



SOUTHWEST RANCH & FARM SALES PRESENTS



80 +/- Acre Restless Heart Ranch
Oklahoma Cattle Ranch
\$985,000

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Property Description

80 Acres Restless Heart Ranch

Acres: 80 ± Acres.

Price: \$985,000.

Animal Units: 30 mother cows.

Terms: No owner financing.

Location: Blanco, Oklahoma, Pittsburg County. 1780 S Blanco Rd, Blanco, OK, 74528.

Comments: Beautiful cattle ranch with home and barns overlooking a 5.5 acre pond stocked with fish. All improvements are immaculately maintained.

Improvements:

3 bedrooms, 2 bathrooms, 2380 sq. ft. home with sunroom, utility room, kitchen/den, and mudroom.

Metal corrals and working pens.

28x40 metal equipment shed.

40x60 metal shop with 19x60 lean-to.

76x62 metal barn with 47x19 attached area.

60x34 metal barn.

Water: Community water in all the pastures, and underground irrigation system to most pastures watering out of the large pond. The ranch has 2 ponds.

Terrain: Gently rolling pastures with some scattered trees.

Fences: Excellent fences throughout the ranch. Fences are barbed wire, t-posts, and wooden line posts. Ranch has 9 pastures.

Grasses: Pastures have all kinds of native grasses, Bermuda, Bahia, and rye grass.

Game: Whitetail deer and good fishing in the pond.

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

TEMPERATURE

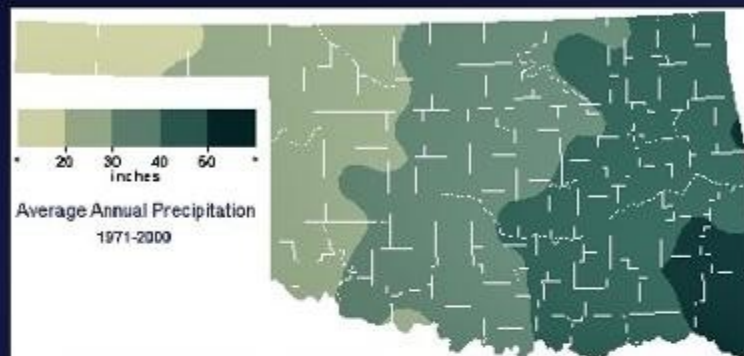
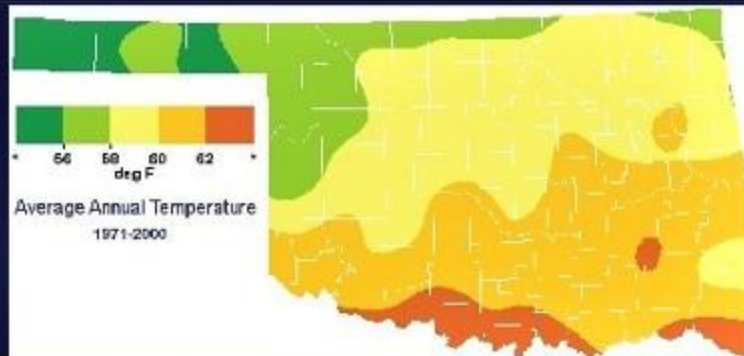
Average Annual: 61 degrees
Average Maximum: 73 degrees
Average Minimum: 50 degrees
Highest: 116 degrees
(Mcalester, August 10, 1936)
Lowest: -14 degrees
(Mcalester, January 10, 1977)
Days of 90 Degrees or Higher: 71
Days of 20 Degrees or Lower: 17

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



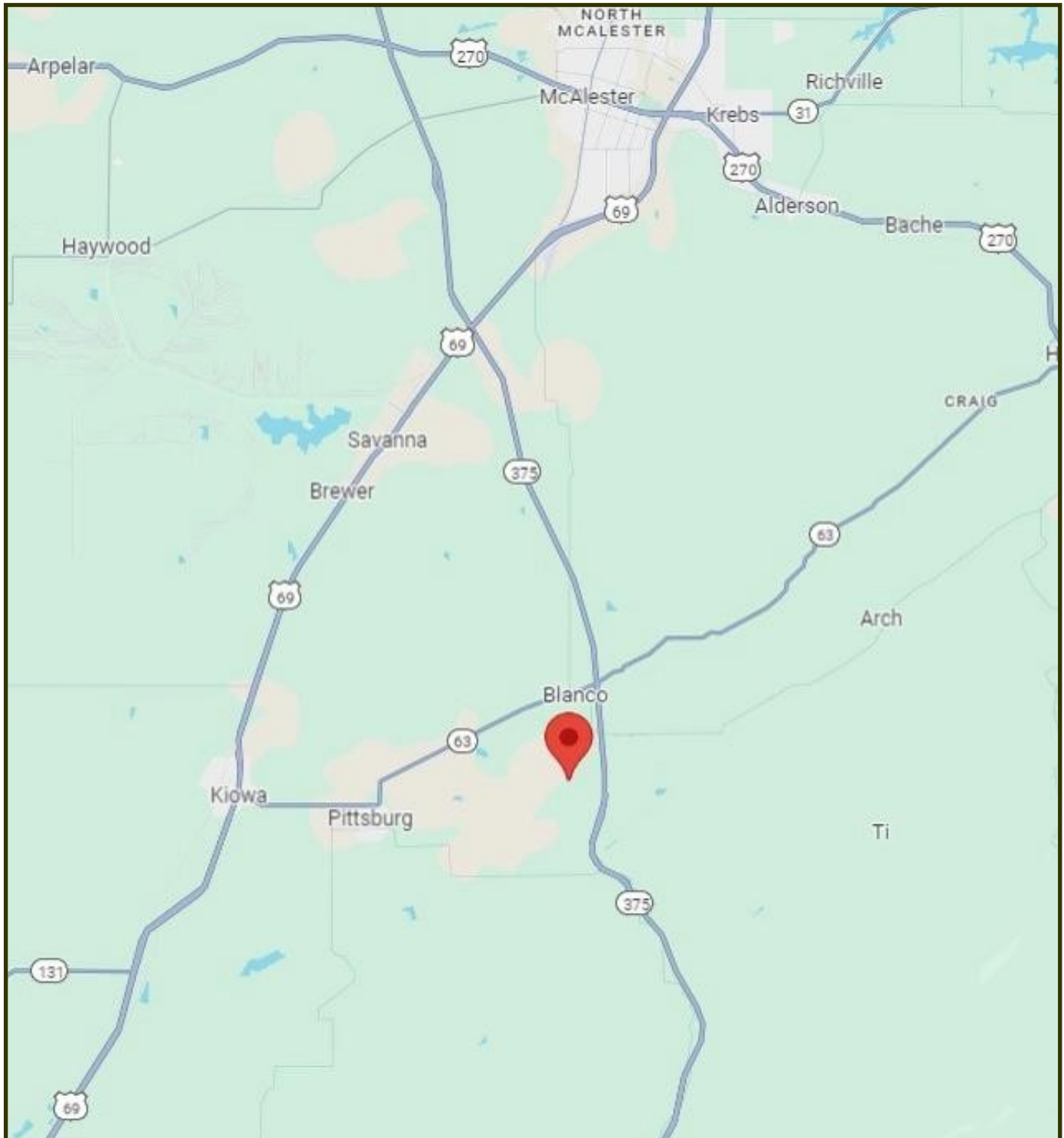
WINTER WEATHER

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**

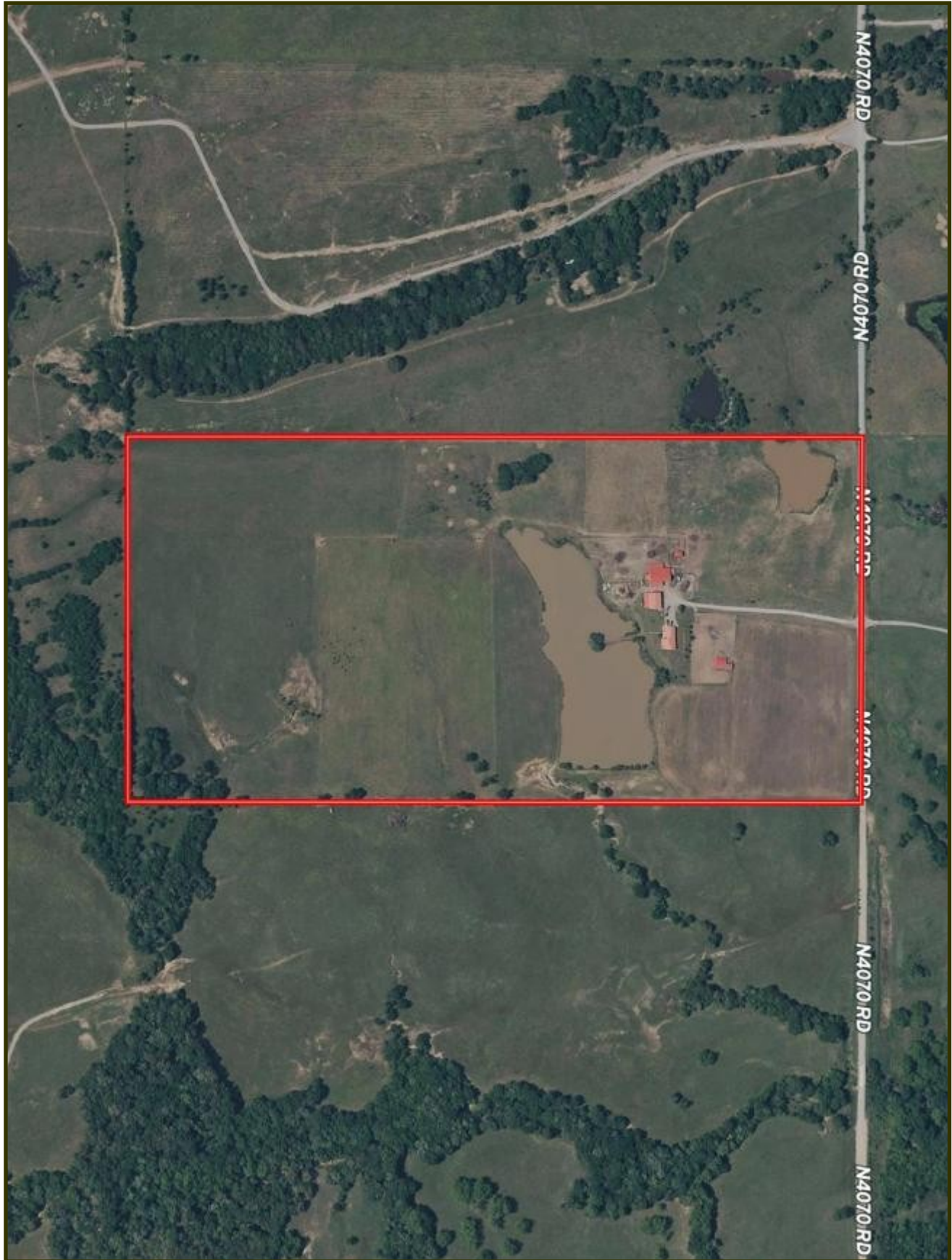
80 +/- Acres Restless Heart Ranch Location Map



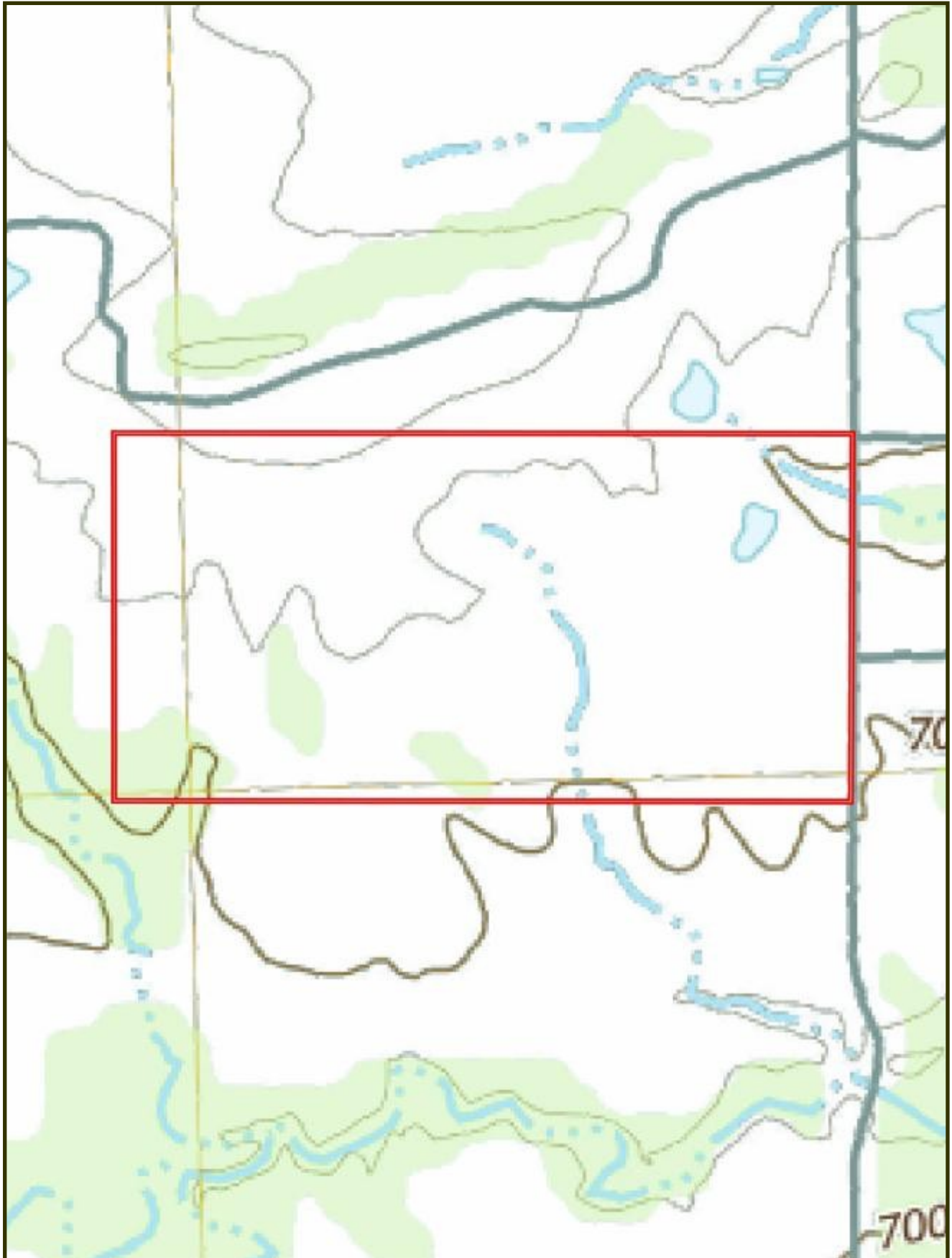
34.7259, -95.7769

Directions: From McAlester, Oklahoma 74501 head south on US-69 S (0.4 mi) Turn left onto W Frink Rd/Triple Nickle Rd, Continue to follow W Frink Rd (3.2 mi) Turn left onto E1500 Rd/E Wise Rd (0.2 mi) Turn right onto Blanco Rd/N4070 Rd (6.4 mi) Turn left onto OK-63 E (52 ft) Turn right onto S Blanco Rd/N4070 Rd (1.8 mi) Ranch entrance on your right. 1780 S Blanco Rd, Blanco, OK, 74528.

80 +/- Acre Restless Heart Ranch Aerial Map



80 +/- Acre Restless Heart 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.

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