



SOUTHWEST RANCH & FARM SALES PRESENTS



**160 +/- Acre Mitchell Ranch
Oklahoma Hunting and Recreation Land
\$3,995 per acre**

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

Acres: 160 ± Acres.

Price: \$3,995 per acre.

Animal Units: 20-25 mother cows.

Terms: No owner financing.

Location: Pittsburg County, Oklahoma. Located 14 miles from Hartshorne, OK, 3 hours north of Dallas, TX, 2.5 hours south of Tulsa, OK, and 3 hours southeast of Oklahoma City, OK.

Comments: This tucked away hunting and recreation ranch is off the beaten path but accessible by an excellent rock road. It lies in a valley with a 3,000 acre ranch joining it on one side and mountains on the other side. The ranch is located just 5.6 miles from Sardis Lake. Sardis Lake covers 14,360 acres, with 117 miles of shoreline, and offers many opportunities for outdoor recreation.

Improvements:

3 bedroom mobile home with a built on front room.

Metal barn.

Water: A live all weather creek runs through the middle of the ranch. Rural water supply, and water well.

Terrain: Terrain offers several open meadows with stands of timber scattered throughout. Slight elevation changes.

Fences: Perimeter wire fences are sufficient.

Game: Whitetail deer, wild hogs, and wild turkeys. Hunting is excellent but would be phenomenal with food plots and feeders.

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 the 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 Oklahoma Hunting Ranch For Sale, please contact Southwest Ranch & Farm Sales, Scott Johnston at (405) 249-8241.



TEMPERATURE

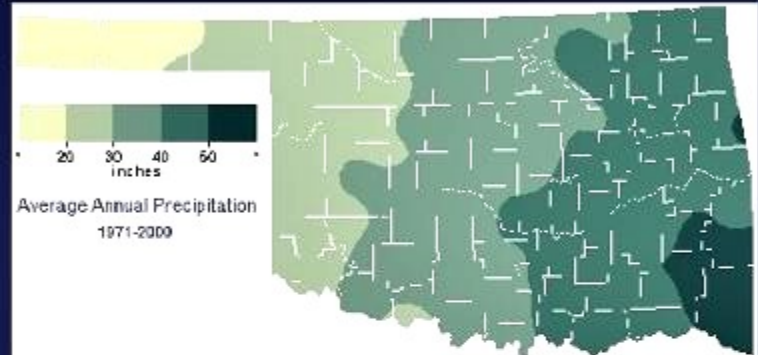
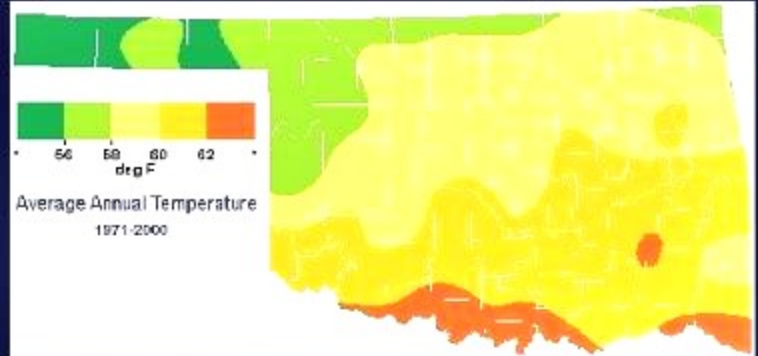
Average Annual: 61 degrees
Average Maximum: 73 degrees
Average Minimum: 50 degrees
Highest: 116 degrees
(Mcalester, August 10, 1936)
Lowest: -14 degrees
(Mcalester, January 10, 1977)
Days of 90 Degrees or Higher: 71
Days of 20 Degrees or Lower: 17

PRECIPITATION

Average Annual: 46.20 inches
Days With Precipitation: 89
Wettest Year: 75.36 inches in 1990
Driest Year: 19.94 inches in 1963
Greatest Daily Rainfall: 8.74 inches
(Quinton, October 1, 1943)

OTHER FACTS

Average Wind Speed: 6 mph
Sunshine: 55- 75%
Average Humidity: 70%
Thunderstorm Days: 58
Hail Events: 4 per year
Tornadoes (1950-2003): 67



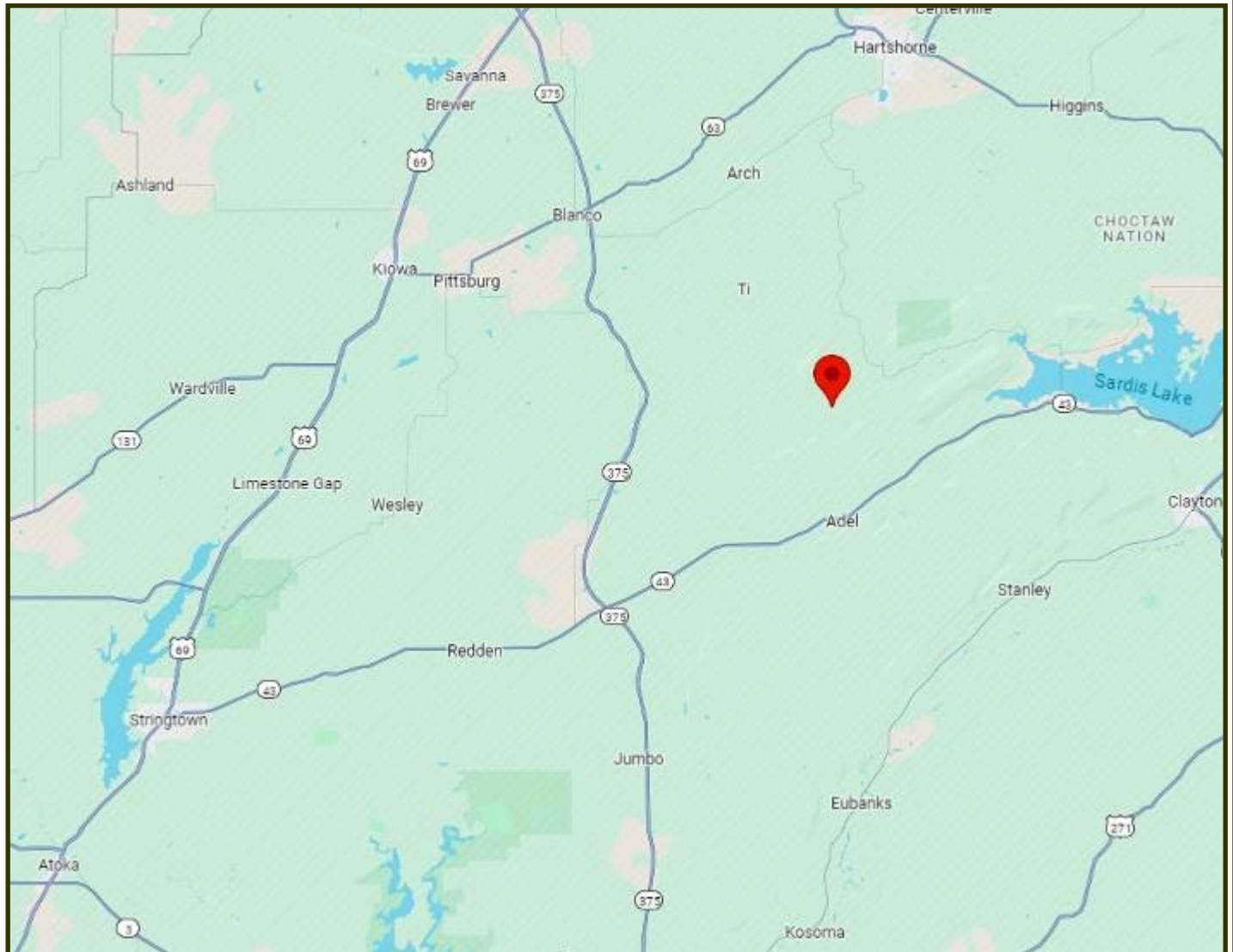
WINTER WEATHER

Average Annual Snowfall: 5.9 inches
Days with snow on ground: 4
Greatest Seasonal Snowfall: 32.0 inches (1920-1921)
Greatest Daily Snowfall: 12.0 inches
(Mcalester, February 18, 1921)
Last Freeze in Spring: March 31
First Freeze in Autumn: November 4
Growing Season: 214 Days



Pittsburg County Climate Summary

160 +/- Acre Mitchell Ranch Location Map



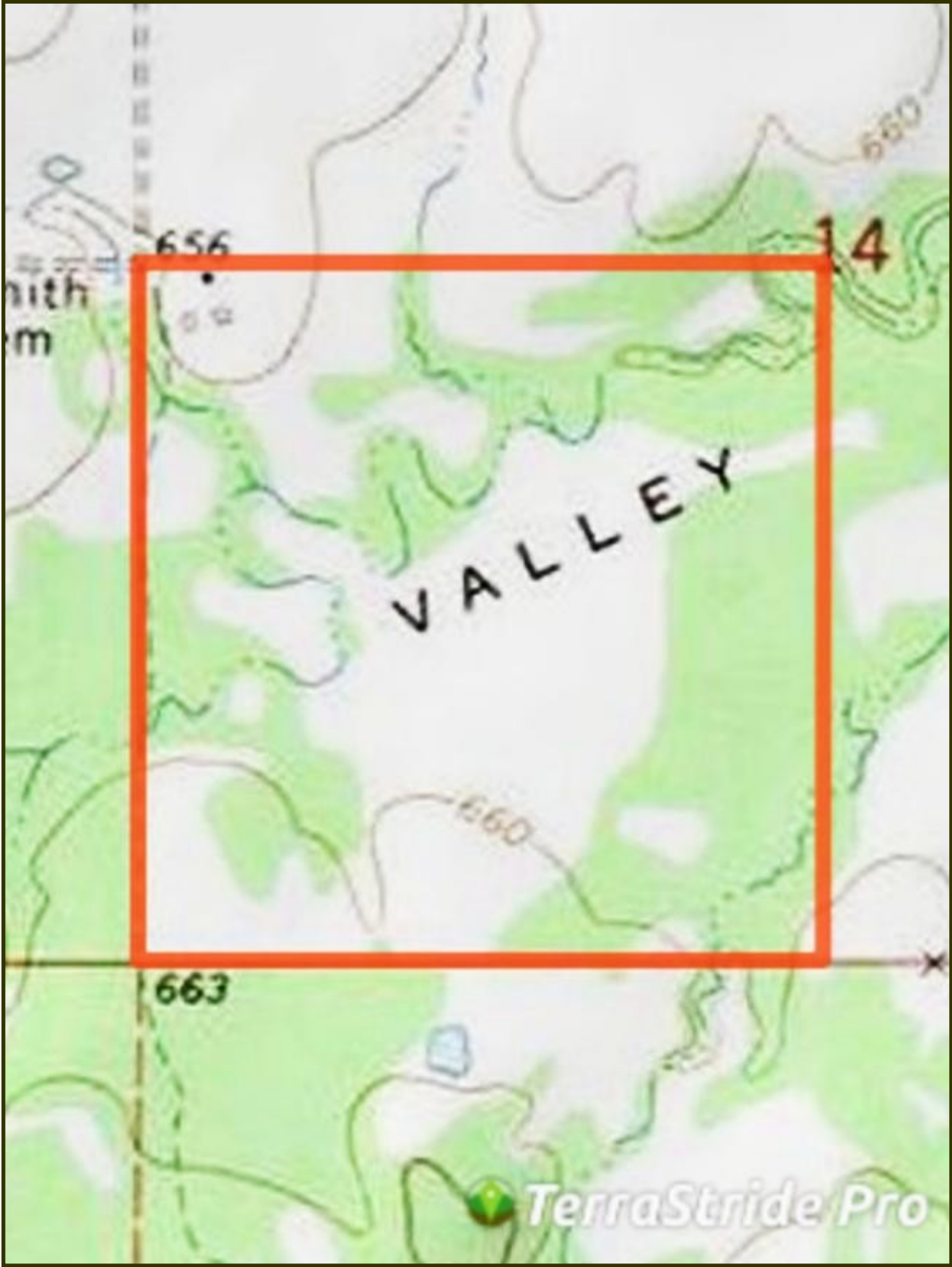
Latitude: 34.6444, Longitude: -95.6014
341 Barns Rd, Pittsburg, OK 74560

Directions: From Atoka, Oklahoma Follow US-69 N and State Hwy 43 E to N 4070 Rd/N Pittsburg Rd in Daisy. (24.6 mi) Follow N. Pittsburg Rd and Burris Valley Rd to your destination in Pittsburg County. (17.5 mi). 341 Barns Rd, Pittsburg, OK 74560.
Latitude 34.6444, Longitude -95.6014

160 +/- Acre Mitchell Ranch Aerial Map



160 +/- Acre Mitchell Ranch 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***