

MIDWEST LAND GROUP PRESENTS



CUSTER COUNTY, OK

235 ACRES



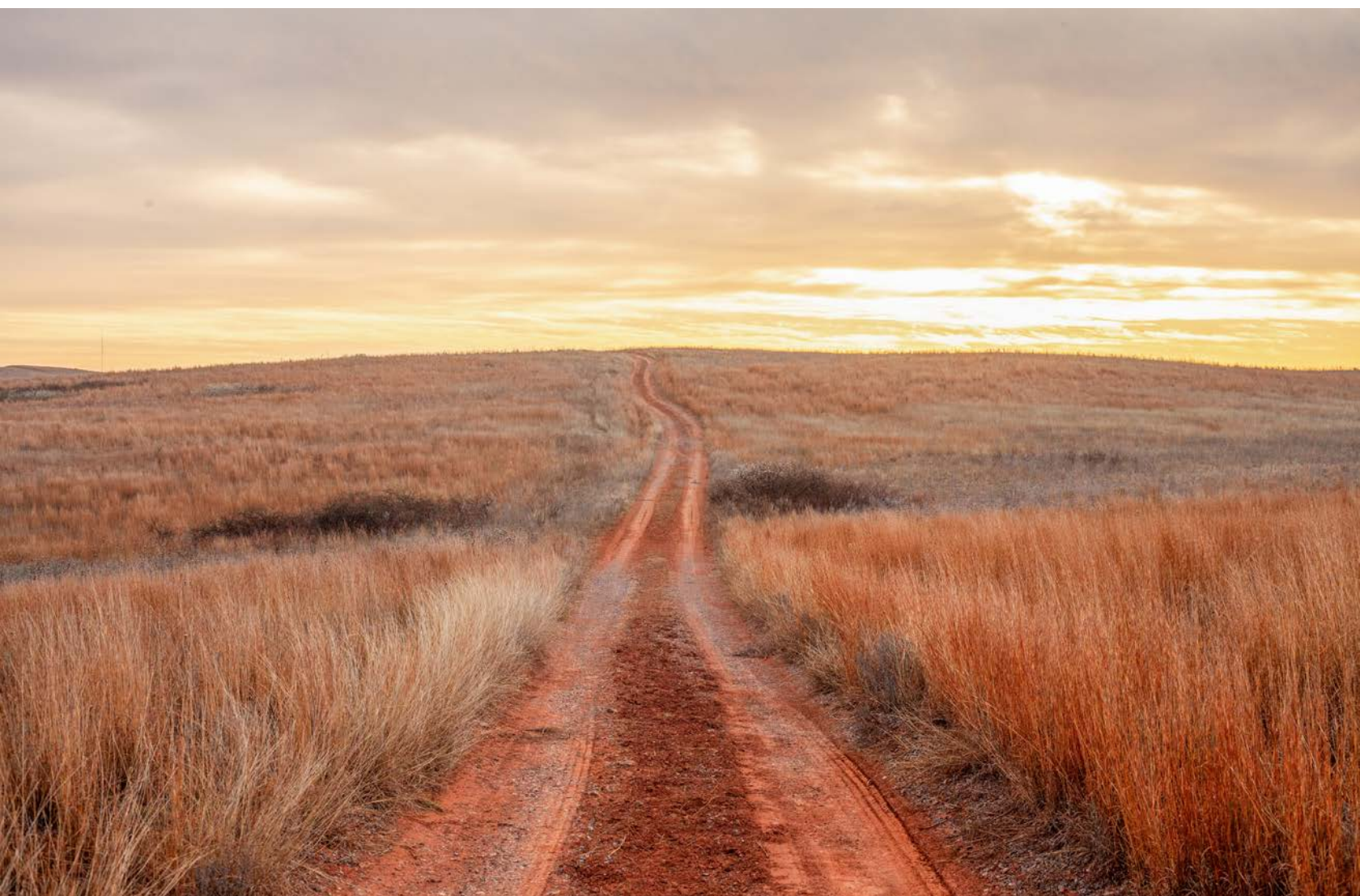
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

ROLLING NATIVE GRASS PASTURE IN CUSTER COUNTY

Awesome displays of elevation change, tall native grasses, and views for miles adorn this beautiful piece in Custer County. The well-maintained pasture and eventful early spring rains have given way to an exciting opportunity to embark on a new agriculture venture or add to an established business. Featuring a two acre pond, water well, good fences, and an abundance of forage, this property is sure to appeal to cattlemen.

The habitat for wildlife is complemented by the rolling topography, as well as a diverse selection of native tree species such as elm, locust, and willows. Sand plum thickets are also interspersed along the hills, providing ample cover for game. The two acre pond accompanying the property is fed by a wet weather creek and is quite clear, quickly revealing the many fish in it. Well suited for cattle and wild game, this western Oklahoma tract is ready for its new caregiver.



PROPERTY FEATURES

PRICE: **\$398,325** | COUNTY: **CUSTER** | STATE: **OKLAHOMA** | ACRES: **235**

- Tall native grass
- 2 acre pond
- Good fences
- Water well
- Cattle guard
- Blacktop road frontage
- 30 minutes from Elk City
- 30 minutes from Clinton
- Portion of wet weather creek
- 118 feet of elevation change



235 +/- ACRES



BLACKTOP ROAD FRONTAGE



GOOD FENCE & CATTLE GUARD



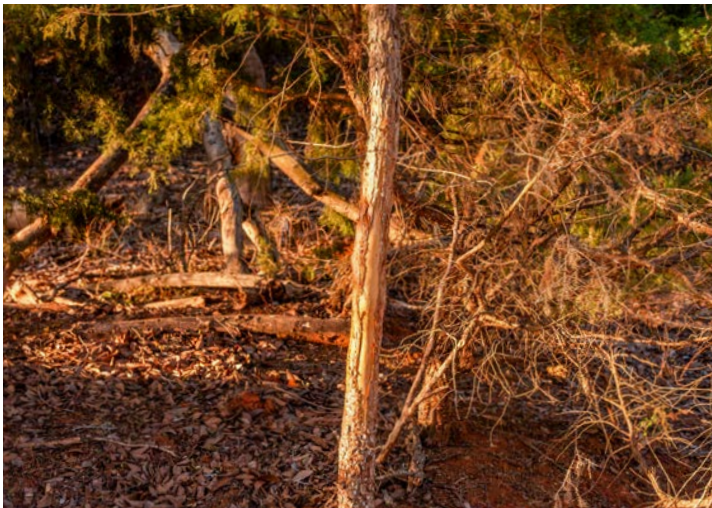
TWO ACRE POND

The two acre pond accompanying the property is fed by a wet weather creek and is quite clear, quickly revealing the many fish in it.

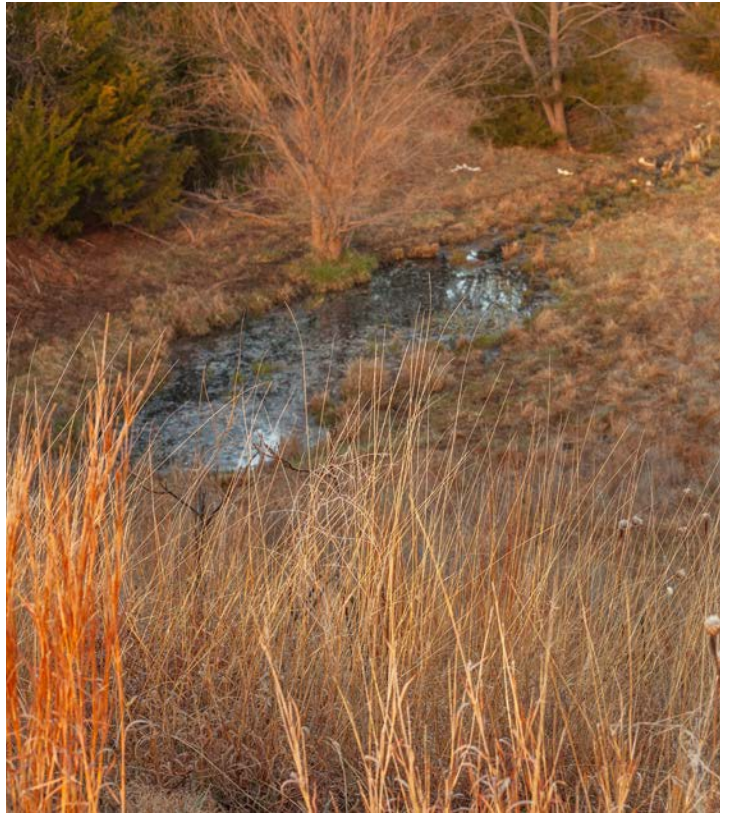


AMPLE COVER FOR GAME

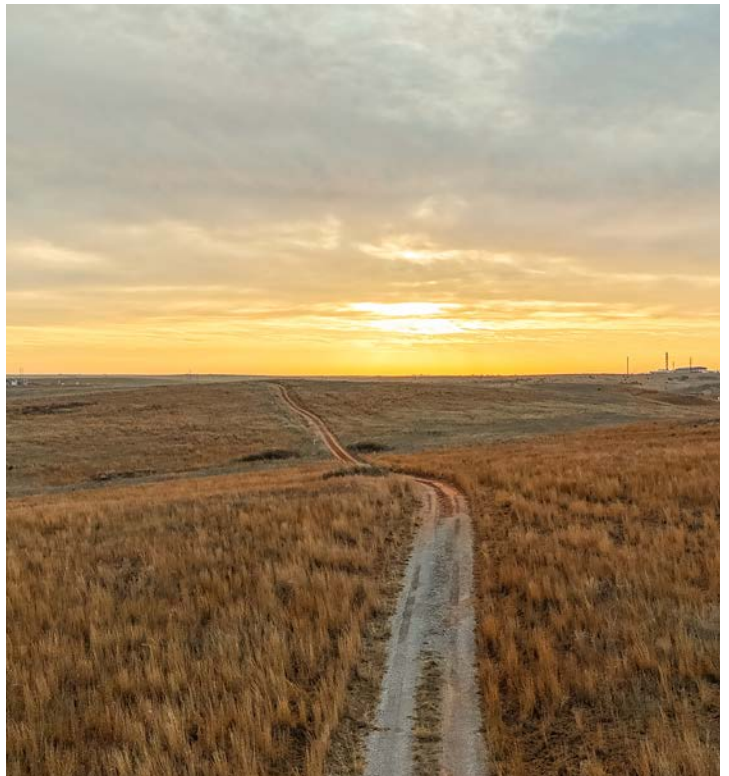
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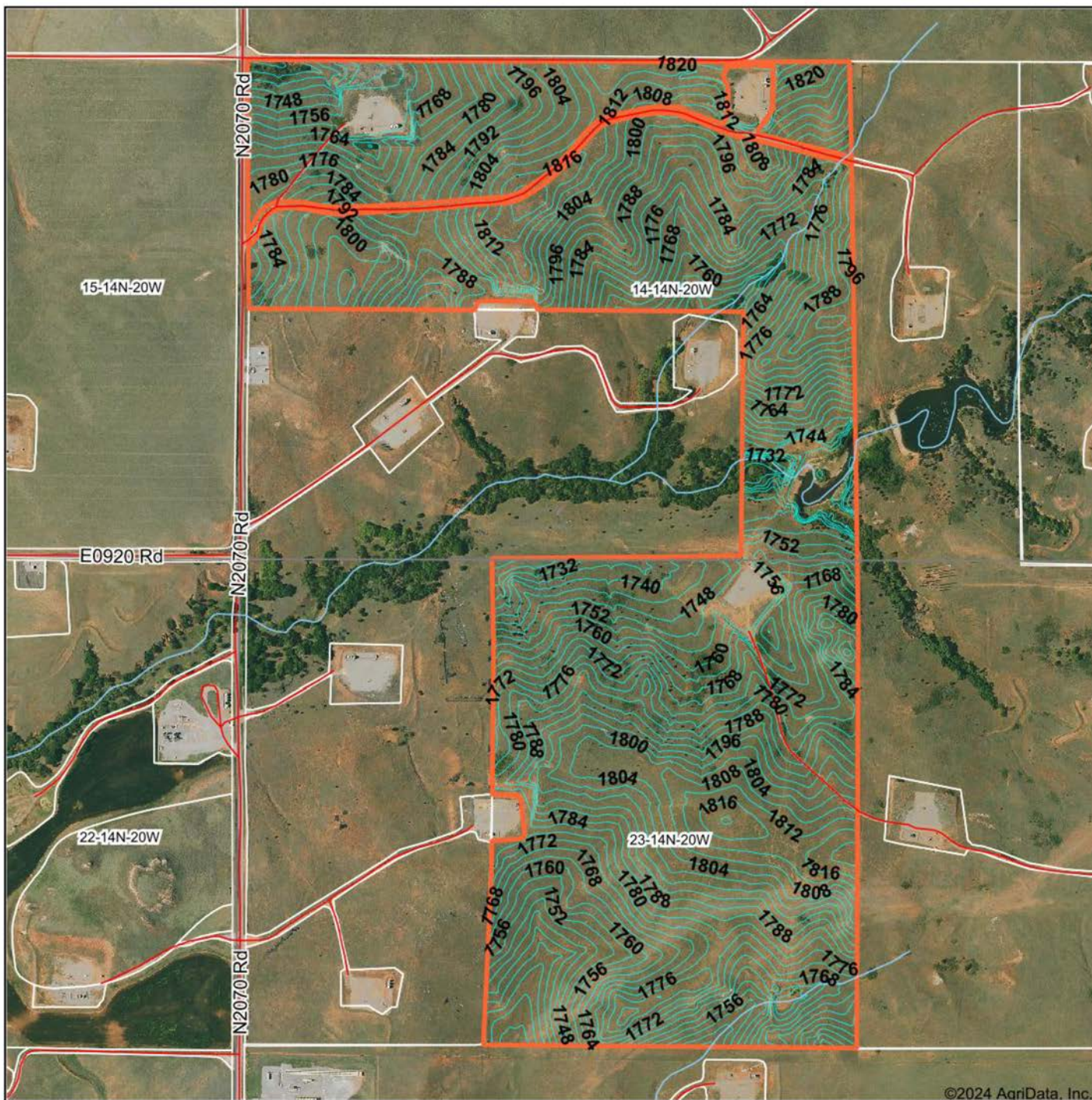
WET WEATHER CREEK



118' OF ELEVATION CHANGE



TOPOGRAPHY MAP



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Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008

Source: USGS 3 meter dem

Interval(ft): 4.0

Min: 1,715.7

Max: 1,833.7

Range: 118.0

Average: 1,779.0

Standard Deviation: 23.06 ft

0ft 828ft 1657ft

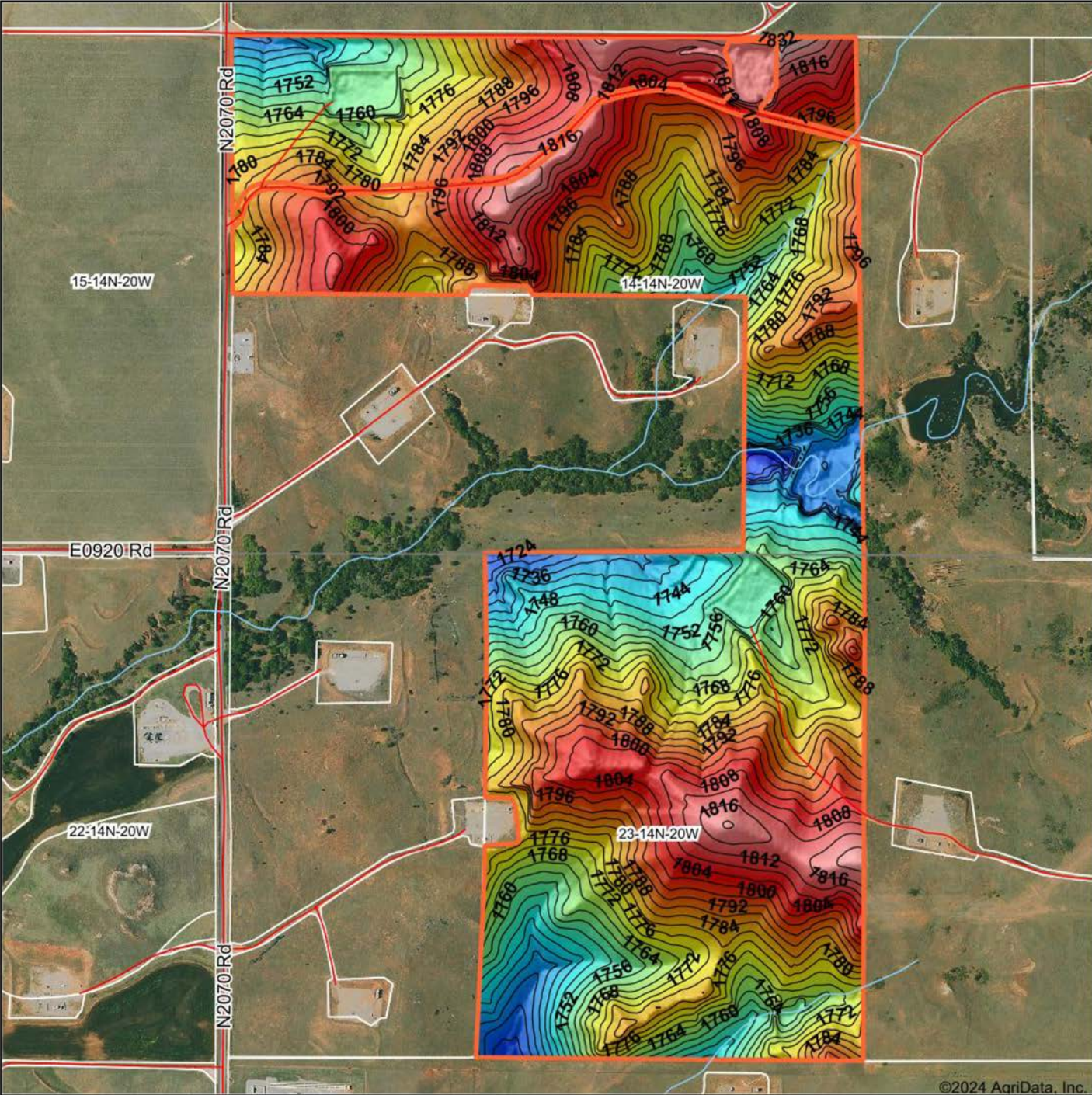


3/14/2024

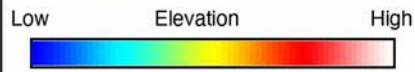
14-14N-20W
Custer County
Oklahoma

Boundary Center: 35° 40' 56.06, -99° 18' 0.68

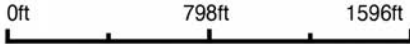
HILLSHADE MAP



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 Average: 1,779.0
 Standard Deviation: 23.06 ft



14-14N-20W
Custer County
Oklahoma

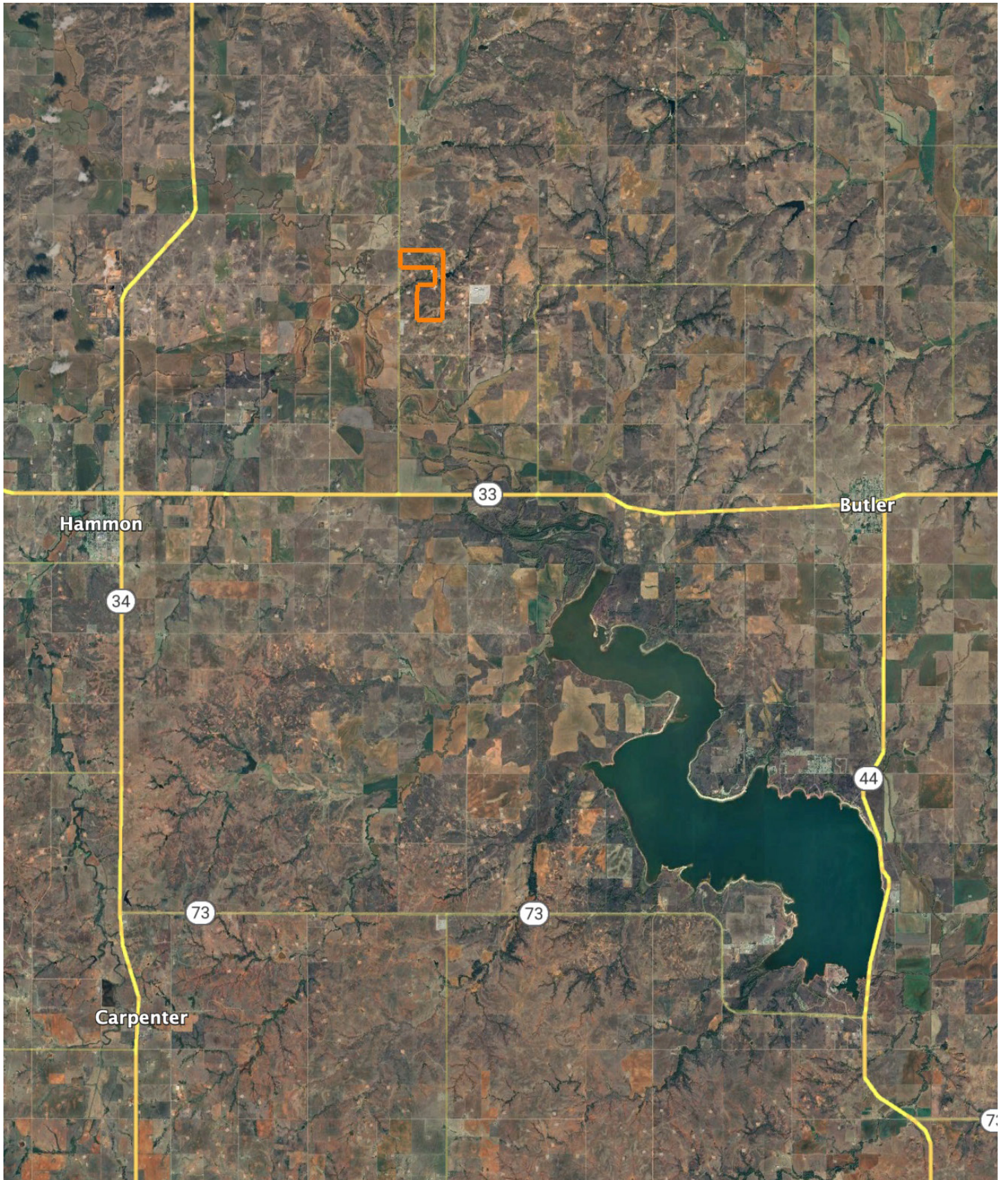
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 Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

OVERVIEW MAP



AGENT CONTACT

Jake Ayers stands as a dedicated land agent with Midwest Land Group, serving the expanse of Western Oklahoma with a profound connection to the land and its values. Born and bred in Lawton, Oklahoma, Jake's roots run deep in the heartland. A graduate of Oklahoma State University with a major in Agribusiness, his academic background is a testament to his commitment to understanding the intricacies of land and agriculture. Residing in Snyder, OK with his wife Morgan, Jake's life is steeped in the rural and outdoor lifestyle, having been raised on the family farm/ranch. His hobbies are not just pastimes but are the foundations of his expertise. Whether bow hunting whitetails or turkey hunting across the country, Jake's pursuits in hunting and fishing have given him an intimate understanding of land and wildlife management. Jake's career in land sales is driven by a deep-seated passion for the outdoors and a divine calling to be a steward of the land. He understands the emotional connections families have to their properties and is committed to assisting clients in buying or selling with the utmost respect and dedication. Beyond his personal experiences, Jake's involvement in the community through the First Baptist Church in Snyder and organizations like NWTF and local QDMA chapter demonstrates his commitment to service and continuous learning. What sets Jake apart is his blend of strong work ethic, firsthand experience in managing a versatile property, and a deep understanding of the sentimental value attached to land. His commitment to excellence and understanding of both the emotional and practical aspects of land ownership make him the ideal agent for anyone looking to buy or sell property in the heartland. Trust Jake Ayers to guide you through your land journey with expertise, dedication, and a personal touch.



JAKE AYERS,

LAND AGENT

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