



SOUTHWEST RANCH & FARM SALES PRESENTS



206 +/- Acre Coalgate Cattle Ranch
\$1,029,620

Oklahoma Land and Lodge/Event Venue

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Property Description

Acres: 206.13 ± Acres.

Price: \$4,995 per acre.

Animal Units: Ranch will run 40 cows and calves with weed control.

Terms: No owner financing.

Location: Coal County, Oklahoma, 2 miles southwest of Coalgate, OK. One mile south of Highway 31.

Comments: This cattle ranch has excellent access and a very convenient location. The working pens are very well constructed. This is a very good cattle ranch.

Improvements: Metal working pens with double deck loading chute.

Water: Property has a seasonal creek and several ponds.

Terrain: Terrain is 75% open and relatively level.

Fences: Excellent barbed wire fences with metal posts are practically new. Ranch is cross fenced throughout.

Grasses: Grasses include Bermuda, native grasses, and some fescue.

Game: Wildlife includes Whitetail deer, hogs, and wild turkey.

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 ranch please contact Southwest Ranch & Farm Sales, Jim Long (972) 679-7070.



TEMPERATURE

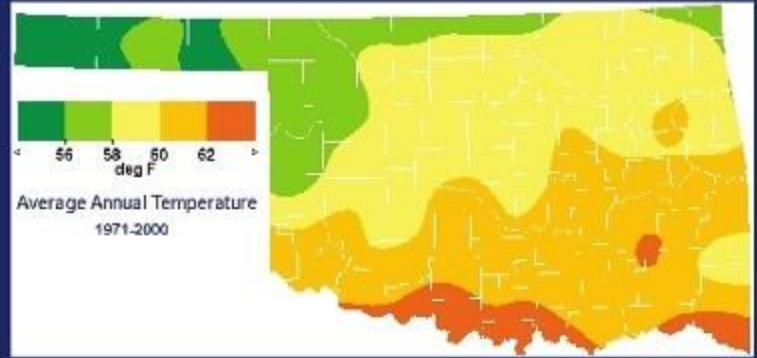
Average Annual: 62 degrees
Average Maximum: 73 degrees
Average Minimum: 50 degrees
Highest: 112 degrees
(Centrahoma, September 4, 2000)
Lowest: -15 degrees
(Lehigh, February 12, 1899)
Days of 90 Degrees or Higher: 73
Days of 20 Degrees or Lower: 17

PRECIPITATION

Average Annual: 42.69 inches
Days With Precipitation: 76
Wettest Year: 71.20 inches in 1981
Driest Year: 22.44 inches in 1896
Greatest Daily Rainfall: 9.80 inches
(Coalgate, October 14, 1981)

OTHER FACTS

Average Wind Speed: 6 mph
Sunshine: 50- 75%
Average Humidity: 73%
Thunderstorm Days: 54
Hail Events: 1 per year
Tornadoes (1950-2003): 19

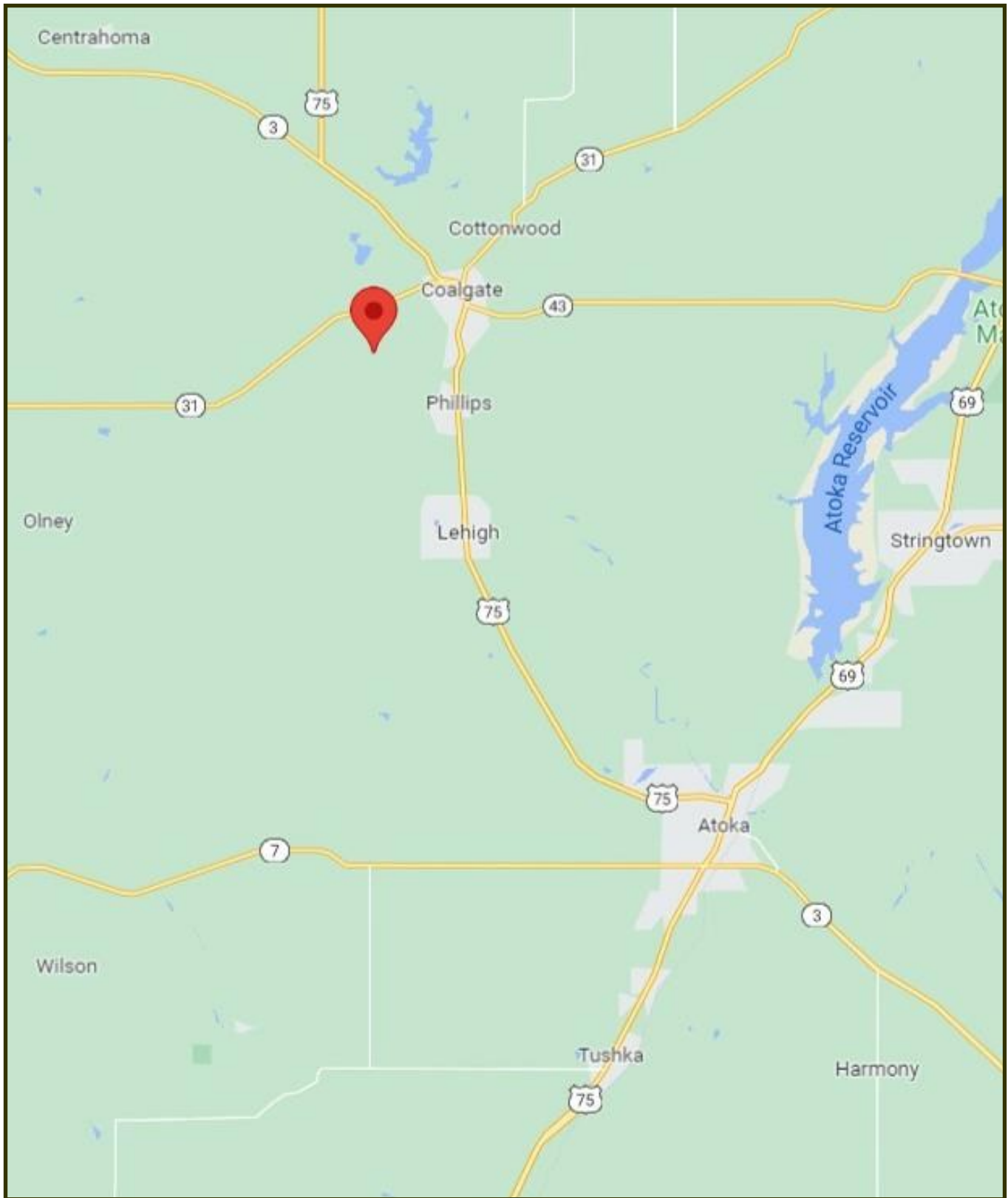


WINTER WEATHER

Average Annual Snowfall: 3.7 inches
Days with snow on ground: 1
Greatest Seasonal Snowfall: 12.0 inches (1999-2000)
Greatest Daily Snowfall: 11.0 inches
(Lehigh, January 17, 1893)
Last Freeze in Spring: March 30
First Freeze in Autumn: November 6
Growing Season: 220 Days

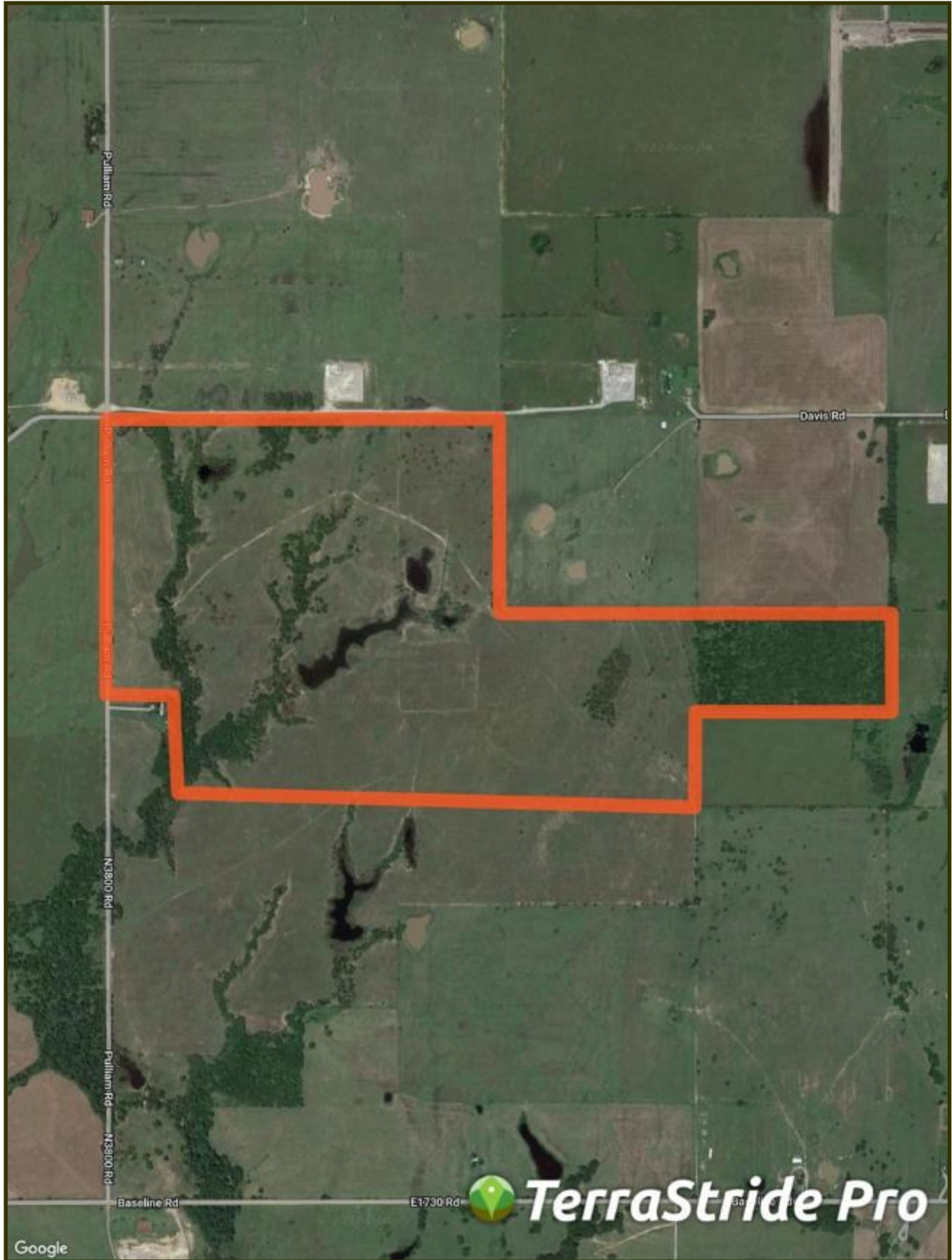


206 +/- Acre Coalgate Ranch Location Map

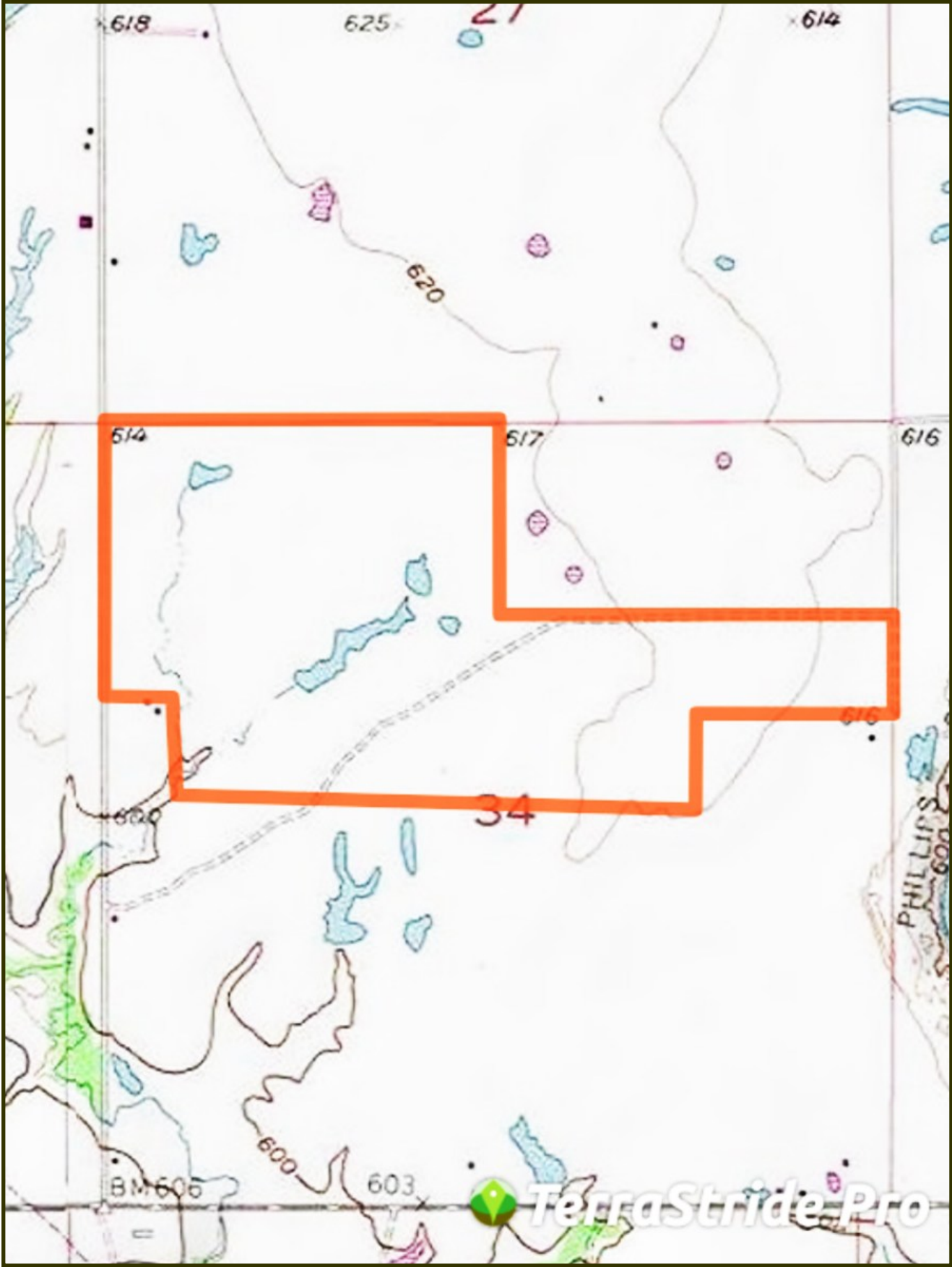


34.5203, -96.2491

206 ± Acre Coalgate Ranch Aerial Map



206 ± Acre Coalgate 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***