

MIDWEST LAND GROUP PRESENTS



CUSTER COUNTY, OK

979 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

ROUGH CREEK RANCH IN THE WESTERN SANDSTONE HILLS OF OKLAHOMA

Located on the boundary line of Custer and Dewey counties, this 979 +/- acre ranch offers all that western Oklahoma has to offer. This extraordinary property boasts over 229 feet of elevation change providing incredible views of the western sandstone hills that span from the high plains to the central redbed plains. The meandering path of Rough Creek graces the southern boundary, creating an idyllic habitat teeming with wildlife, including whitetail deer and wild turkeys. It's a sanctuary for both avid hunters and nature enthusiasts. The soft flat-lying red sandstones form gently rolling hills cut by steep walled canyons. The drainage flowing from north to south creates a 2.5 acre clear water pond full of fishing opportunities! Extensive cedar control has been undergone to improve the native grasses. Whether you seek a pristine natural retreat, a ranching haven, or a potential development opportunity, this

property encompasses it all. Western Oklahoma's rugged allure and vast landscapes are perfectly embodied by this remarkable ranch. Don't miss the chance to claim your slice of this captivating terrain and transform your vision of the ultimate Oklahoma getaway into reality. With its expansive size and strategic location, this property is incredibly versatile, catering to a multitude of possibilities. Whether you envision it as your exclusive retreat, a recreational paradise, or a promising development venture, the potential is boundless. Your dream of owning a piece of western Oklahoma's natural splendor is just a phone call away. Don't wait – seize this opportunity and make it yours! To experience this extraordinary property firsthand and explore the limitless opportunities it offers, please reach out to Braden Pollard at (580) 222-5265 to schedule your private showing today.



PROPERTY FEATURES

PRICE: **\$1,811,187** | COUNTY: **CUSTER** | STATE: **OKLAHOMA** | ACRES: **979**

- Over 1.1 miles of Rough Creek
- Incredible views
- 229.6 ft. of elevation
- 2.5 acre pond
- Paved road access
- Cattle pens
- 4 water wells
- Native blue stem grasses
- Turkey hunting
- Bass fishing
- 1.5 hours from Oklahoma City



979 +/- ACRES



NATIVE BLUE STEM GRASSES



OVER 1.1 MILES OF ROUGH CREEK



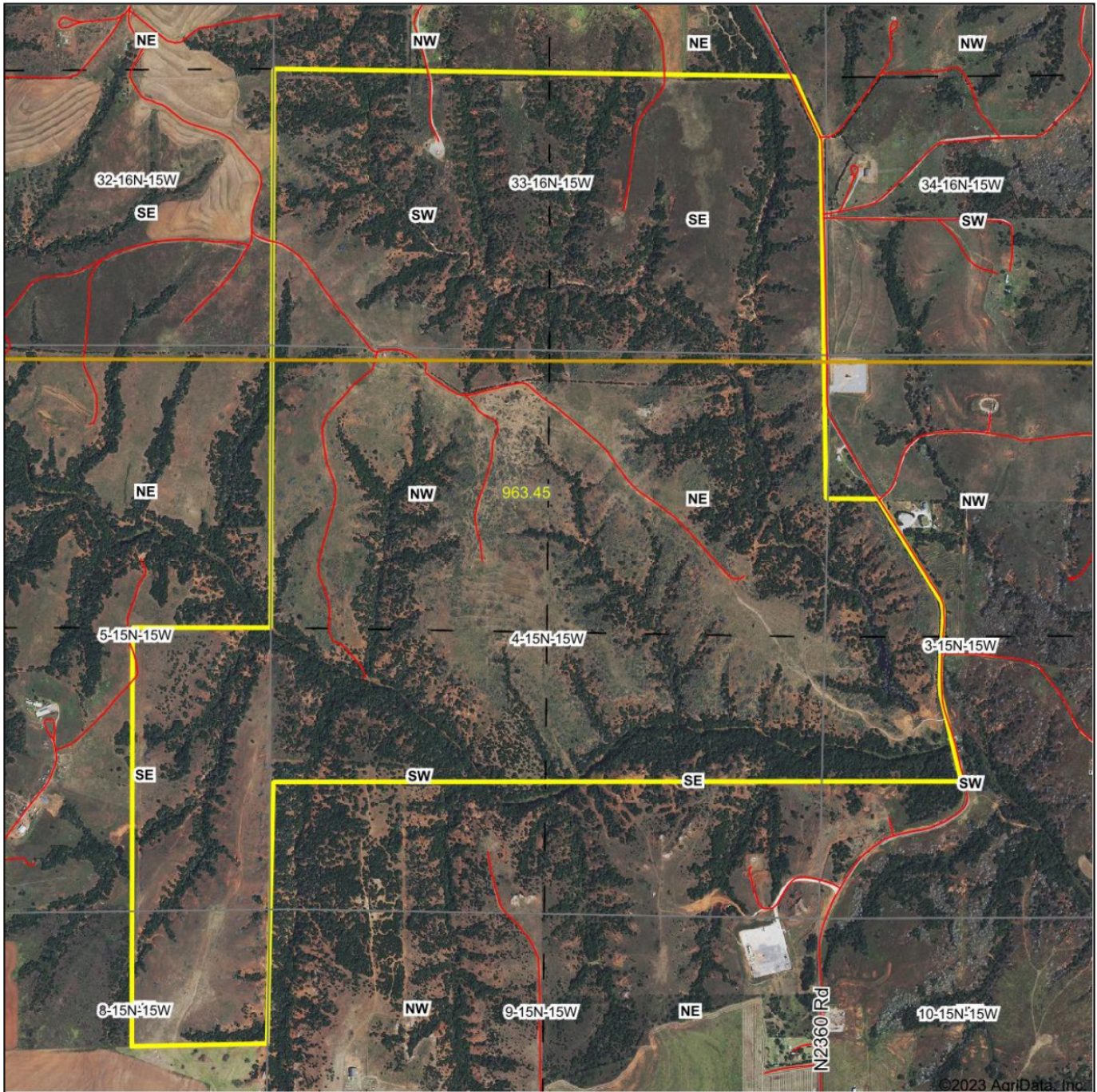
CATTLE PENS



INCREDIBLE VIEWS



AERIAL MAP



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

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Boundary Center: 35° 48' 26.2, -98° 48' 2.31

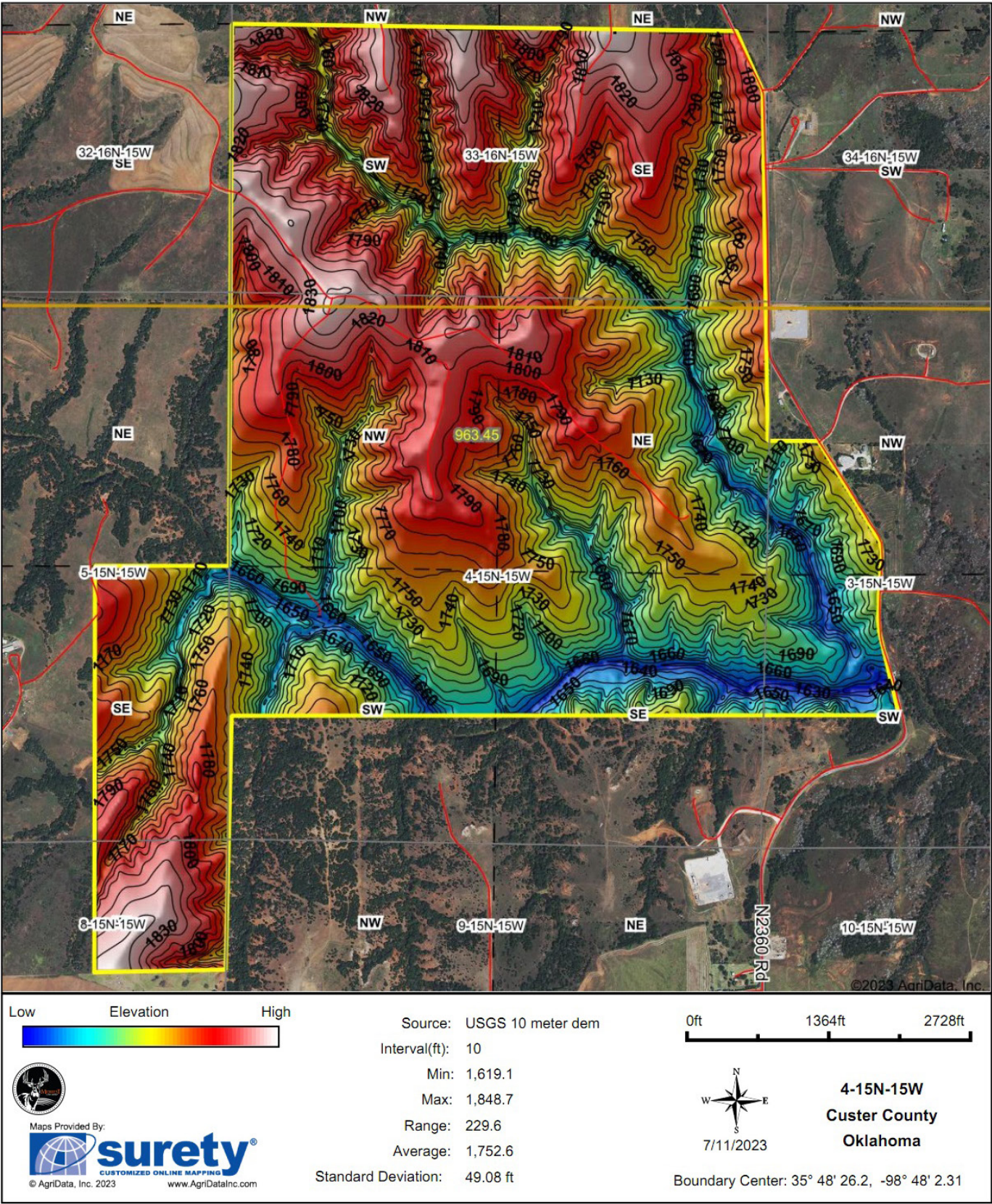
0ft 1457ft 2913ft

4-15N-15W
Custer County
Oklahoma

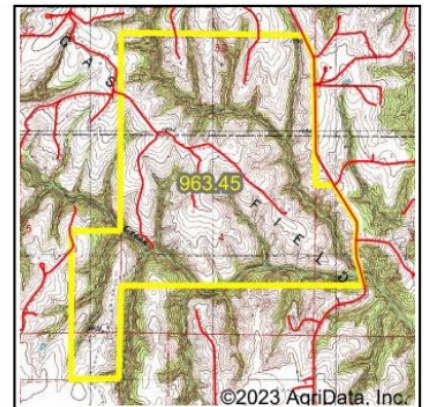
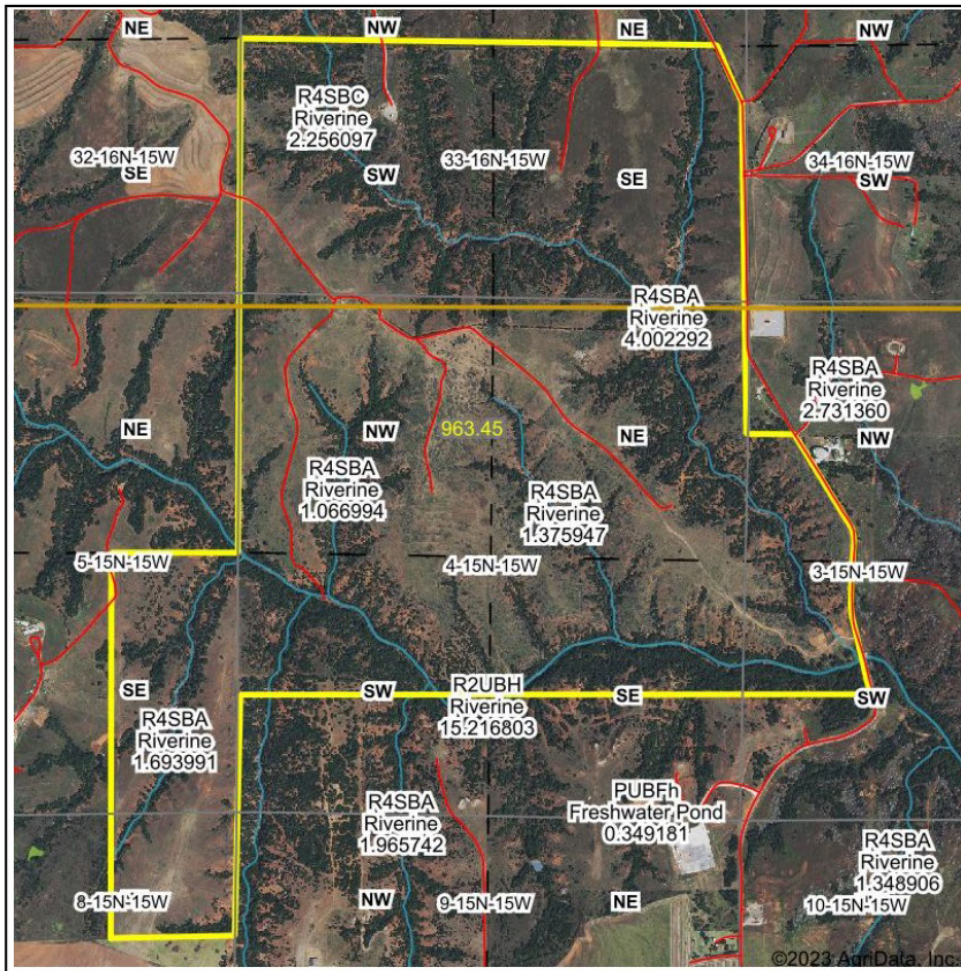


7/11/2023

HILLSHADE MAP



WETLANDS MAP



State: **Oklahoma**
 Location: **4-15N-15W**
 County: **Custer**
 Township: **Custer City**
 Date: **7/11/2023**



Maps Provided By:



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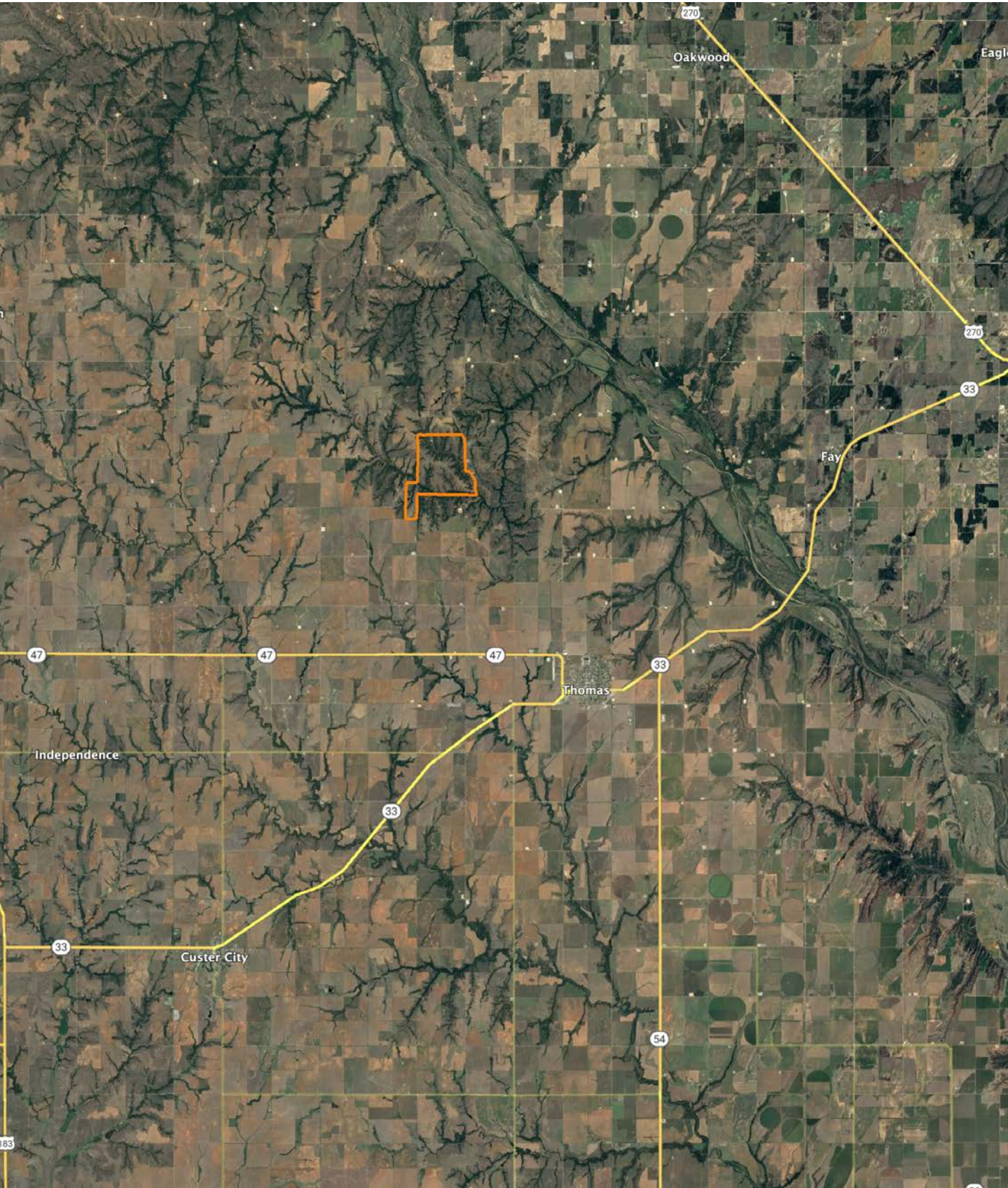


0ft 2027ft 4055ft

Classification Code	Type	Acres
R4SBA	Riverine	8.73
R2UBH	Riverine	3.91
R4SBC	Riverine	1.84
Total Acres		14.48

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

OVERVIEW MAP



AGENT CONTACT

Braden Pollard has a great passion for land and the outdoors, something his clients easily relate to. He's seen land use from all sorts of different angles, from being the landowner to negotiating with them. He'll have you covered no matter buying or selling, regardless of what you're looking to achieve. Braden was born and raised in Ardmore, Oklahoma, a city that sits 90 miles from both Oklahoma City and the Dallas-Ft. Worth metroplex. After graduating from Ardmore High School, he went to the University of Oklahoma in Norman, OK, where he received his bachelor's degree. He spent over 12 years in the oil and gas industry, working up the ladder as a landman, project manager, land manager, and manager of corporate development.

At Midwest Land Group, he's able to utilize his passion for land and the great outdoors, while connecting buyers to sellers and vice versa. A lover of the land, Braden has been a hunting guide for many years, guiding deer, turkey and waterfowl hunts in southern Oklahoma. When he's not working, you might find him golfing, hunting, or spending time outdoors and with his family. Braden serves as a little league coach for his kids, sits on the Canadian County United Way Board of Directors, has guided for Stuart Ranch Outfitters, and is a Certified Oklahoma Abstractor. He lives in Piedmont with his wife Renee, son Easton, and daughter Scotty.



BRADEN POLLARD,

LAND AGENT

580.222.5265

BPollard@MidwestLandGroup.com



MidwestLandGroup.com

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