



SOUTHWEST RANCH & FARM SALES PRESENTS



458 +/- Acre Morrison Ranch

\$1,475,000

Oklahoma Hunting Ranch will run 25 cow pairs

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Property Description

Acres: 458.62 ± Acres.

Price: \$1,475,000.

Animal Units: 25 cow pairs.

Terms: No owner financing.

Location: Greasy, OK, Adair County, 18 miles north of Sallisaw, 12 miles south of Stilwell, OK.

Comments: This Oklahoma Land For Sale is an excellent hunting and recreation ranch as well as having limited area for livestock. The area is known for large Whitetail deer which provide excellent hunting. Buildings are not seen from any road and the ranch is very private. Improvements are like new. If you are in the market for a private hunting property with excellent improvements already in place, this is the best you will find.

Improvements:

- Barndominium with living quarters on second level with 2 bedrooms, 2 bathrooms, kitchen/den combination, large pantry, utility room, and enclosed porch. Large storage area on the ground floor with full bath. Two car garage with storm shelter room.
- Small rock building used for storage.
- 50x60 insulated metal shop building with concrete floor, and large overhead doors.
- 30x30 metal storage building with concrete floor.

Water: 6 ponds, rock bottom creek, and water well.

Terrain: Ranch is 80% mature hardwoods with rolling hills and elevation changes located in the Hudson Mountain range. Hudson Mountain is a peak in Oklahoma that has an elevation of 1,345 feet.

Fences: The ranch is partially fenced with T-posts and barbed wire.

Grasses: Native grasses for hay production.

Game: Trophy whitetail deer, wild hogs, occasional black bear, 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 Oklahoma Hunting Ranch For Sale please contact Southwest Ranch & Farm Sales, Jim Long (972) 679-7070.



TEMPERATURE

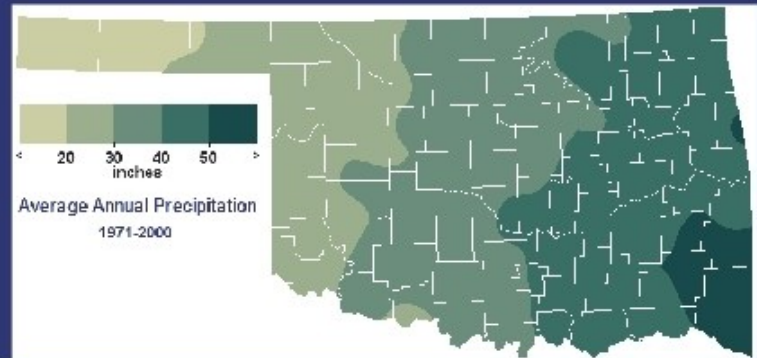
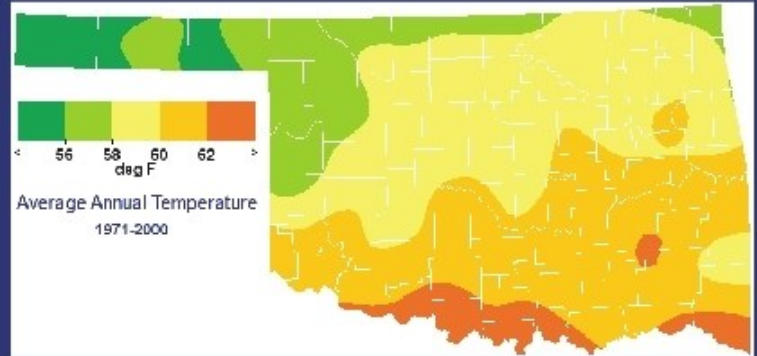
Average Annual: 60 degrees
Average Maximum: 71 degrees
Average Minimum: 49 degrees
Highest: 114 degrees
(Watts, July 18, 1936)
Lowest: -27 degrees
(Watts, January 18, 1930)
Days of 90 Degrees or Higher: 54
Days of 20 Degrees or Lower: 21

PRECIPITATION

Average Annual: 48.58 inches
Days With Precipitation: 89
Wettest Year: 80.36 inches in 1927
Driest Year: 22.33 inches in 1936
Greatest Daily Rainfall: 8.00 inches
(Lyons, April 14, 1945)

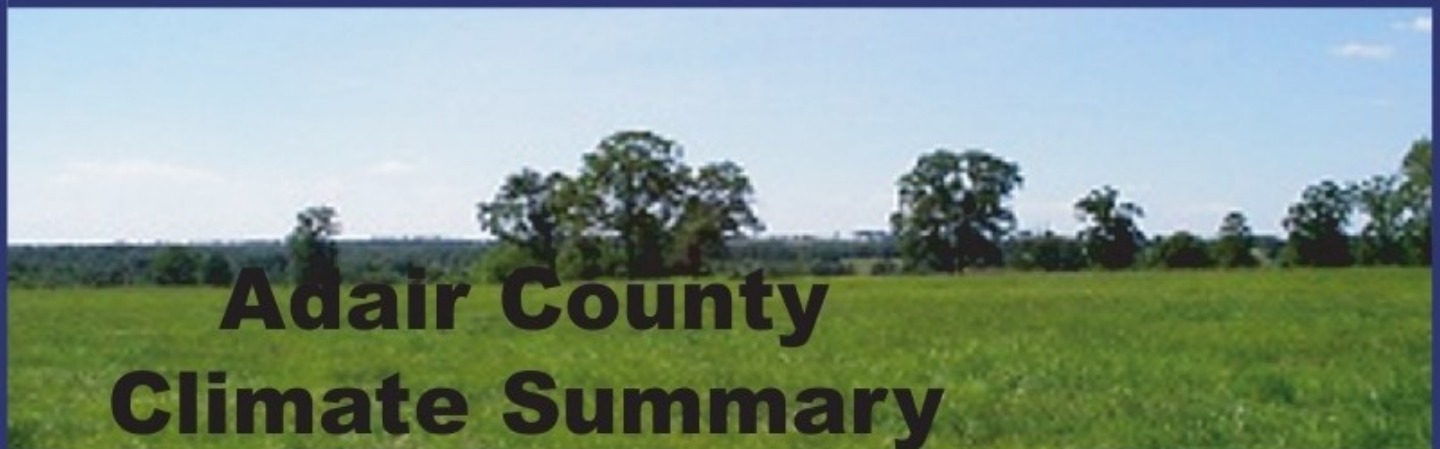
OTHER FACTS

Average Wind Speed: 7 mph
Sunshine: 50- 75%
Average Humidity: 71%
Thunderstorm Days: 50
Hail Events: 1 per year
Tomadoes (1950-2003): 13

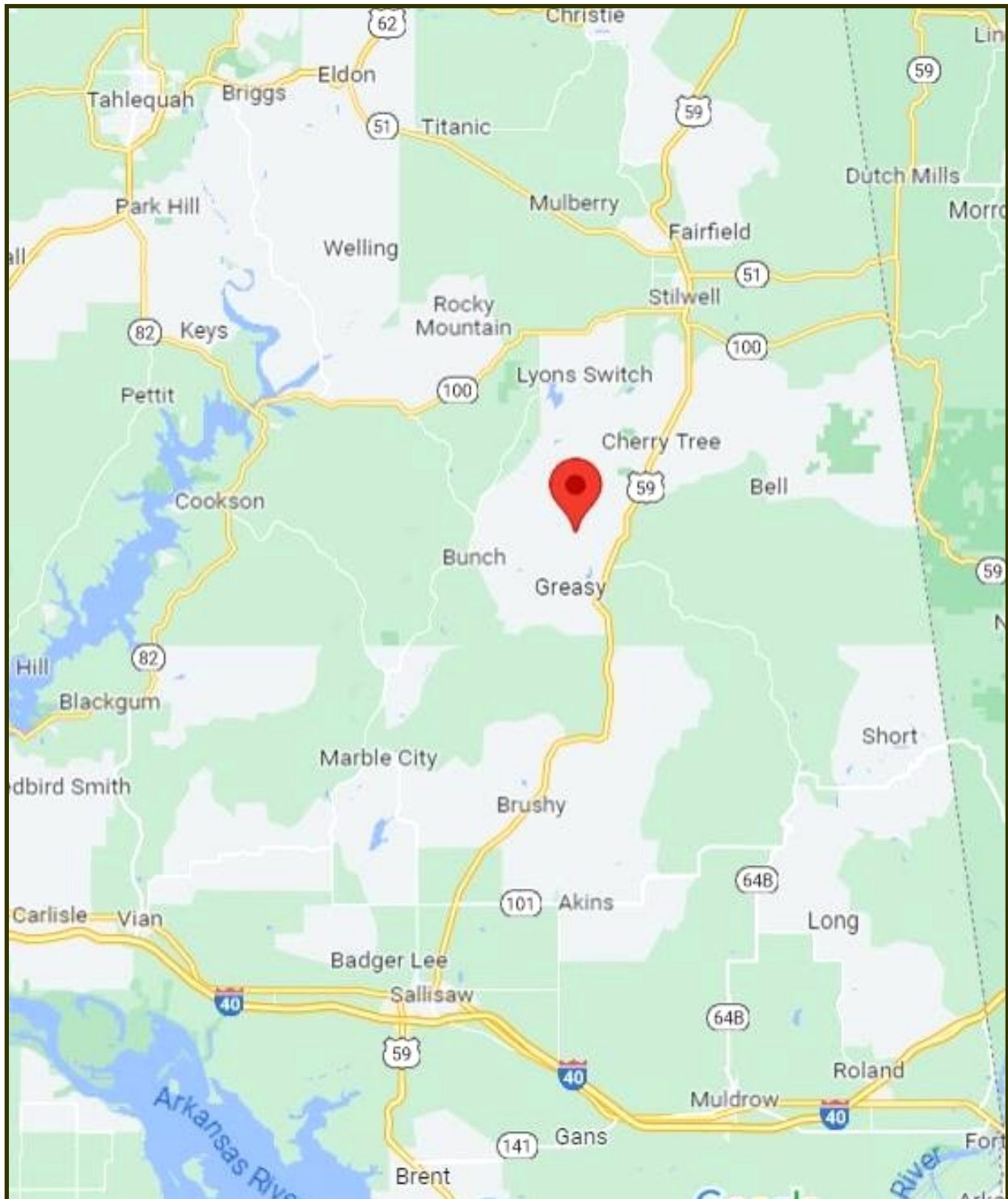


WINTER WEATHER

Average Annual Snowfall: 9.9 inches
Days with snow on ground: 9
Greatest Seasonal Snowfall: 32.5 inches (1923-1924)
Greatest Daily Snowfall: 12.1 inches
(Stilwell, March 6, 1989)
Last Freeze in Spring: April 7
First Freeze in Autumn: October 29
Growing Season: 204 Days



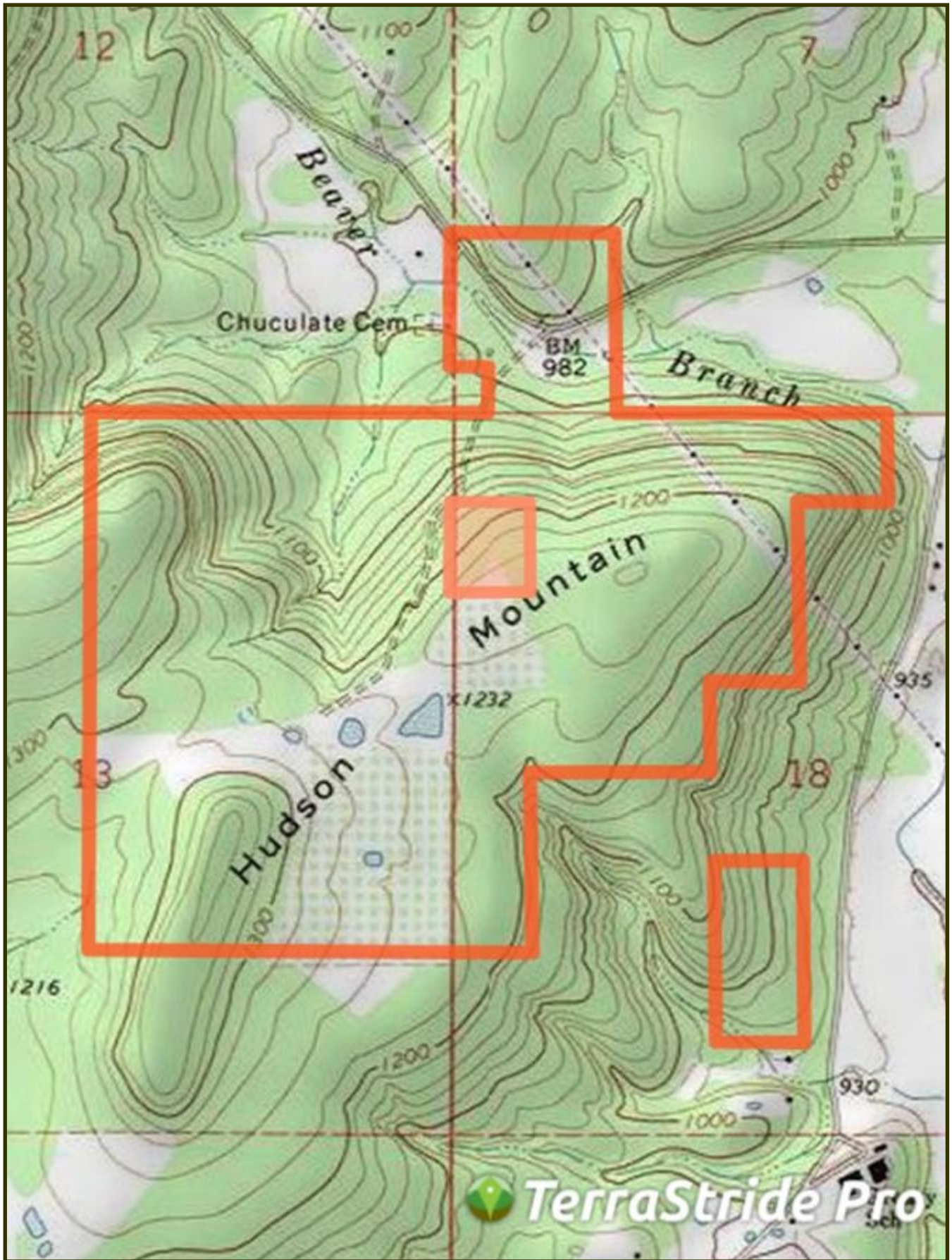
458 +/- Acre Morrison Ranch Location Map



Latitude: 35.6984, Longitude: -94.6970

Directions: From Ft. Smith, AR take US-64 toward I-40 W/Sallisaw/Stillwell 6.5 mi. Turn left to merge onto I-40 W toward Okla City 14.1 mi. Take exit 311 for US-64 toward I-40 W/Sallisaw/Stillwell .5 mi. Turn right onto US-64 W/E Cherokee Ave 1.8 mi. Turn right onto US-59 N/N Wheeler Ave. Continue to follow US-59 N 17.1 mi. Take S 4676 Rd/D4676 Rd to E 903 Rd in Cherry Tree 4 mi. Turn left onto E 932 Rd/Maxwell Mountain Rd. Continue to follow Maxwell Mountain Rd 1 mi. Turn right onto S 4676 Rd/D4676 Rd 2.4 mi. Turn left onto E 903 Rd .6 mi.

458 +/- Acre Morrison 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***