



SOUTHWEST RANCH & FARM SALES PRESENTS



173 +/- Acre Carper Ranch
\$1,150,000

Oklahoma Hunting and Recreation Land

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Property Description

Acres: 173 ± Acres.

Price: \$1,150,000.

Terms: No owner financing.

Location: 1.5 miles southwest of Antlers, OK, Pushmataha County.

Comments: Beautiful rolling hills with scattered trees. County Road on two sides. Excellent hunting and recreation ranch or a great place to build your dream home. Antlers, OK is often referred to as the Whitetail capital of Oklahoma.

Improvements: Quaint one-bedroom/two-bathroom home with loft. Home is approximately 1,200 sq. ft. and is all electric. Detached 2-car carport with storage room.
Older barn.

Water: Property is on community water and has two ponds.

Terrain: 75% woods, 30% open meadows, rolling hills with significant elevation changes. Numerous places for food plots.

Fences: Good fences with barbed wire and metal posts.

Grasses: Native grasses and some Bermuda.

Game: Whitetail deer, wild turkey, and occasional wild hogs.

For more information on this Oklahoma Ranch for Sale, please contact Southwest Ranch & Farm Sales, Scott Johnston at (405) 249-8241.

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 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.



OKLAHOMA CLIMATOLOGICAL SURVEY

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TEMPERATURE

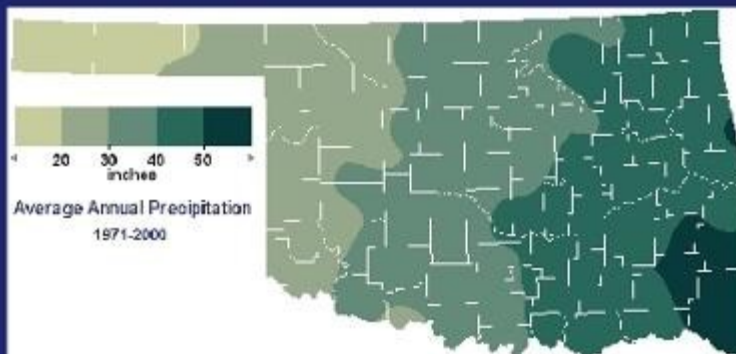
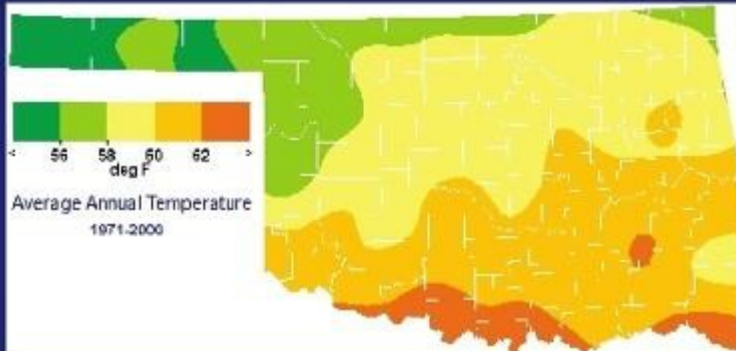
Average Annual: 63 degrees
Average Maximum: 75 degrees
Average Minimum: 50 degrees
Highest: 116 degrees
(Antlers, August 10, 1936)
Lowest: -14 degrees
(Clayton, February 2, 1951)
Days of 90 Degrees or Higher: 78
Days of 20 Degrees or Lower: 16

PRECIPITATION

Average Annual: 50.43 inches
Days With Precipitation: 89
Wettest Year: 88.28 inches in 1990
Driest Year: 26.80 inches in 1963
Greatest Daily Rainfall: 9.11 inches
(Signal Mountain, May 20, 1968)

OTHER FACTS

Average Wind Speed: 5 mph
Sunshine: 55- 75%
Average Humidity: 74%
Thunderstorm Days: 55
Hail Events: 4 per year
Tornadoes (1950-2003): 29

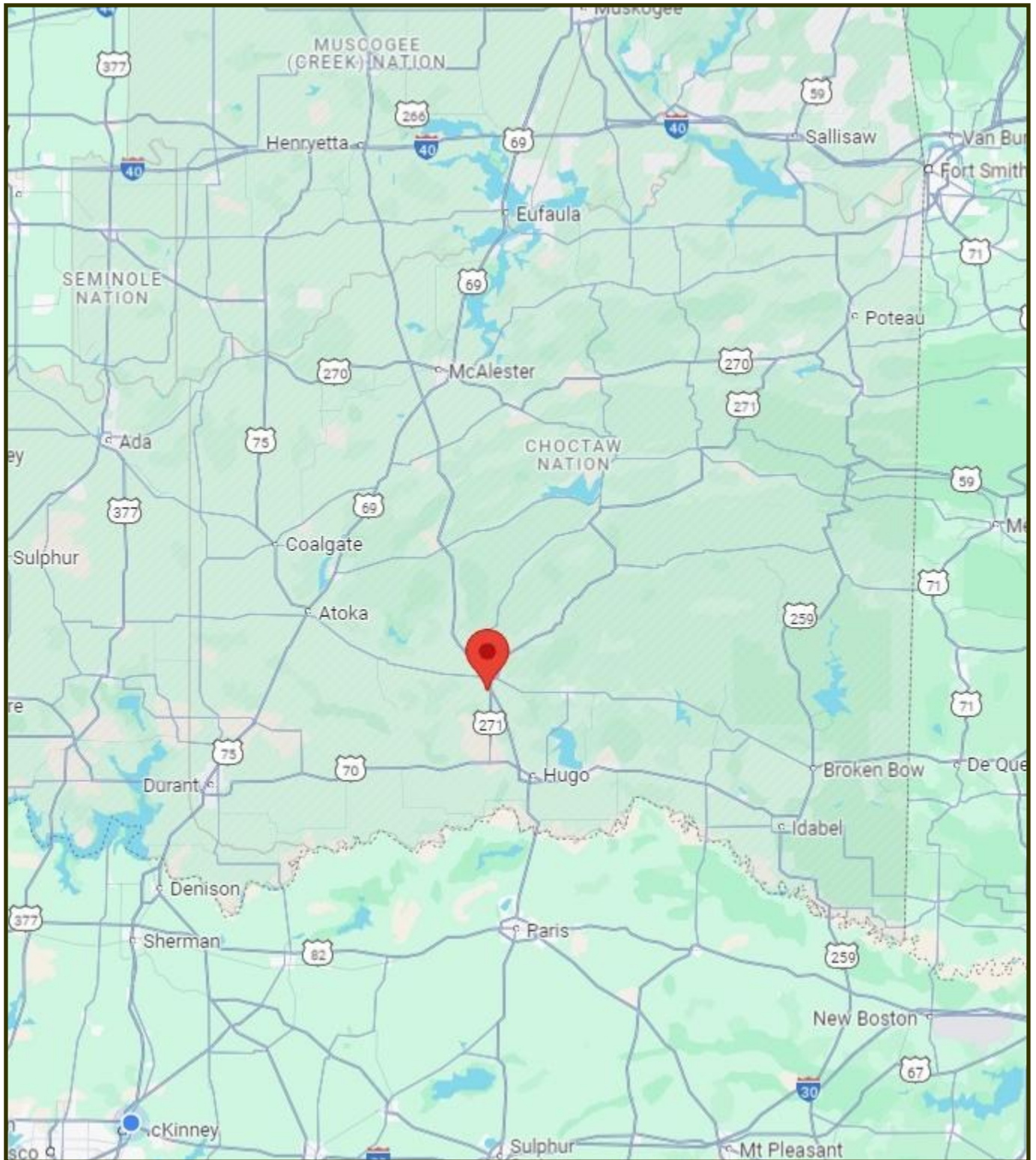


WINTER WEATHER

Average Annual Snowfall: 3.5 inches
Days with snow on ground: 2
Greatest Seasonal Snowfall: 17.9 inches (1977-1978)
Greatest Daily Snowfall: 11.0 inches
(Signal Mountain, January 6, 1960)
Last Freeze in Spring: April 3
First Freeze in Autumn: November 1
Growing Season: 210 Days

Pushmataha County Climate Summary

173 +/- Acre Carper Ranch Location Map



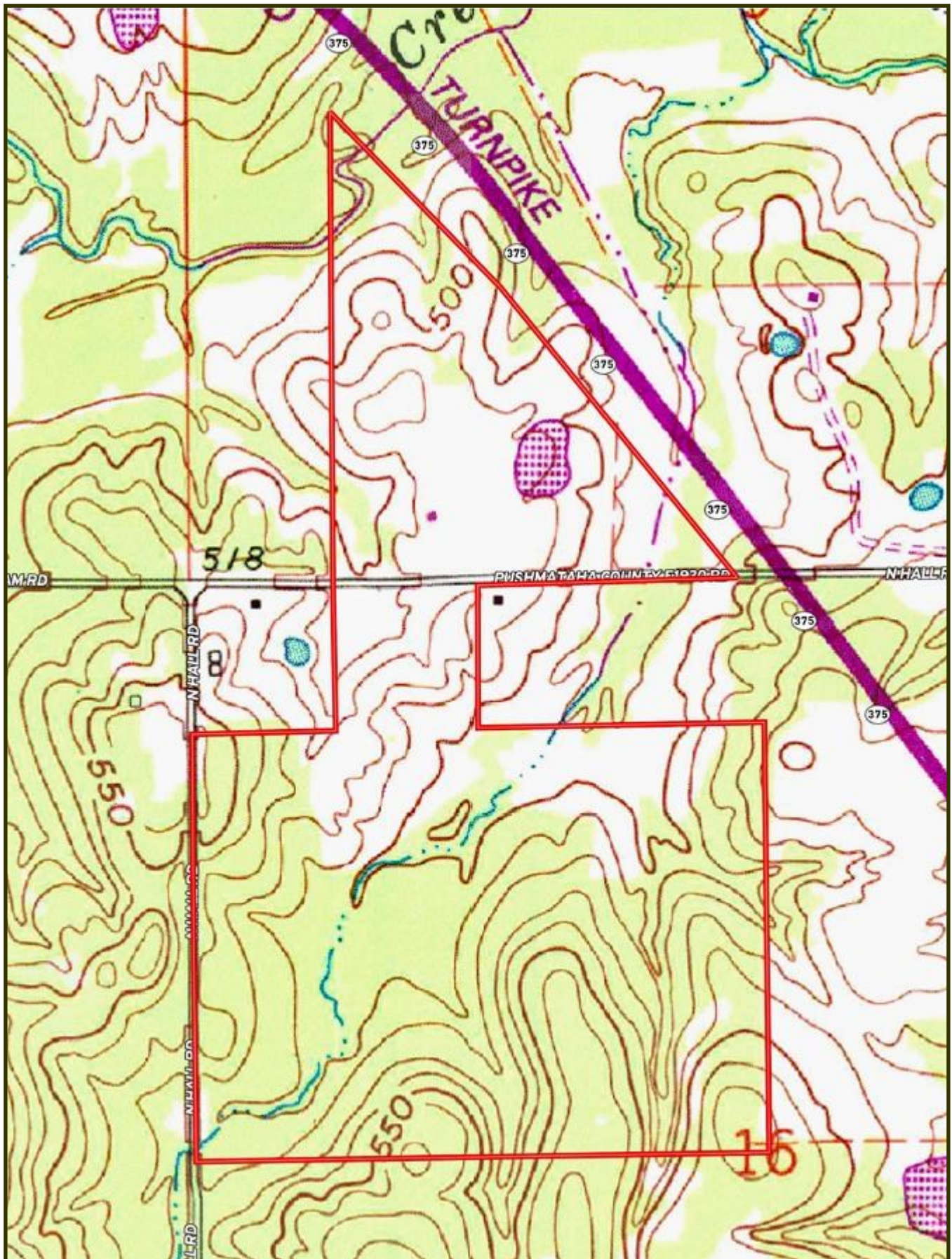
Latitude: 34.2147, Longitude: -95.6361

Directions: From Antlers, OK head south on US-271 (1.1 mi). Turn right onto E 1930 Rd/N Hall Rd (0.6 mi) Property will be on the left.

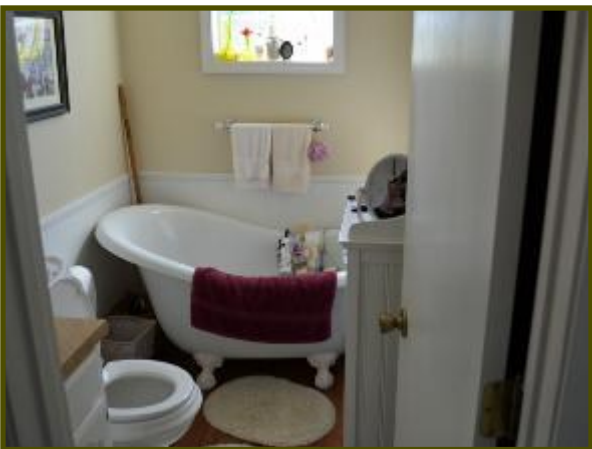
173 +/- Acre Carper Ranch Aerial Map



173 +/- Acre Carper 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***