



SOUTHWEST RANCH & FARM SALES PRESENTS



Gates Creek Ranch

1000 +/- ACRES \$2,800,000

Oklahoma Cattle & Hunting Ranch

Information in this brochure is from sources deemed reliable, but no warranty or representation is made as to the accuracy by the seller or its agents. The seller and its agents expressly disclaim any liability for errors, omissions or changes regarding any information provided for this sale.

Property Description

Acres: 1000 +/- Acres.

Price: \$2,800,000 or \$2800 per acre.

Animal Units: 125-150 cows.

Terms: No owner financing.

Location: Choctaw County, Oklahoma. South of Ft. Towson.

Comments: Beautiful hunting and cattle ranch with trophy whitetails. Ranch has highway access. Just put on the market, must see it to believe. Owner will sell anywhere from 800 – 1200 acres, whatever will accommodate Buyer's needs.

Water: Numerous ponds and Gates Creek runs through the ranch. 49 inch average annual rainfall.

Terrain: Elevation changes. 70% mature hardwoods and 30% beautiful meadows. Several springs and a year round live clear water creek.

Fences: Excellent fences with metal posts and barbed wire.

Grasses: Numerous grasses because of the very productive soils found in most of Choctaw County. Grasses include Bermuda grass, Dallisgrass, Bahia, Bluestem. Ryegrass, and clover.

Game: Trophy Whitetail deer, wild turkey, some wild hogs, waterfowl, and great fishing in Gates Creek.

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 call us at (972) 542-8511.



TEMPERATURE

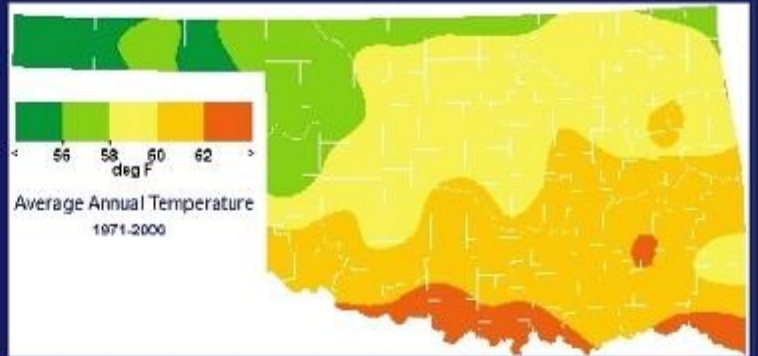
Average Annual: 63 degrees
Average Maximum: 75 degrees
Average Minimum: 52 degrees
Highest: 118 degrees
(Hugo, August 10, 1936)
Lowest: -8 degrees
(Hugo, January 21, 1930)
Days of 90 Degrees or Higher: 83
Days of 20 Degrees or Lower: 10

PRECIPITATION

Average Annual: 49.24 inches
Days With Precipitation: 88
Wettest Year: 75.20 inches in 1957
Driest Year: 26.74 inches in 1963
Greatest Daily Rainfall: 10.00 inches
(Hugo, May 11, 1920)

OTHER FACTS

Average Wind Speed: 8 mph
Sunshine: 50- 76%
Average Humidity: 71%
Thunderstorm Days: 50
Hail Events: 2 per year
Tornadoes (1950-2003): 18



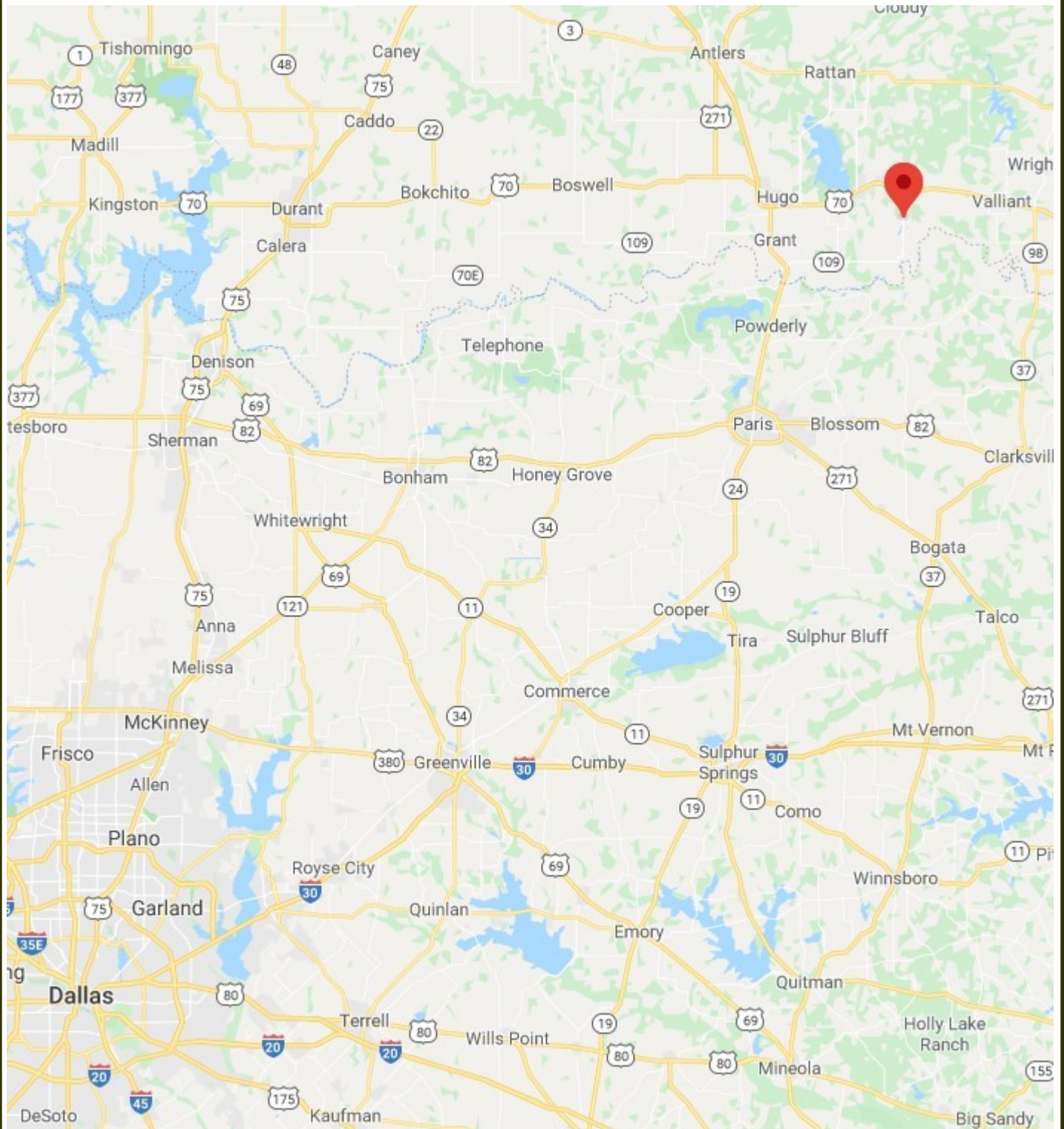
WINTER WEATHER

Average Annual Snowfall: 2.4 inches
Days with snow on ground: 1
Greatest Seasonal Snowfall: 25.7 inches (1941-1942)
Greatest Daily Snowfall: 11.5 inches
(Boswell, March 1, 1942)
Last Freeze in Spring: March 29
First Freeze in Autumn: November 6
Growing Season: 221 Days



Choctaw County Climate Summary

1000 +/- Acre Gates Creek Ranch Location

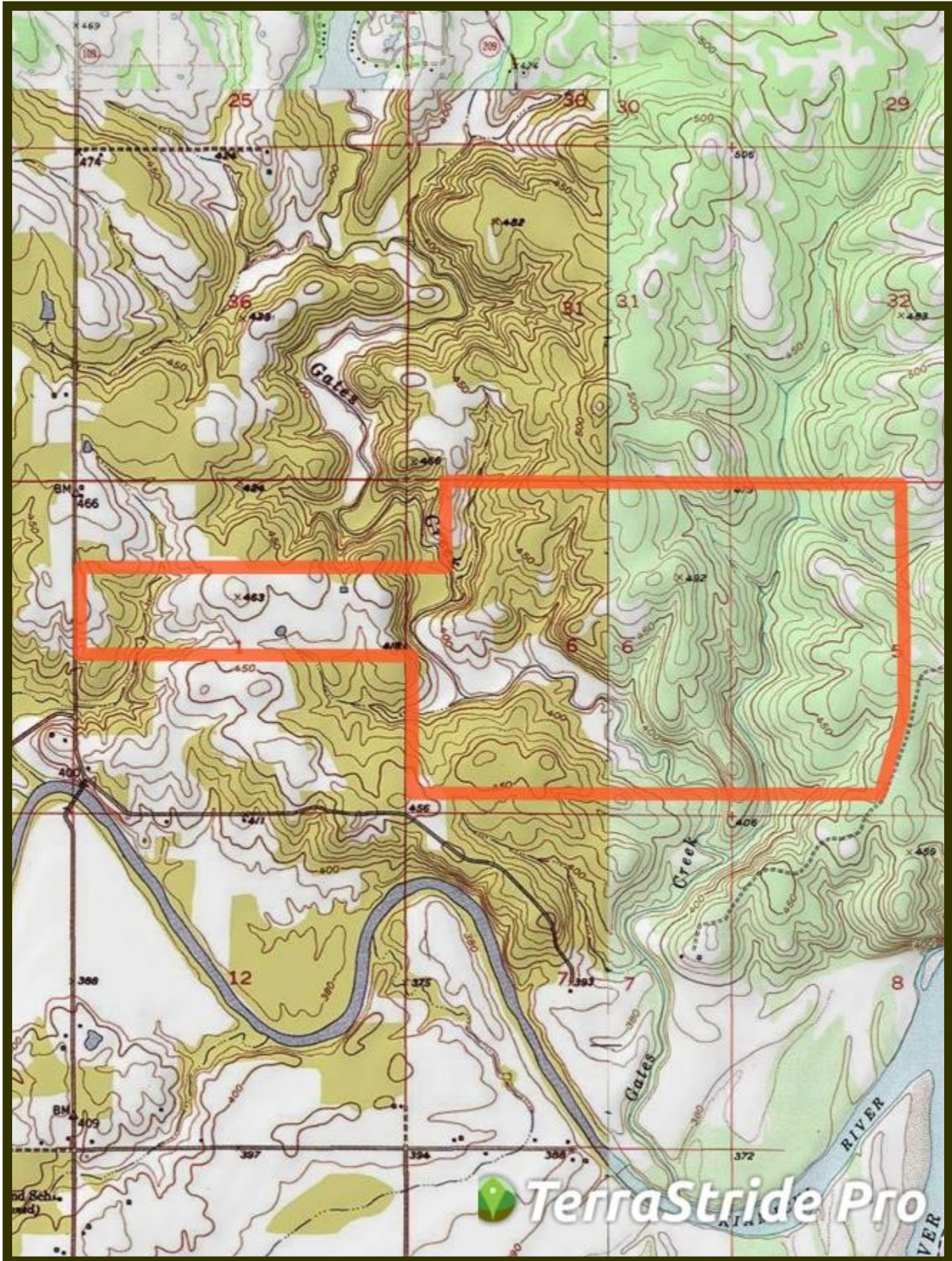


33.9774, -95.2779

1000 +/- Acre Gates Creek Ranch Aerial Map



1000 +/- Acre Gates Creek Ranch Topo Map









Ranch and Farm Sales with a Difference

Southwest Ranch & Farm Sales; Your Experts in Ranch Real Estate



Jim Long

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.

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***