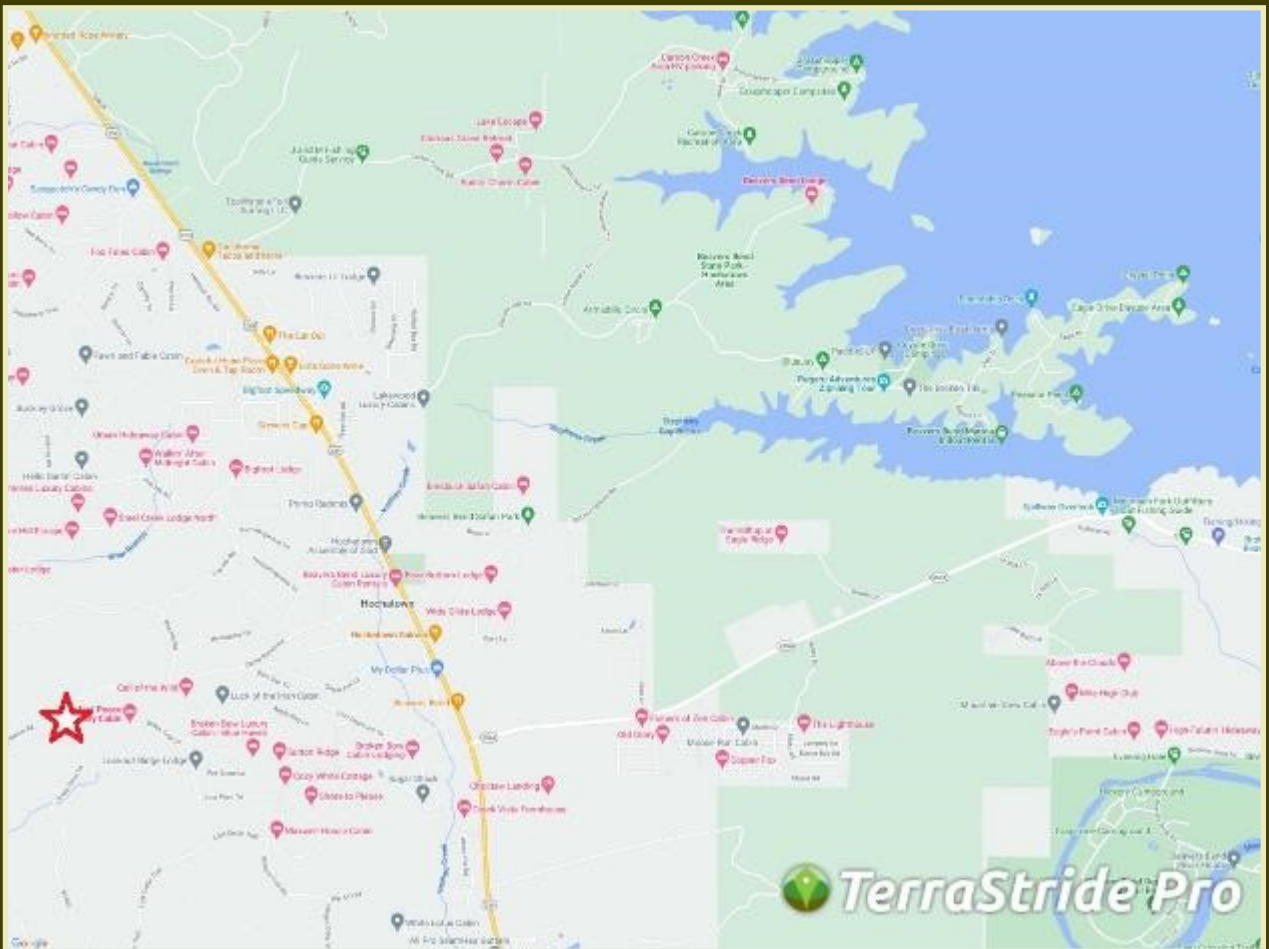




SOUTHWEST RANCH & FARM SALES PRESENTS



1.107 Acres Undeveloped Lot

Price Reduced to \$125,000

Hochatown, Oklahoma

Information in this brochure is from sources deemed reliable, but no warranty or representation is made as to the accuracy by the seller or its agents. The seller and its agents expressly disclaim any liability for errors, omissions or changes regarding any information provided for this sale.

Property Description

Undeveloped Lot – Hochatown, OK, McCurtain County

Acres: 1.107 ± Acres.

Price Reduced: \$125,000.

Terms: No owner financing.

Location: SOUTHERN SUNRISE PH I Lot 202, Hochatown, Oklahoma, McCurtain County. Just a couple miles from Hochatown town center and about 5 miles from Beavers Bend State Park Area, one of Oklahoma's most popular areas.

Comments: This area is perfect for a vacation home or B&B business, located in the foothills of the Kiamichi Mountains . The Hochatown/Broken Bow area has a booming cabin and vacation industry. For the outdoor enthusiast the area offers Broken Bow Lake and the nearby Ouachita National Forest.

Water and electricity are on this heavily wooded lot ready for you to build.

https://www.travelok.com/broken_bow

<https://www.travelok.com/state-parks/beavers-bend-state-park>

The owner is also offering an adjacent 1.015 Acre lot for sale.

When buying property offered by Southwest Ranch & Farm Sales, the buyer's agent, if applicable, must be identified on first contact and must be present at initial showing of the property in order to participate in real estate commission. If this condition is not met, fee participation, if any, will be at sole discretion of Southwest Ranch & Farm Sales.

For more information on this undeveloped lot please contact Scott Johnston at (405) 249-8241.



TEMPERATURE

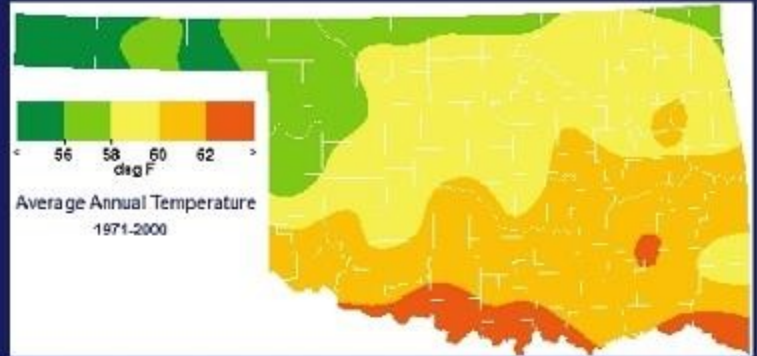
Average Annual: 63 degrees
Average Maximum: 75 degrees
Average Minimum: 49 degrees
Highest: 115 degrees
(Smithville, August 10, 1936)
Lowest: -22 degrees
(Smithville, February 2, 1951)
Days of 90 Degrees or Higher: 81
Days of 20 Degrees or Lower: 15

PRECIPITATION

Average Annual: 52.02 inches
Days With Precipitation: 87
Wettest Year: 80.32 inches in 1973
Driest Year: 25.61 inches in 1963
Greatest Daily Rainfall: 12.30 inches
(Hee Mountain, October 31, 1972)

OTHER FACTS

Average Wind Speed: 7 mph
Sunshine: 55- 75%
Average Humidity: 79%
Thunderstorm Days: 50
Hail Events: 5 per year
Tornadoes (1950-2003): 41



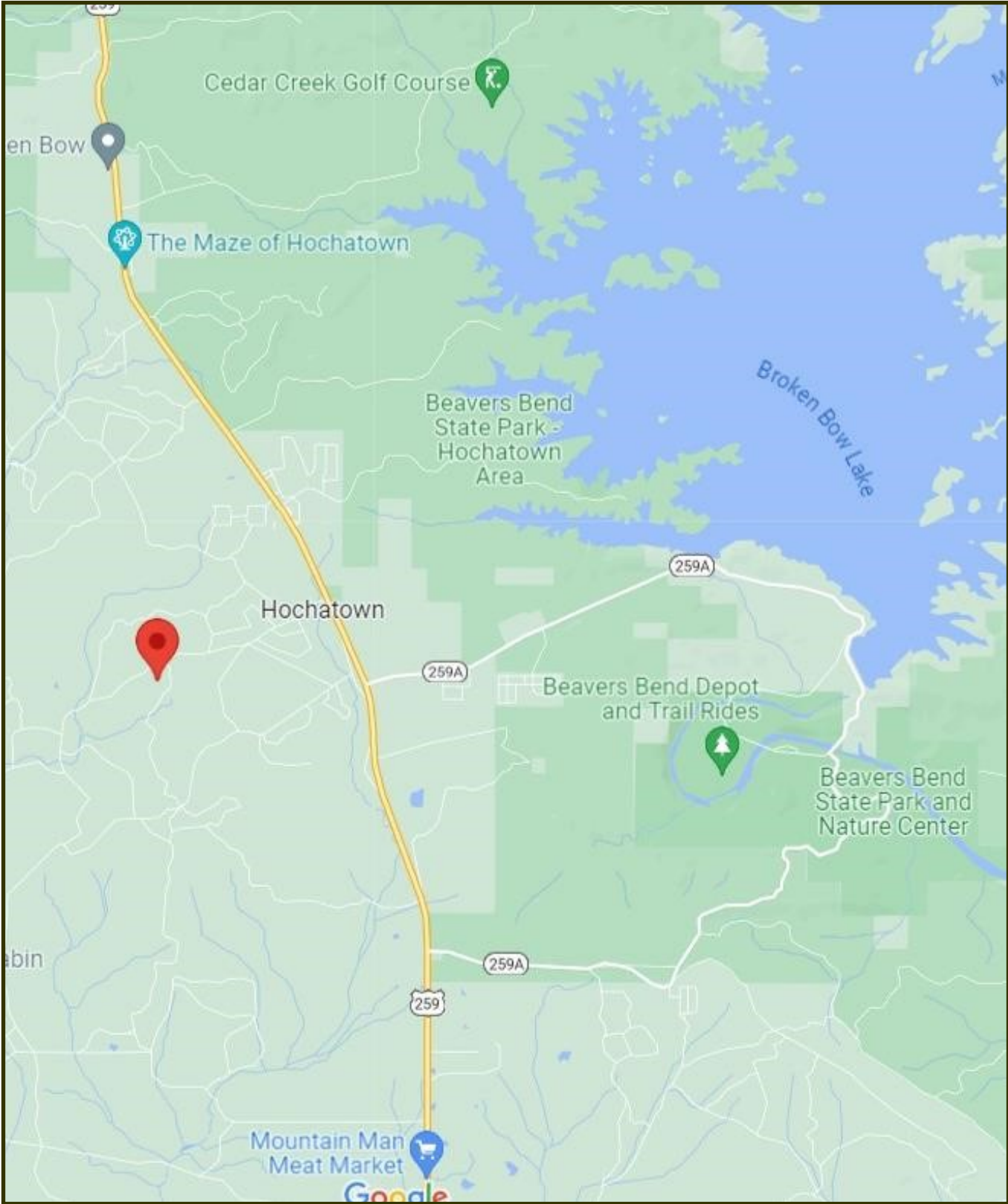
WINTER WEATHER

Average Annual Snowfall: 3.5 inches
Days with snow on ground: 1
Greatest Seasonal Snowfall: 25.5 inches (1959-1960)
Greatest Daily Snowfall: 15.0 inches
(Flashman Tower, January 6, 1960)
Last Freeze in Spring: March 30
First Freeze in Autumn: November 3
Growing Season: 215 Days



**McCurtain County
Climate Summary**

1.107 Acres Lot Hochatown, OK Location Map



34.1454, -94.7736

1.107 Acres Lot Hochatown, OK Aerial Map



1.107 Acres Lot Hochatown, OK Topo Map



Ranch and Farm Sales with a Difference

Southwest Ranch & Farm Sales; Your Experts in Ranch Real Estate



Jim Long grew up in Mt. Vernon, Texas and has lived in East Texas all his life. After graduating from The University of Texas in Austin, he and his wife, Sara, moved to McKinney and have lived there ever since.

Jim began selling real estate in 2000 and received his Texas broker license in 2004 and his Oklahoma broker's license in 2005. He grew up in a family that raised cattle and continues to raise cattle himself.

The dynamics of land have changed drastically in the last 10 years, especially the value. Staying abreast of the market is crucial in our business and we make every effort to be the most knowledgeable company out there.

Jim Long is a licensed Real Estate Broker with the **Oklahoma Real Estate Commission** and **Texas Real Estate Commission**.



Scott Johnston is a native of Oklahoma where he has lived his entire life. He currently lives in Velma, Oklahoma with his wife Christi Johnston. Scott's passion for hunting and fishing led him to guiding hunters for the past 25 years. Scott is knowledgeable on the features you want for your hunting land, farm or cattle ranch. Give Scott a call if you are looking to buy or sell property in Central or Southwest Oklahoma.

Scott Johnston is a licensed Real Estate Sales Associate with the **Oklahoma Real Estate Commission**.

Cattle Ranches, Farm Land, Hunting Properties, and Recreational Properties, 1031 Exchanges.

***Call us at (972) 542-8511
or check out our website at www.swranchsales.com***