



# SOUTHWEST RANCH & FARM SALES PRESENTS



**2,200 ± Acre CJ Ranch**  
**\$2,475 per acre**

**Oklahoma Recreation, Hunting & Cattle Land**

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:** 2,200 ± acres.

**Price:** \$2,475 per acre.

**Animal Units:** 200 mother cows.

**Terms:** Cash or possible owner financing.

**Location:** McIntosh County, OK, 30 miles northwest of McAlester, near Dustin, 11 miles south of Interstate 40. Northwest corner of Highway 9 and the Indian Nation Turnpike.

**Comments:** Very nice recreation hunting and cattle ranch with good access and gravel roads throughout. It has been in same family for many years.

**Improvements:** 1 set of metal working corrals.

**Water:** Numerous ponds, rural water, 43.69" annual precipitation.

**Terrain:** 50% open pastures, 50% hardwood timber. Gently rolling with some elevation changes.

**Fences:** Excellent barbed wire fences with T-posts.

**Grasses:** Bermuda grass, big and little blue stem, numerous other native grasses.

**Game:** Trophy whitetail deer, wild turkey, wild hogs, and varmints.

*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 Oklahoma Recreation, Hunting and Cattle Ranch, please contact at Scott Johnston at 405-249-8241.**

# McIntosh County Climate Summary

## Temperature

Average Annual: 61.5°F  
Average Maximum: 72.5°F  
Average Minimum: 50.5°F  
Record High: 116°F  
Record Lowest: -18°F  
Number of Days greater than 90°: 58  
Number of Days High less than 32°: 5

## Winter Weather

Average Annual Snowfall: 7.0in  
Days with snow on the Ground: 4  
Greatest Seasonal Snowfall: 24.6in  
(1977-1978)  
Greatest Daily Snowfall: 12in  
(12/25/75)  
Date of Average Last Freeze in Spring: March 24  
Date of Average First Freeze in Fall: Nov. 12  
Length of Growing Season: 232

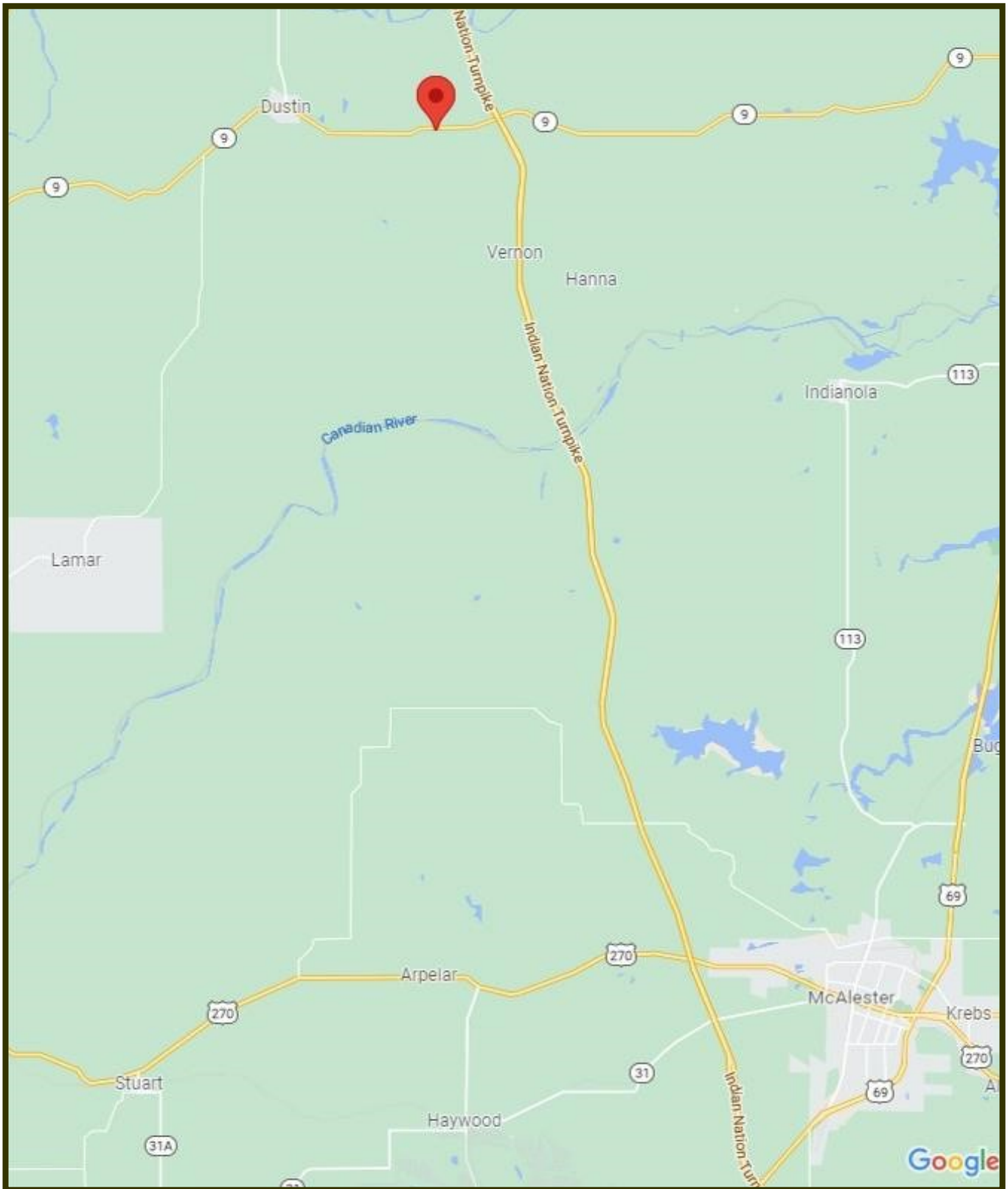
## Precipitation

Average Annual: 43.69in  
Number of Days with Precipitation: 85  
Wettest Year: 85.26in (2015)  
Driest Year: 20.29in (1963)  
Greatest Daily Rainfall: 12.86in  
(10/31/41)

## Other Facts

Average Wind Speed: 7mph  
Sunshine: 55-80%  
Average Humidity: 70%  
Thunderstorm Days: 52  
Hail Events (1950-2016): 348  
Number of Tornadoes (1950-2016): 49

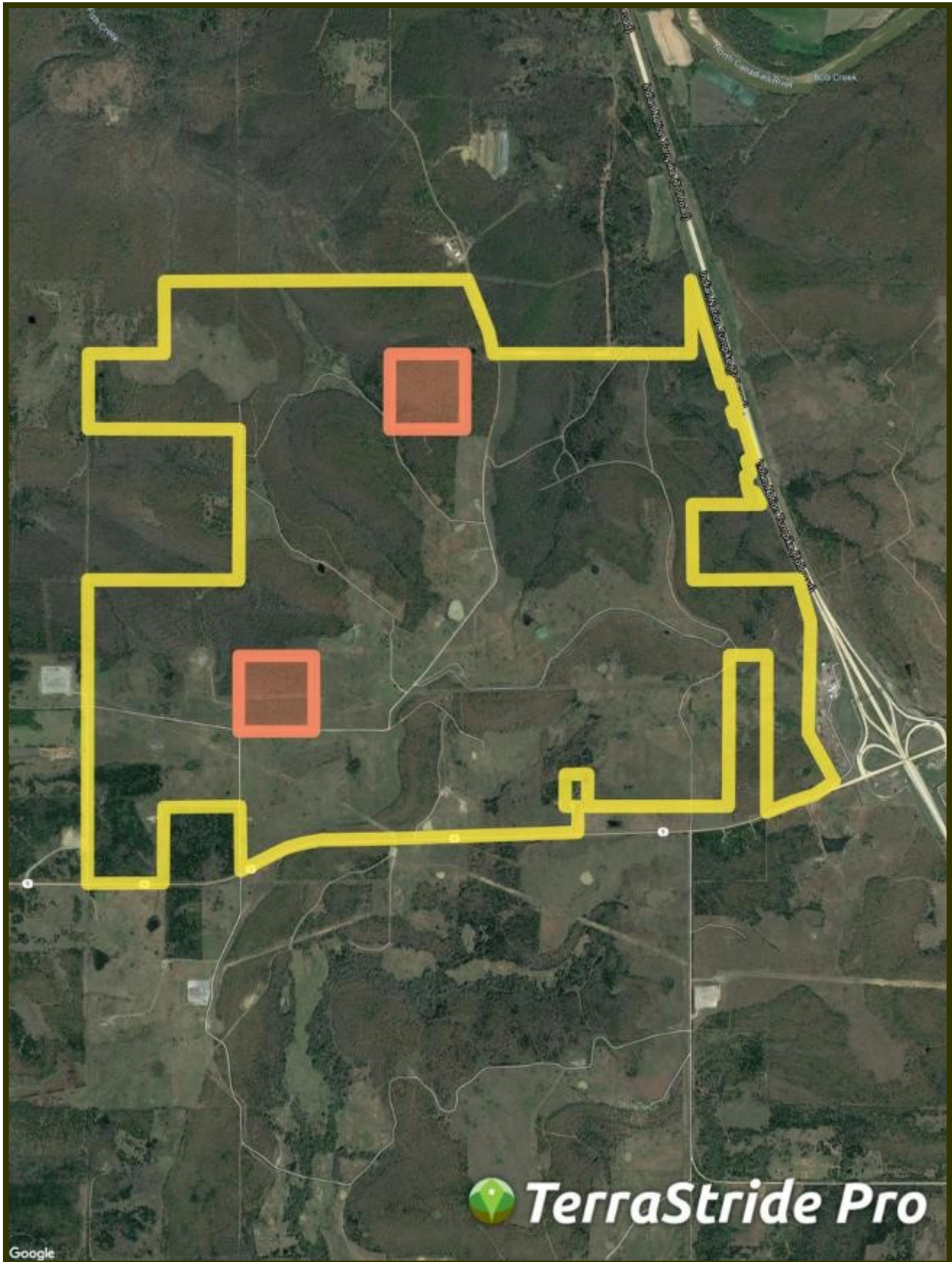
## 2,200 ± Acre CJ Ranch Location Map



35.2629, -95.9618

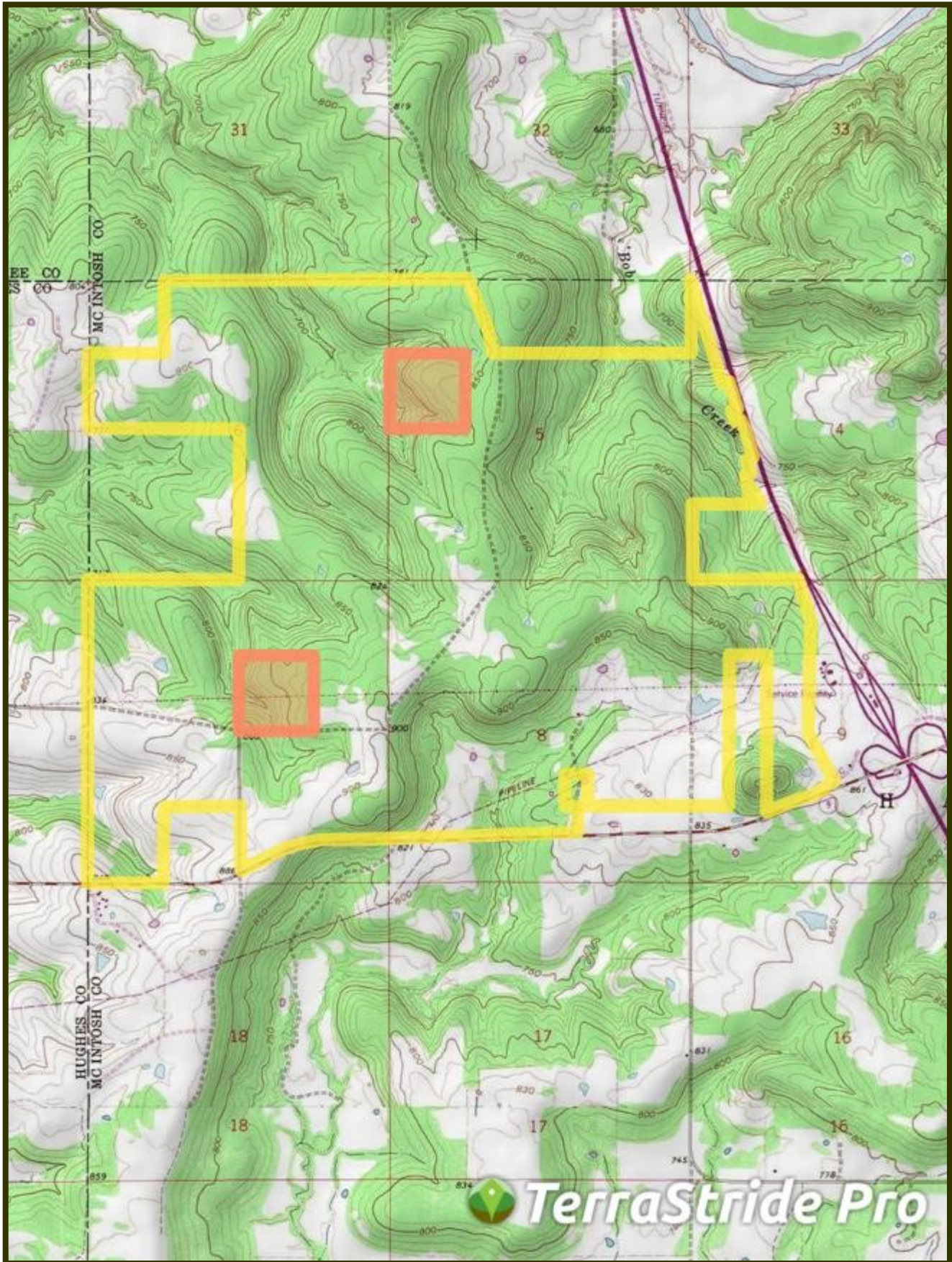


# 2,200 ± Acre CJ Ranch Aerial Map





# 2,200 ± Acre CJ 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](http://www.swranchsales.com)***