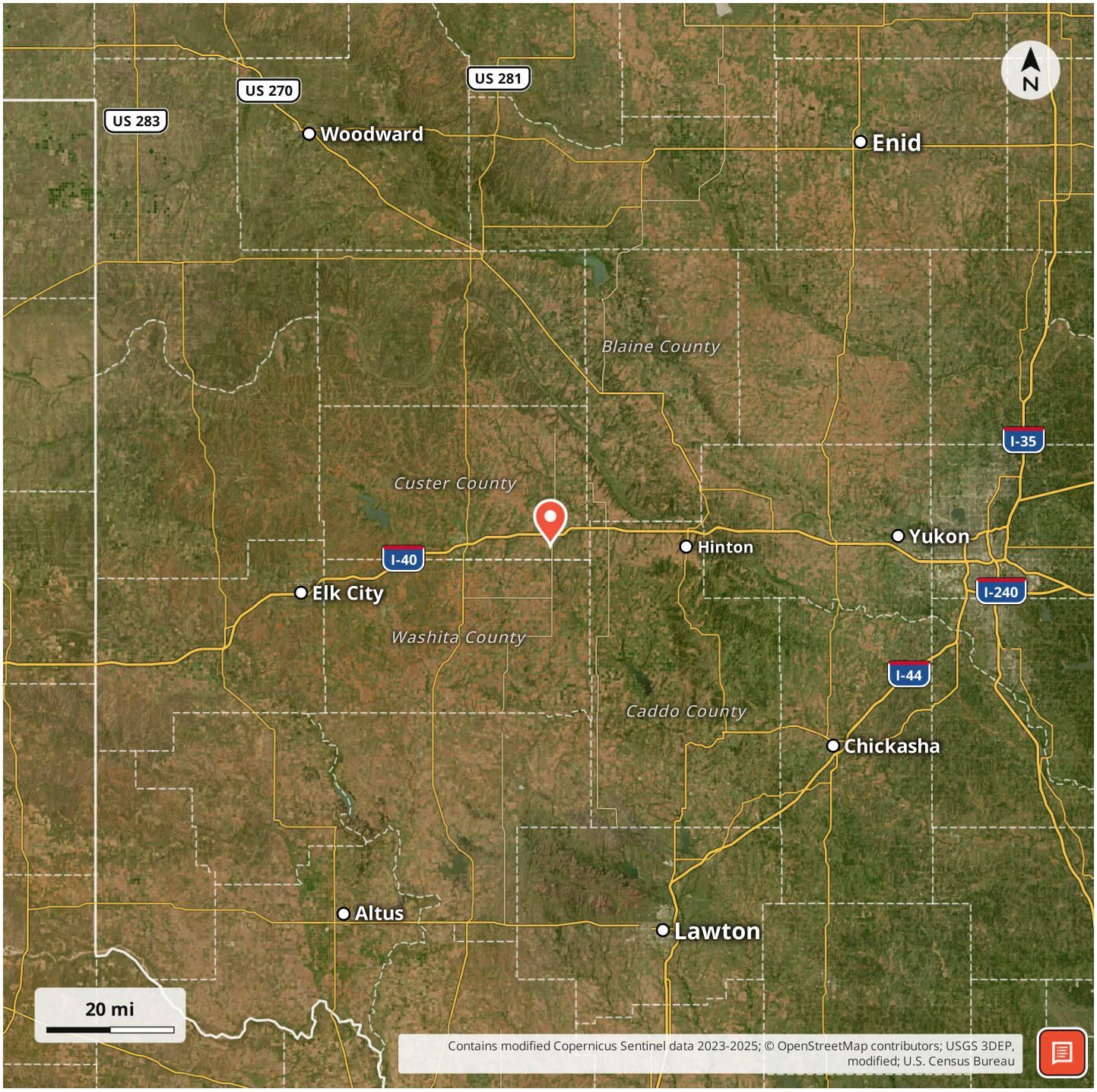
Residential Option
The remaining 8 acres of the quarter section include a house and several outbuildings, which can be negotiated into the sale. Buyers may purchase the pasture and cropland alone or acquire the complete 160-acre tract. Price of 8 acre tract with home not included in this listing.



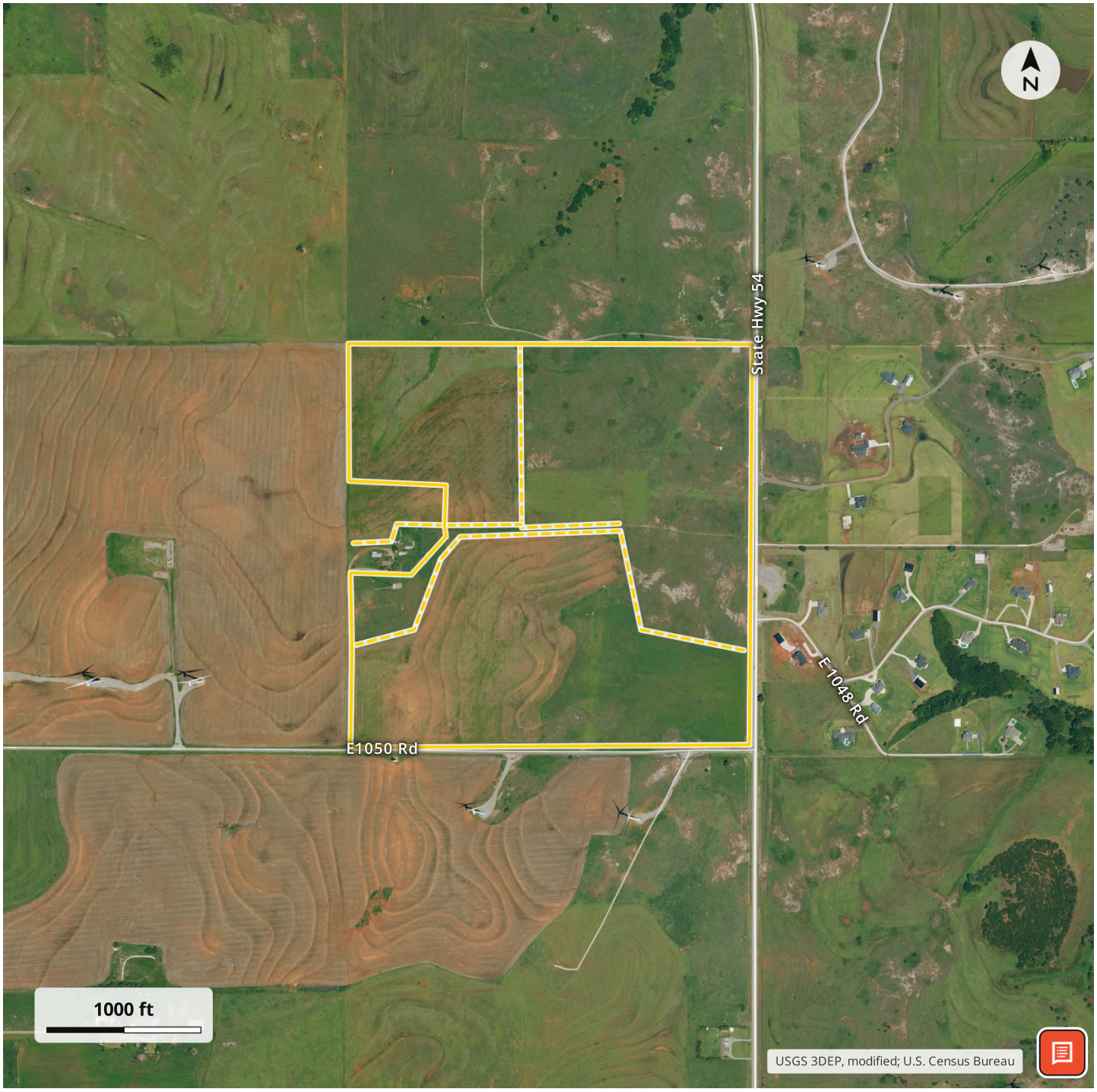




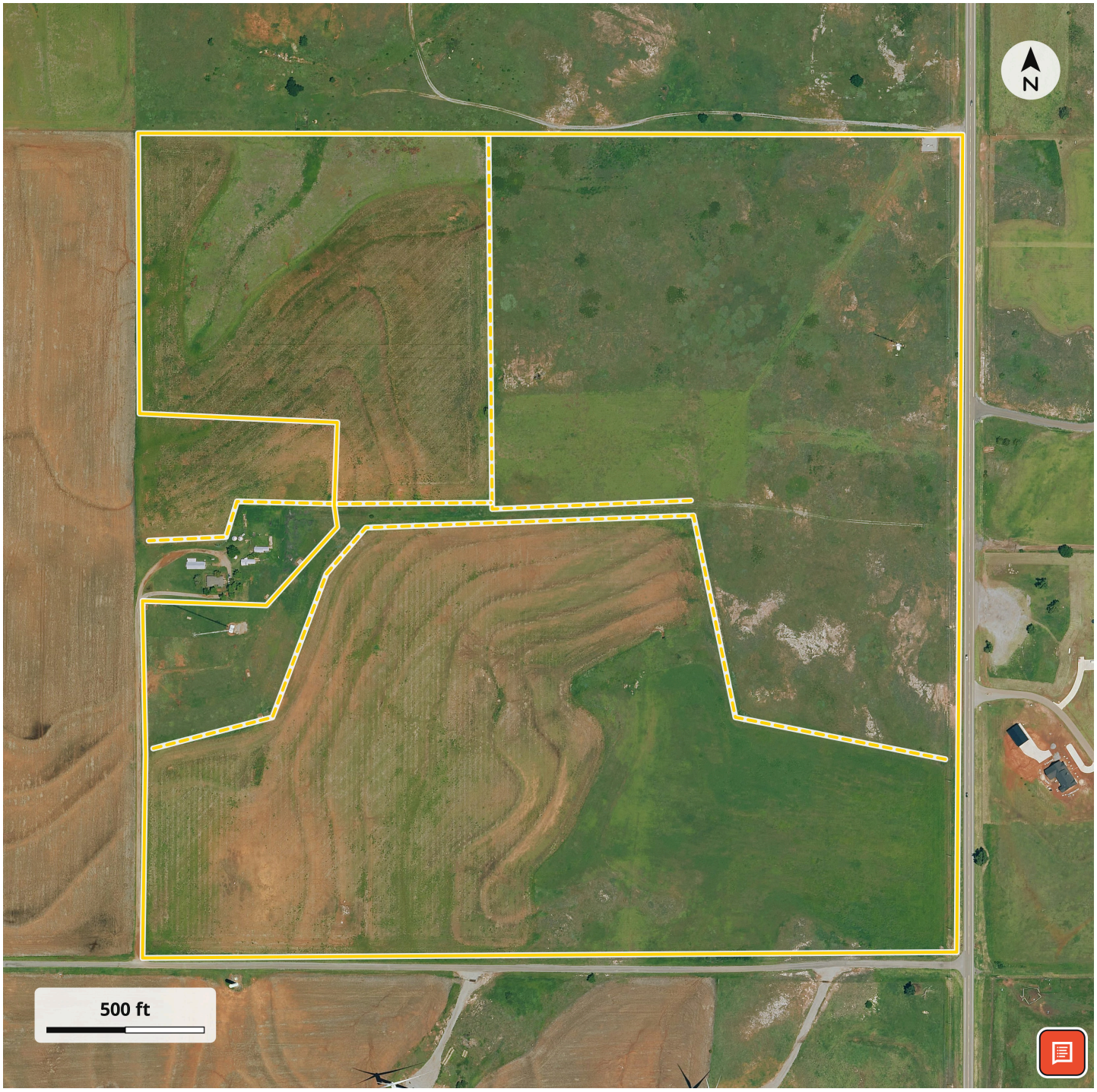

Regional Map



Locator Map


N
State Hwy 54
E1050 Rd
E 1048 Rd
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip
Weatherford, OK 73096

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DISCLAIMERS

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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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