



SOUTHWEST RANCH & FARM SALES PRESENTS



860 +/- Acre Parker Ridge Ranch

\$6,995 per acre

Oklahoma Recreation and Hunting Ranch

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Property Description

Acres: 860 ± Acres.

Price: \$6,995.00 per acre.

Animal Units: 50 cows.

Terms: No owner financing.

Location: Coal County, Oklahoma. 20 miles north of Coalgate, OK.

Comments: Great recreation and hunting ranch with excellent access and total privacy. Home is practically new and has never been lived in. Must see to believe. Well maintained rock road leading to the house.

Improvements:

Practically new 4-bedroom/2-bathroom home located near center of the property.

Metal barn.

Water: Rural water. Beautiful clear water lake loaded with fish and covered with waterfowl certain times of the year. Nice creek.

Terrain: Approximately 80% of ranch is covered in hardwood. There are significant elevation changes throughout the ranch.

Fences: Fences are like new with barbed wire, and metal posts with very efficient water gaps.

Grasses: Numerous kinds of native grasses.

Game: Wildlife includes trophy whitetail deer, wild turkey, and wild hogs. 40 resident elk come and go as they please. Ducks and geese are present during certain times of the year.

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.

For more information on this Oklahoma Recreation and Hunting Ranch for Sale, please contact Southwest Ranch & Farm Sales, Jim Long at (972) 679-7070.



TEMPERATURE

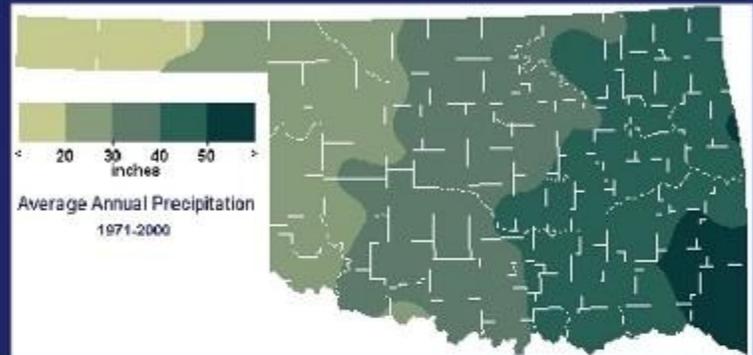
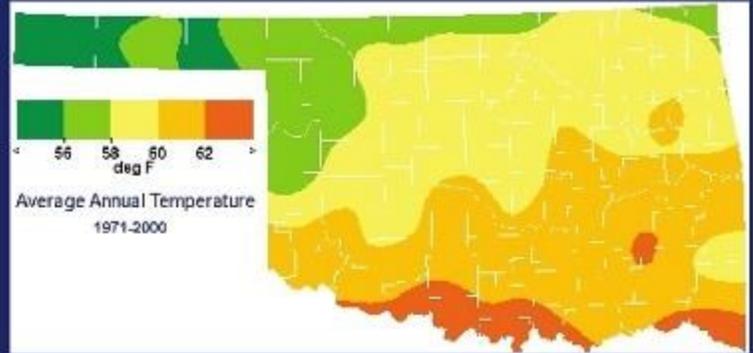
Average Annual: 62 degrees
Average Maximum: 73 degrees
Average Minimum: 50 degrees
Highest: 112 degrees
(Centrahoma, September 4, 2000)
Lowest: -15 degrees
(Lehigh, February 12, 1899)
Days of 90 Degrees or Higher: 73
Days of 20 Degrees or Lower: 17

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

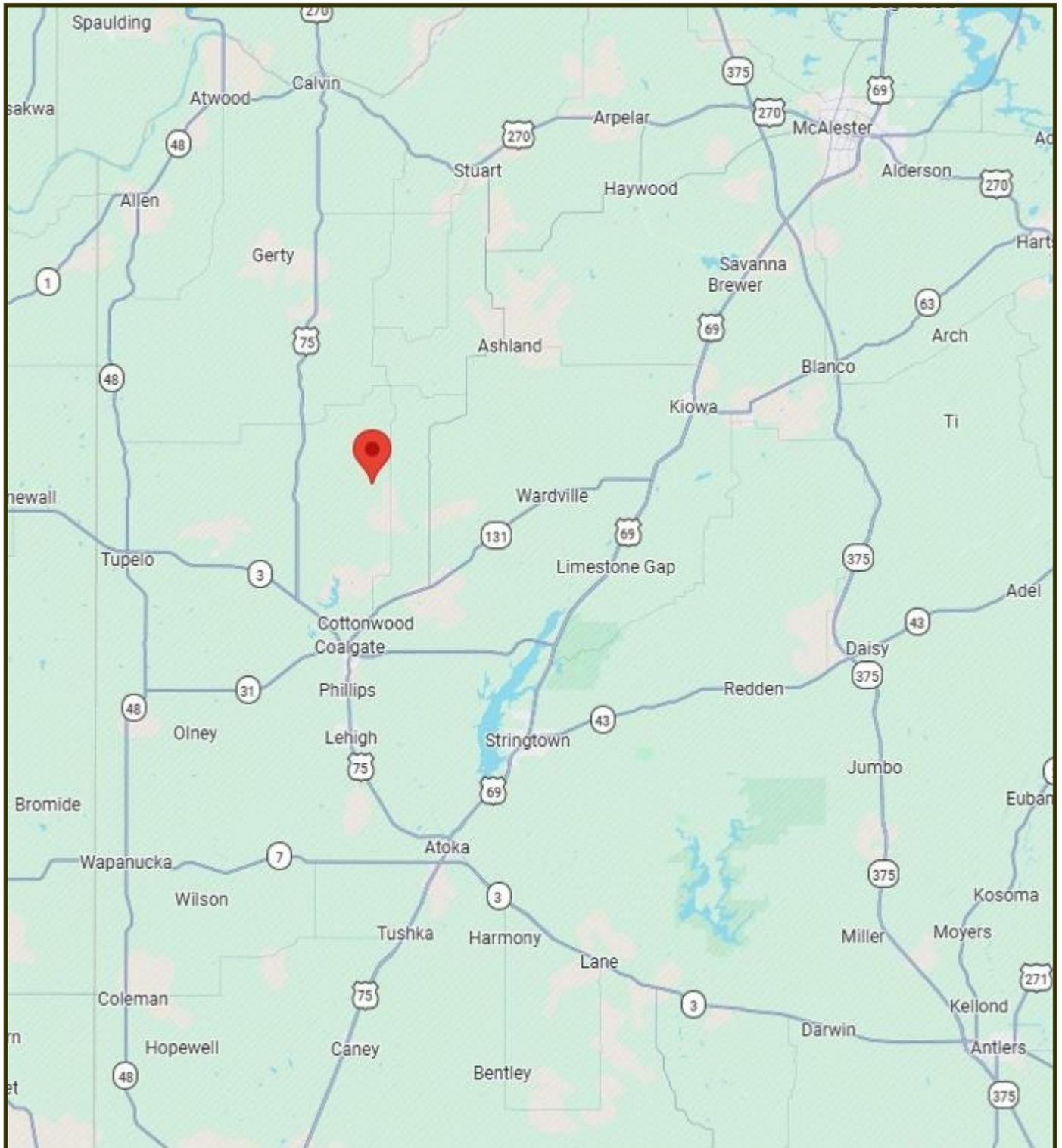


WINTER WEATHER

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

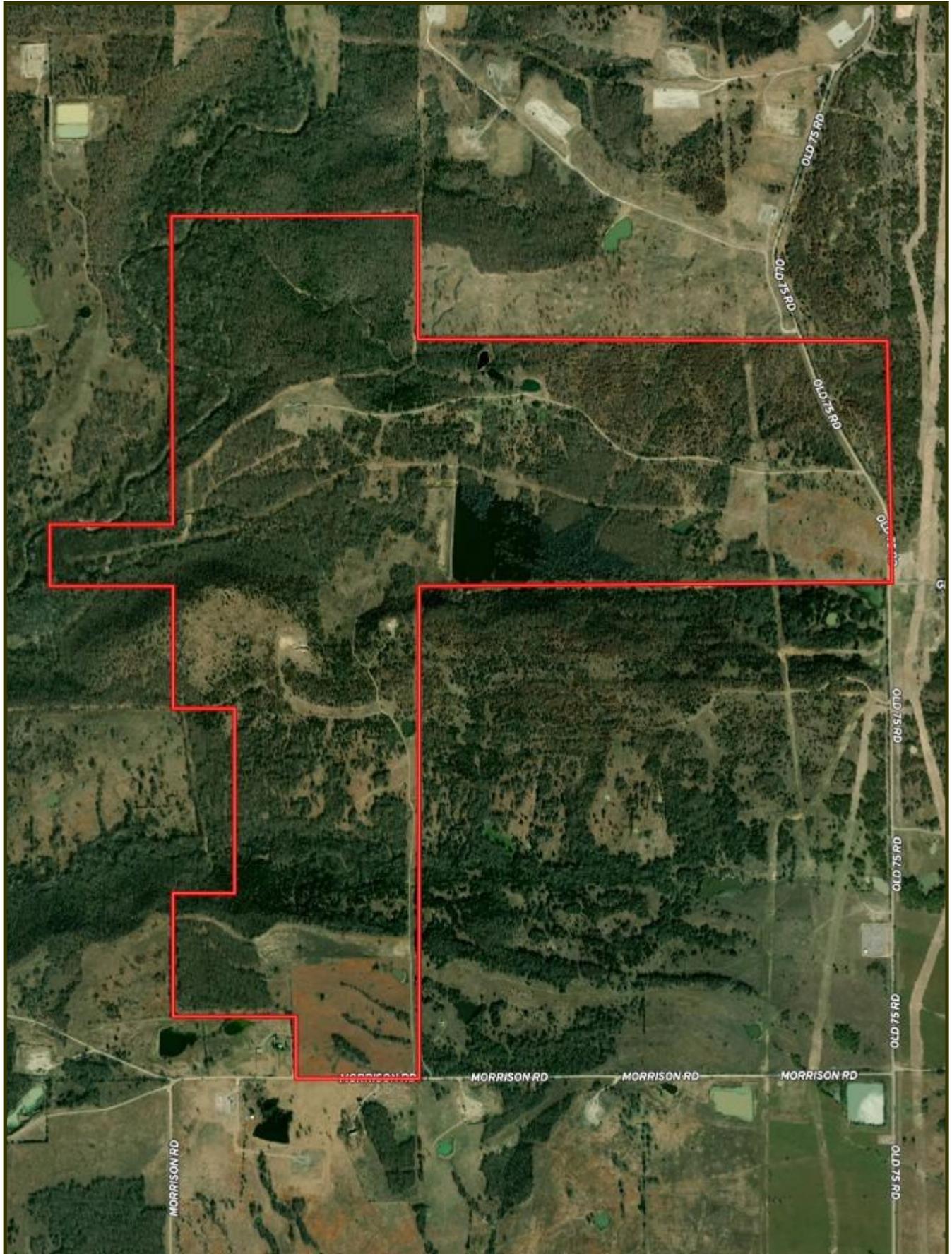


860 +/- Acre Parker Ridge Ranch Location Map

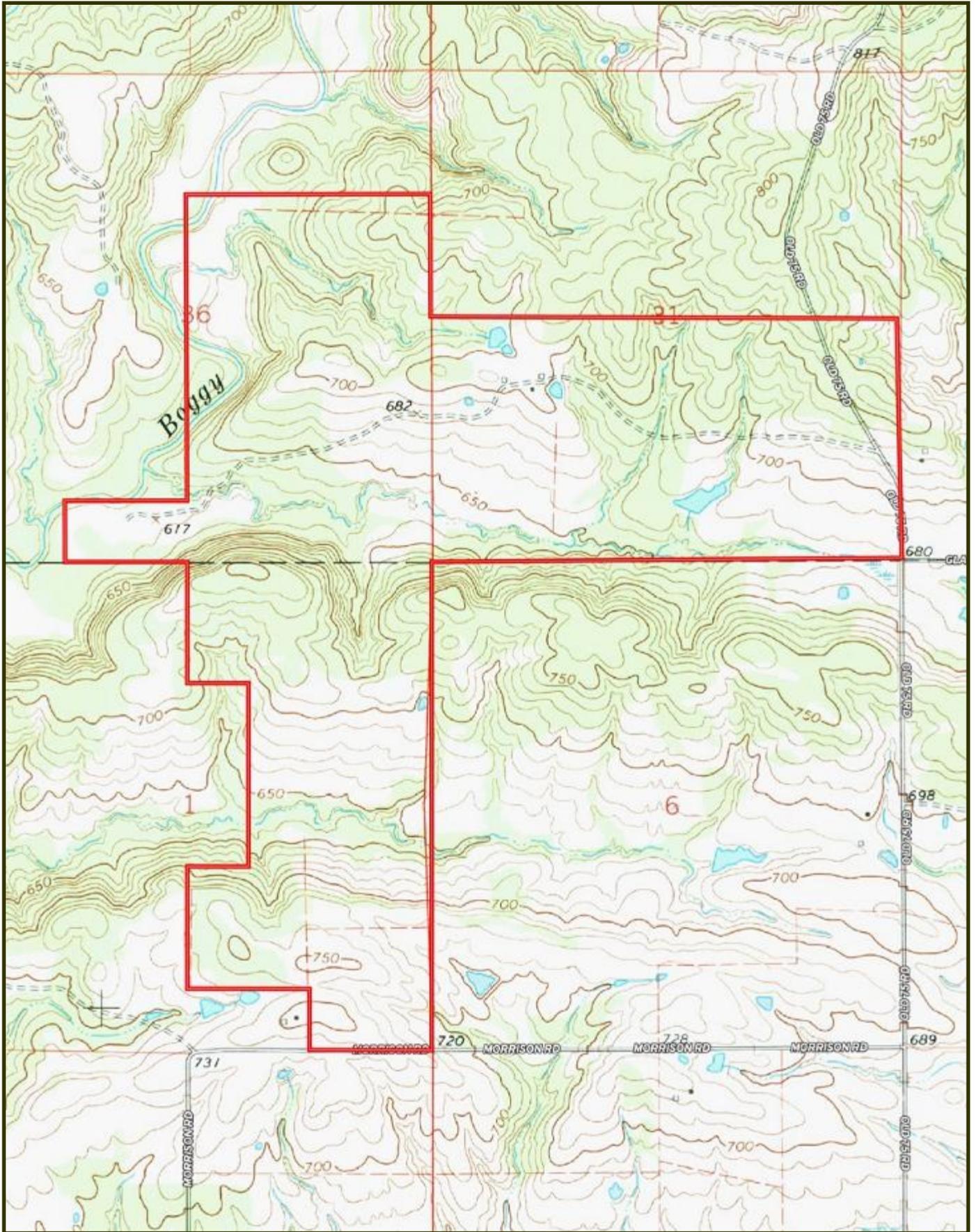


Directions: Out of Coalgate, OK go north onto OK-31 E/N Main St (0.5 mi). Turn left onto N3820 Rd/Polk Rd. (Sign for Coalgate Lake and cemetery.) (5.7 mi). Turn right onto E1645 Rd/Polk Rd (0.5 mi). Turn left onto Morrison Rd/N3825 Rd (3.0 mi) (After 90-degree turn you will take first road on the left to enter ranch.) 34.6655, -96.1969

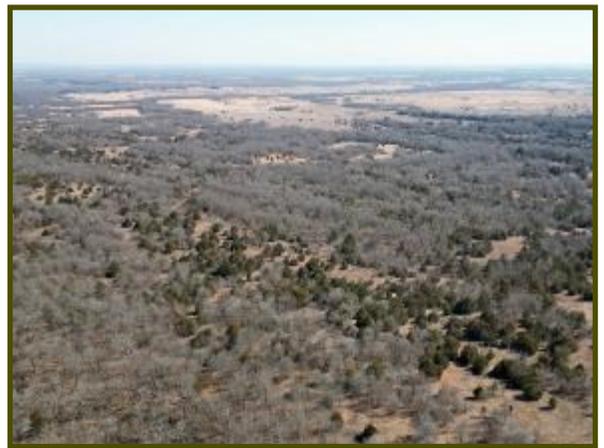
860 +/- Acre Parker Ridge Ranch Aerial Map



860 +/- Acre Parker Ridge Ranch Topo Map

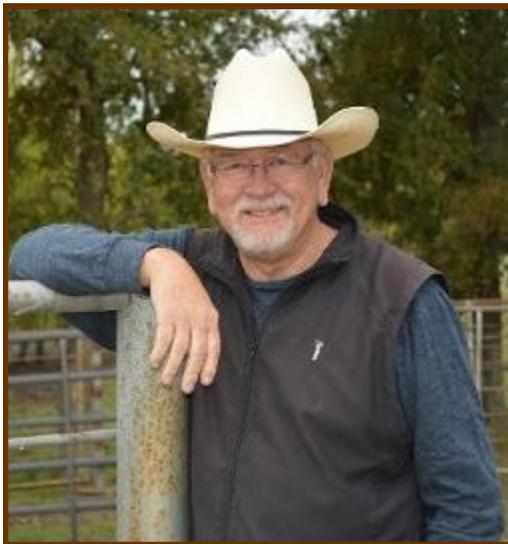






Ranch and Farm Sales with a Difference

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***