

MIDWEST LAND GROUP PRESENTS

160 ACRES

CUSTER COUNTY, OK

8871 NORTH 2240 CUSTER CITY, OKLAHOMA 73639



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

160 +/- ACRES OF TILLABLE AND GRASSLAND WITH STRONG SOILS AND INCOME

Midwest Land Group is proud to present Custer 160, a highly productive and versatile tract offering a blend of tillable ground, native grass, and recreational opportunity. Conveniently located in western Oklahoma with paved road frontage on two sides, this 160 +/- acre property offers excellent access, strong soils, and multiple income streams.

Of the total acreage, 112 +/- acres are tillable and 48 +/- acres are in native grass. Over 85% of the tillable ground is comprised of Class II and III soils, ideal for a variety of crops or continued hay and grazing production. Terraced fields, fencing, and cross fencing are already in place, and a current ag lease generates approximately \$4,500 in annual income. A water well and electricity on-site add utility value, making it well-suited for continued farming or future expansion.

The property also offers recreational appeal, with two ponds, a wet-weather creek, and native grass draws that attract whitetail deer, turkey, and dove. Excellent dove hunting is a highlight of this area, and the mix of crop fields and timber edges makes it an easy place to enjoy both income and recreation.

Improvements include a 3-bedroom, 1-bath farmhouse that provides rental income potential or a solid foundation for renovation. Historic barns and mature bur oaks around the homestead add character and shade. With paved frontage on two sides, full fencing, and proximity to Arapaho (14 minutes), Clinton (20 minutes), and downtown Oklahoma City (90 minutes), Custer 160 is an ideal investment for the operator, investor, or recreational buyer seeking productivity and flexibility in one tract.



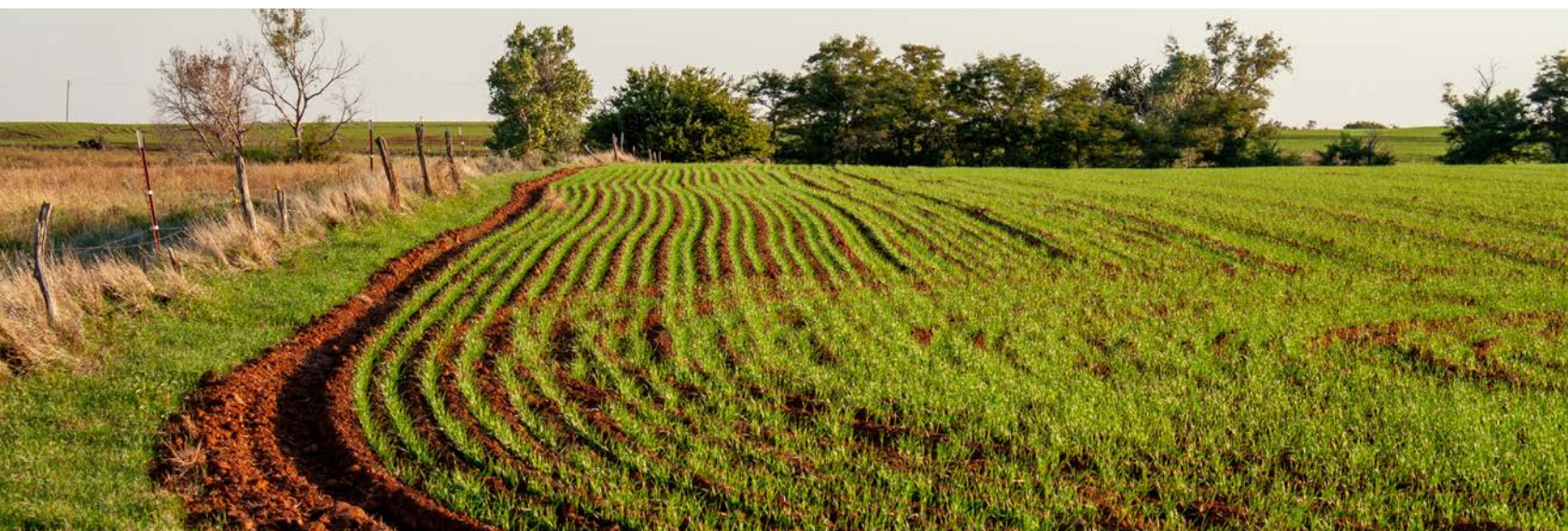
PROPERTY FEATURES

PRICE: **\$375,000** | COUNTY: **CUSTER** | STATE: **OKLAHOMA** | ACRES: **160**

- 112 +/- acres of tillable
- 48 +/- acres native grass
- Paved road frontage on two sides
- Electric and water well on site
- Fully fenced and some cross fencing
- Terraced fields
- Over 85% of tillable ground is Class II & III soils
- \$4500 in annual ag-lease income
- 3-bed 1-bath farmhouse
- Historic barns and character throughout
- Wet weather creek
- 2 ponds
- Large Mature Bur Oaks around the farmhouse
- Whitetail deer, turkey, dove
- Excellent dove hunting
- 14 minutes to Arapaho
- 20 minutes to Clinton
- 90 minutes to Downtown Oklahoma City



112 +/- ACRES TILLABLE



48 +/- ACRES NATIVE GRASS



FULLY FENCED



PAVED ROAD FRONTAGE



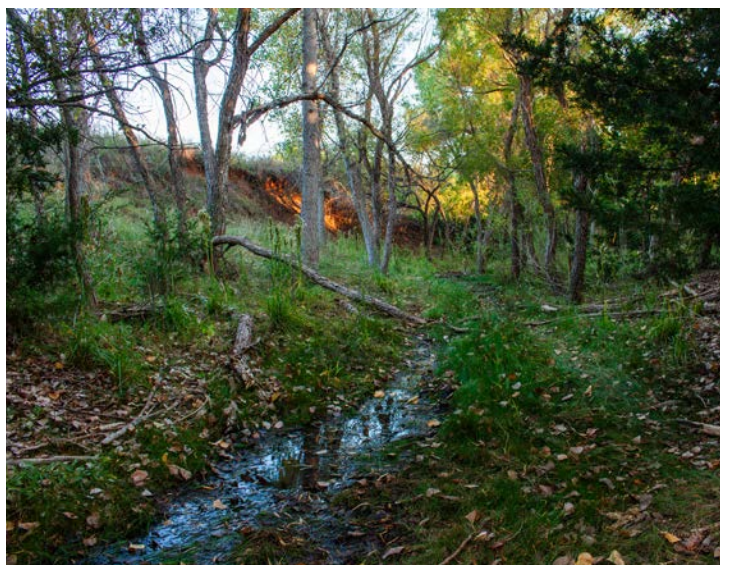
ELECTRIC AND WATER WELL



FARMHOUSE AND HISTORIC BARN



PONDS AND WET-WEATHER CREEK



AERIAL MAP



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Boundary Center: 35° 43' 44.09, -99° 0' 32.72

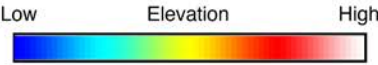
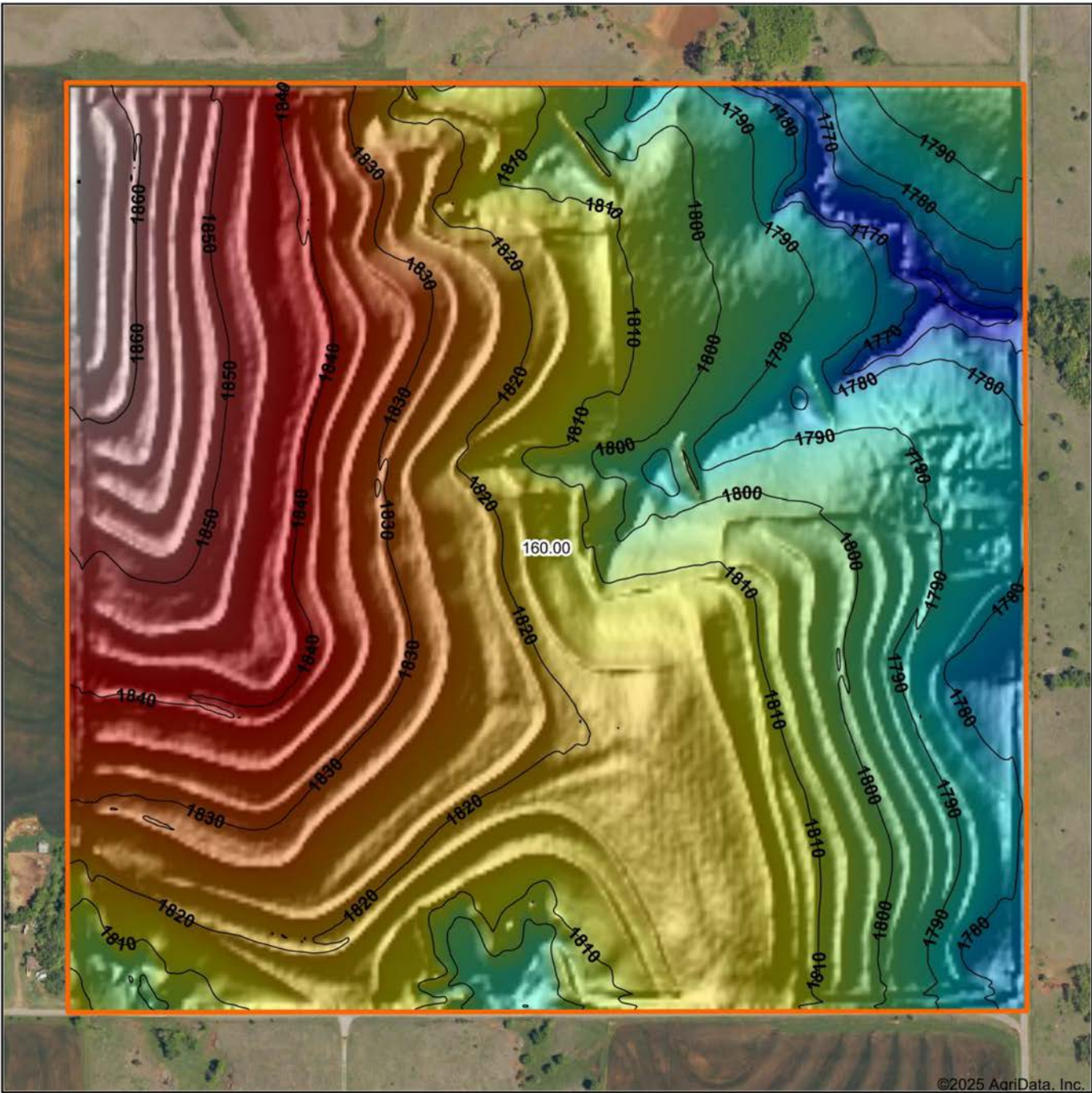
0ft 435ft 870ft

33-15N-17W
Custer County
Oklahoma



10/22/2025

HILLSHADE MAP



Maps Provided By:



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Source: USGS 3 meter dem
Interval(ft): 10
Min: 1,757.4
Max: 1,869.2
Range: 111.8
Average: 1,815.6
Standard Deviation: 22.97 ft

0ft 435ft 870ft

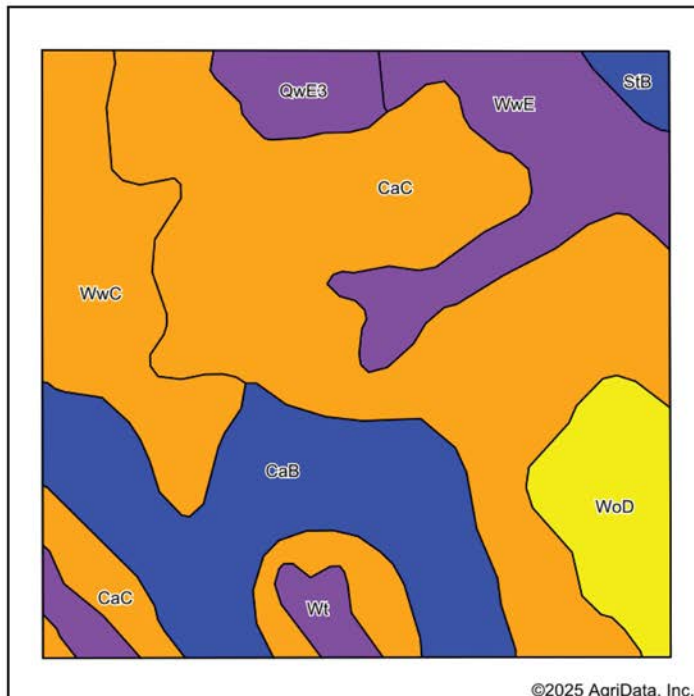


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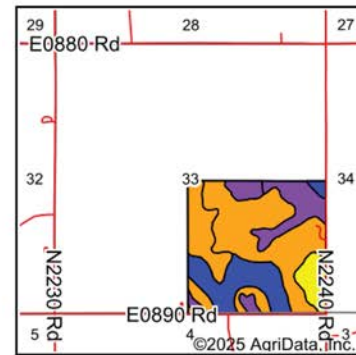
33-15N-17W
Custer County
Oklahoma

Boundary Center: 35° 43' 44.09, -99° 0' 32.72

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Custer**
 Location: **33-15N-17W**
 Township: **Custer City**
 Acres: **160**
 Date: **10/22/2025**



Maps Provided By:

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 CUSTOMIZED ONLINE MAPPING
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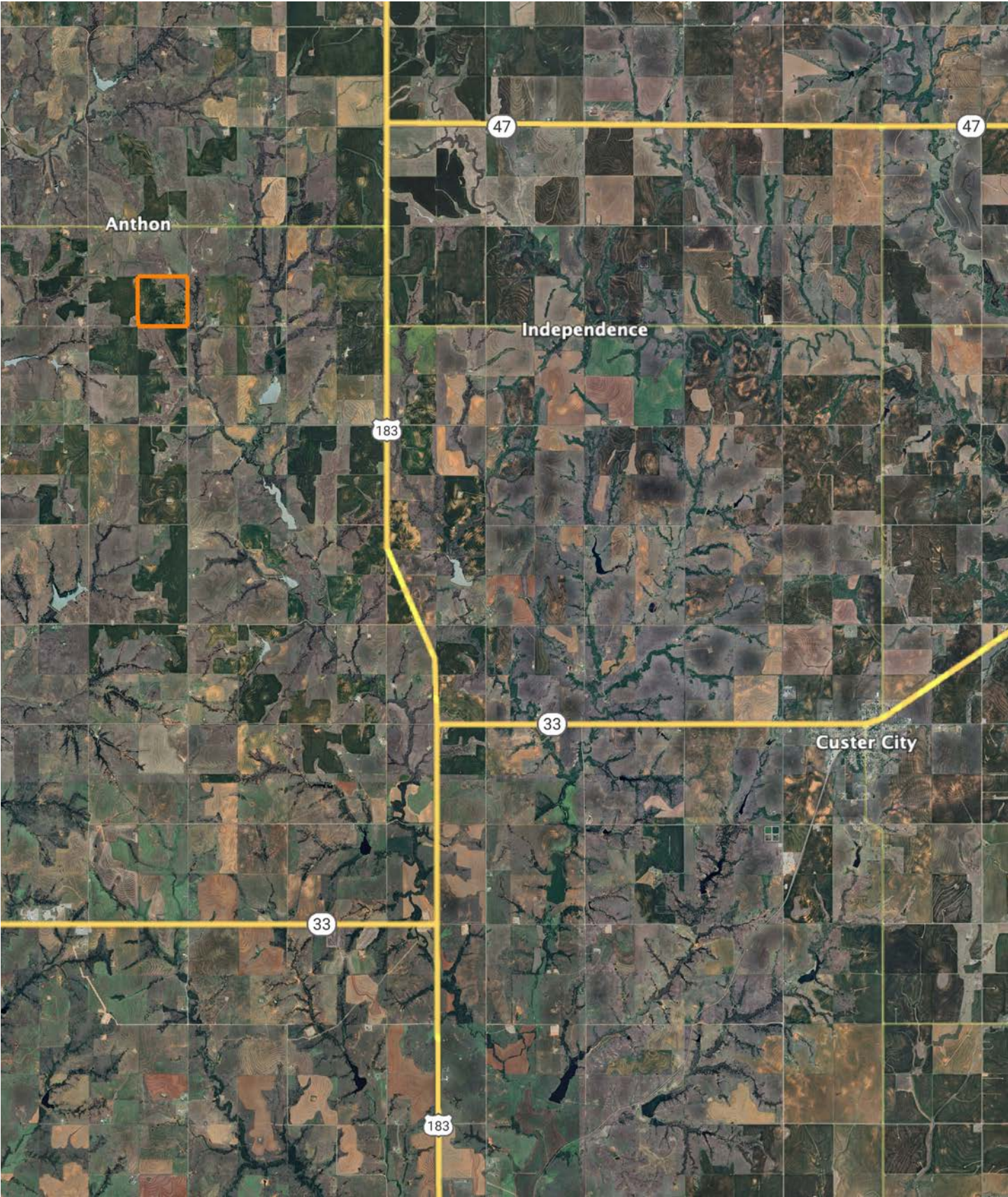
Area Symbol: OK039, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
CaC	Carey and Woodward soils, 3 to 5 percent slopes	70.60	44.1%		3.5ft. (Paralithic bedrock)	Ile	4008	49	37	45	48	34
CaB	Carey silt loam, 1 to 3 percent slopes	29.75	18.6%		4.1ft. (Densic bedrock)	Ile	4080	52	36	43	52	41
WwC	Woodward-Quinlan complex, 3 to 5 percent slopes	18.82	11.8%		2.7ft. (Densic bedrock)	Ills	3145	33	27	33	32	24
WwE	Quinlan-Woodward complex, 5 to 12 percent slopes	18.07	11.3%		1.1ft. (Densic bedrock)	Vle	2212	27	23	27	26	17
WoD	Woodward silt loam, 5 to 8 percent slopes	11.37	7.1%		3.1ft. (Densic bedrock)	Ive	3915	40	31	40	39	33
QwE3	Quinlan and Woodward soils, 3 to 8 percent slopes, severely eroded	5.29	3.3%		1.1ft. (Densic bedrock)	Vle	1295	18	16	17	16	12
Wt	Woodward-Clairemont complex, 0 to 12 percent slopes	4.30	2.7%		3.1ft. (Densic bedrock)	Vle	4100	44	33	40	44	25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
StB	St. Paul silt loam, 1 to 3 percent slopes	1.80	1.1%		> 6.5ft.	Ile	4111	60	42	46	60	50
Weighted Average						3.39	3624.4	*n 43.5	*n 32.9	*n 39.8	*n 42.7	*n 31.3

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Ryan Huggins grew up in Ardmore, Oklahoma, where his passion for land was instilled at an early age. He and his father, a wildlife biologist, spent countless hours in the deer woods, learning firsthand about habitat, conservation, and the deep connection people have with the land. Those early experiences didn't just shape his love for the outdoors—they laid the foundation for his career in land sales, where he now helps others find and sell their own piece of ground.

Faith and family are the why behind everything Ryan does. For years, he has been deeply involved with his church community, leading worship and serving in various volunteer, staff, and pastoral roles. He approaches his work with the same heart for service, believing that every land transaction is more than a sale—it's an opportunity to make a meaningful impact. Ryan currently lives in McCloud with his wife, Ashley, and their four children, finding his greatest joy in the time spent with them.

Before joining Midwest Land Group, Ryan built and ran a thriving home repair and remodeling business in the OKC metro for nearly a decade. His reputation for professionalism, integrity, and delivering top-tier service made him a trusted name in his industry—qualities he now brings to every land deal. With a sharp eye for both a property's current value and future potential, Ryan helps buyers see beyond what a piece of land is to what it can become. As he puts it, "I'm creative and can help people catch a vision for what's possible. I'm a constant learner—every piece of ground I walk, every interaction I have, and every book I read brings something new to the next client I serve."

With a dedication to providing outstanding service, a tireless work ethic, and a true passion for land, Ryan stands out in the industry. Whether he's selling a cherished farm or helping clients secure their dream hunting retreat, he ensures every step is smooth, successful, and deeply rewarding.



RYAN HUGGINS

LAND AGENT

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