



SOUTHWEST RANCH & FARM SALES PRESENTS



152 +/- Acres Stanphill Ranch

\$ 1,800,000

Texas Acreage with Home

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Property Description

Acres: 152.616 ± Acres.

Price: \$ 1,800,000.

Animal Units: 30 mother cows.

Terms: No owner financing.

Location: 7999 FM 44, Annona, TX, 75550, Red River County.

Comments: This beautiful ranch and home are located in Red River County south of Annona, Texas. Soils are sandy loam and produce excellent grasses for grazing or hay bailing. Out the back door of the modern ranch style home is a crystal clear 5 acre lake stocked with fish and a covered fishing dock.

Improvements:

2,700 square foot, 3 bedroom, 2 bathroom home. Home has a kitchen with a breakfast area, formal dining room, sunroom, a wood burning stove, and a 2 car attached garage. Home overlooks a beautiful 5 acre lake.

All metal shop with concrete floor and insulation. Shop has equipment storage on two sides keeping rolling stock out of the weather.

A small hunter's cabin is located on a bluff with breathtaking views.

Metal corral.

Small covered fishing dock.

Water: House is on a water well but rural water is available. Several ponds, 5 acre lake. Annona, TX receives 51 inches of average annual rainfall.

Terrain: Beautiful rolling hills with approximately 60 acres of mature trees consisting of pines, pecan, and other hardwoods scattered throughout the ranch. Approximately 90 acres of open meadows.

Fences: Adequate fencing, some new. T-posts with barbed wire, and some pipe fencing.

Grasses: Bermuda grass, Bahia grass, some native grasses, clover, and rye grass.

Game: Whitetail deer, some wild hogs, excellent fishing.

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 please contact Jim Long 972-542-8511 or cell 972-679-7070.

Annona, TX Weather averages

Month	High / Low(°F)	Rain
January	53° / 30°	5 days
February	58° / 34°	5 days
March	66° / 42°	6 days
April	74° / 50°	6 days
May	80° / 59°	7 days
June	88° / 67°	5 days
July	93° / 71°	4 days
August	93° / 70°	4 days
September	86° / 63°	5 days
October	76° / 51°	6 days
November	65° / 41°	5 days
December	56° / 33°	6 days

Source: NOAA

Annona, TX has a humid subtropical climate with hot summers and mild winters. Rainfall is fairly consistent throughout the year.

On average, there are 218 sunny days per year in Annona.

Annona gets some kind of precipitation, on average, 82 days per year.

Summer High: the July high is around 93 degrees.

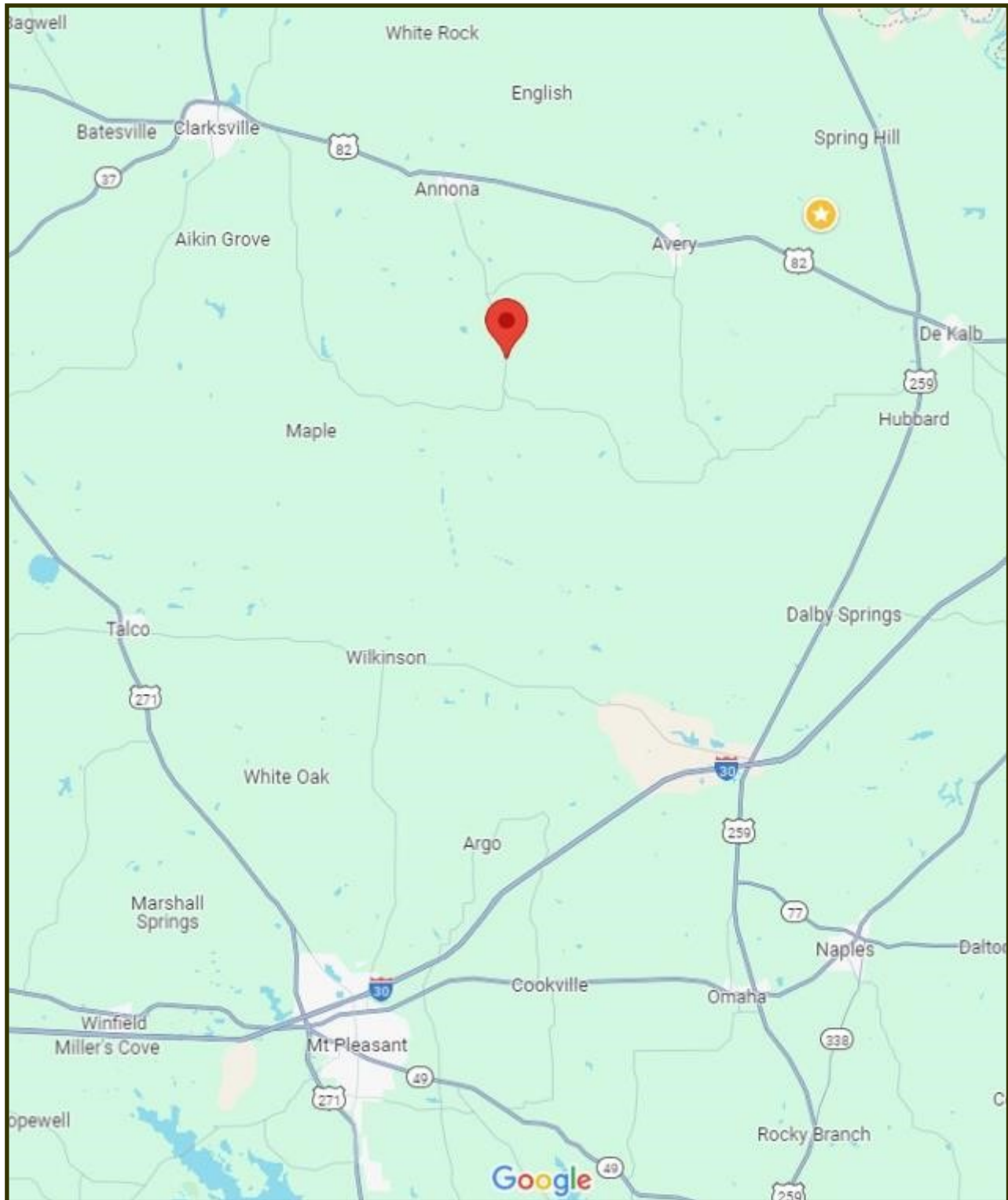
Winter Low: the January low is 31.

Rain: averages 51 inches of rain a year.

Snow: averages 2 inches of snow a year.

Source: <https://www.bestplaces.net/climate/city/texas/annona>

152 +/- Acres Stanphill Ranch Location Map



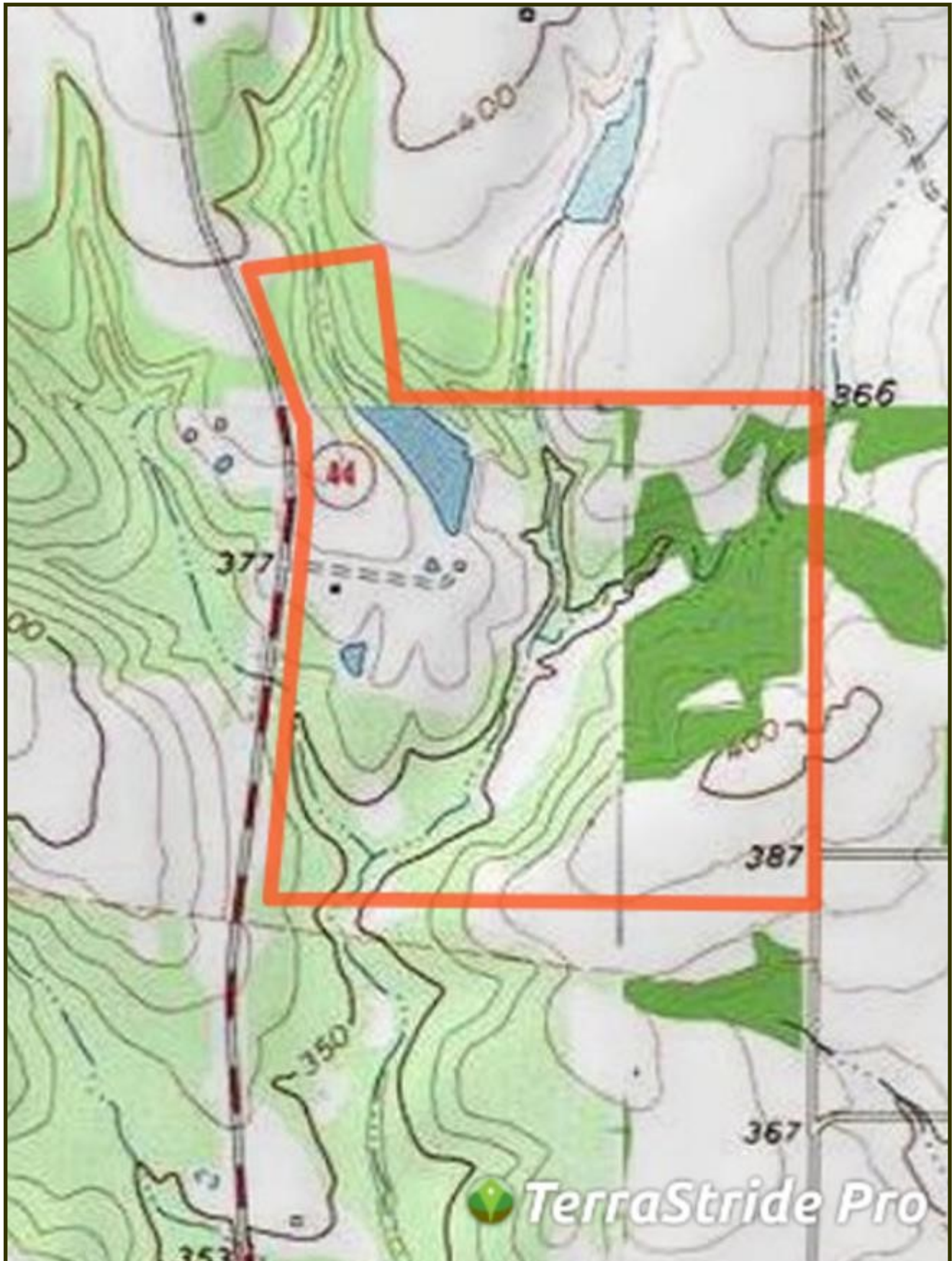
Latitude: 33.4979, Longitude: -94.8806

Directions: From Clarksville, TX Head east onto US-82 E (7.9 mi). Turn right onto FM 44 S (6.8 mi). 7999 FM 44, Annona, TX 75550 will be on your left.

152 +/- Acres Stanphill Ranch Aerial Map



152 +/- Acres Stanphill 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***