



SOUTHWEST RANCH & FARM SALES PRESENTS



990 +/- Acres Horton Cattle Ranch

\$3,995 per acre

**Oklahoma Cattle & Hunting Ranch with hay production,
nice home, barns, and corrals**

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: 990 ± Acres

Price: \$3,995 per acre

Animal Units: 150 cows with hay production.

Terms: No owner financing.

Location: Holdenville, OK, Hughes County.

Comments: This cattle and hunting ranch also has good hay production. The ranch is approximately 50% beautiful trees and 50% open meadows. The very nice house sits on the highest part of the ranch and overlooks the entire property. With large metal corrals and extensive connecting lanes, handling cattle is as easy as it gets.

Improvements:

The 2,000 sq. ft. house has 2 bedrooms, 2 bathrooms, an open concept kitchen, dining room and large den with fireplace, and a covered porch.

Extensive metal corral.

2 Hay Barns.

Storage Unit.

Water: Several water wells, several nice ponds, 1 mile frontage on the Little River. Holdenville, OK gets 42 inches of rain, on average, per year.

Terrain: Upland overlooks beautiful open bottom.

Fences: Excellent barbed wire fences, numerous cross fences.

Grasses: Winter grasses include rye grass, and clovers. Summer grasses include Bermuda, and numerous native grasses.

Game: Trophy whitetail deer, and some wild hogs.

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 Southwest Ranch & Farm Sales, Jim Long (972) 679-7070.



TEMPERATURE

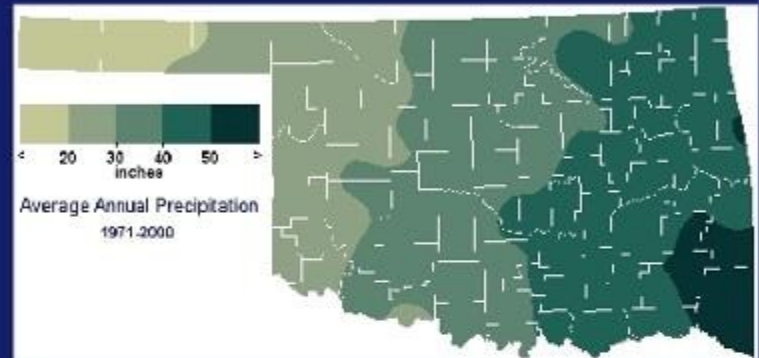
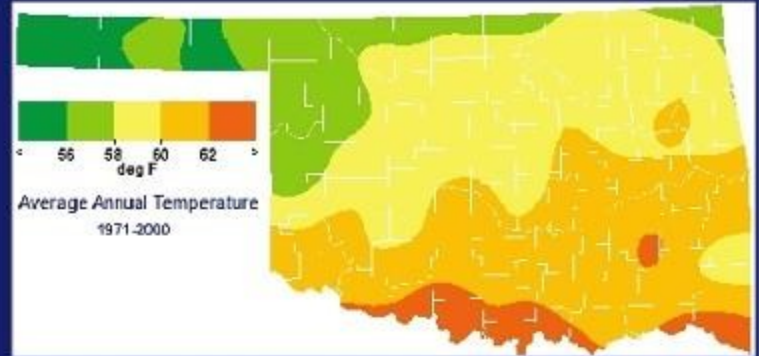
Average Annual: 61 degrees
Average Maximum: 73 degrees
Average Minimum: 50 degrees
Highest: 118 degrees
(Holdenville, August 10, 1936)
Lowest: -13 degrees
(Holdenville, January 20, 1985)
Days of 90 Degrees or Higher: 73
Days of 20 Degrees or Lower: 17

PRECIPITATION

Average Annual: 42.63 inches
Days With Precipitation: 78
Wettest Year: 70.38 inches in 1908
Driest Year: 20.67 inches in 1901
Greatest Daily Rainfall: 7.65 inches
(Wetumka, May 11, 1950)

OTHER FACTS

Average Wind Speed: 7 mph
Sunshine: 50- 75%
Average Humidity: 72%
Thunderstorm Days: 51
Hail Events: 2 per year
Tornadoes (1950-2003): 33

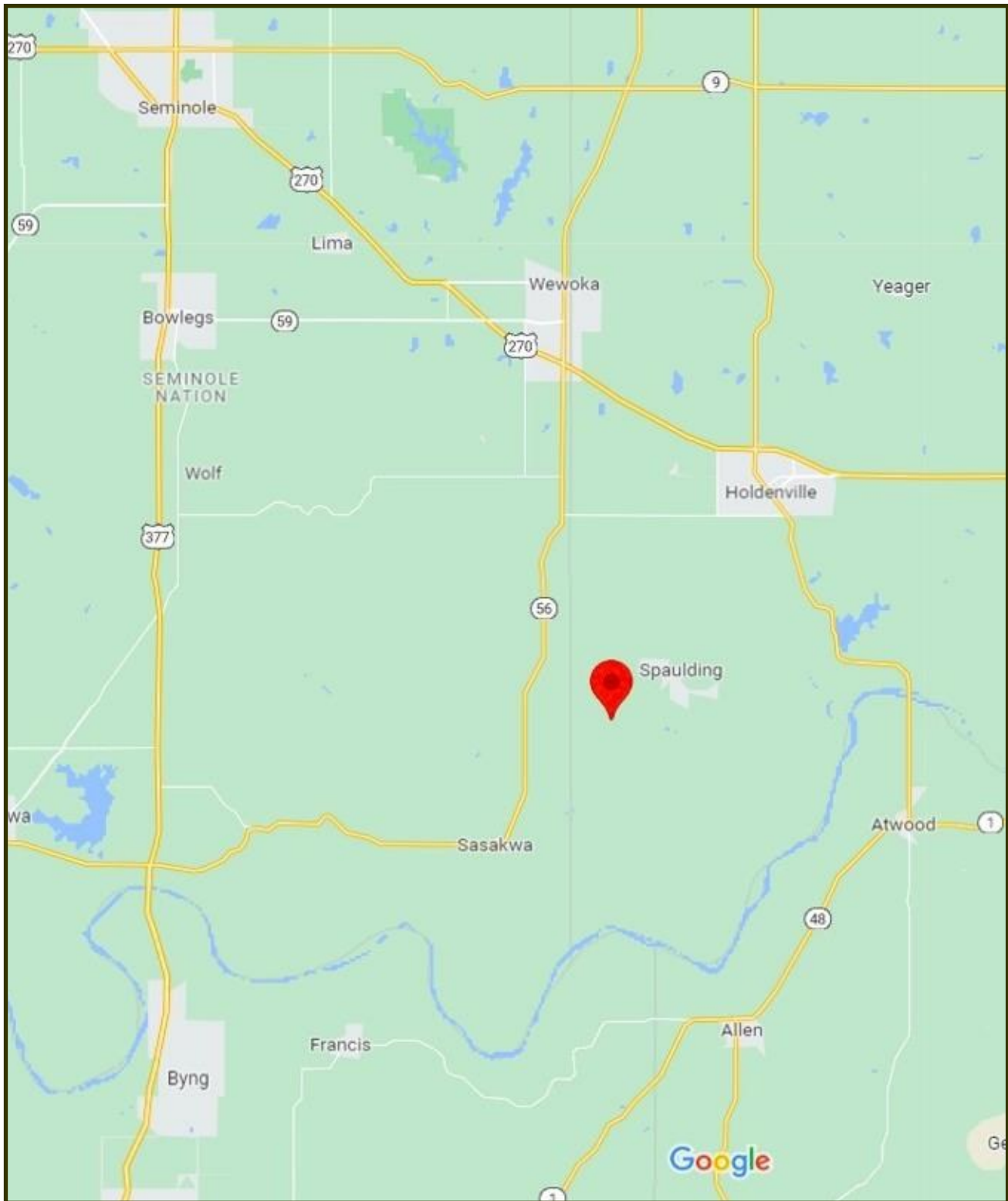


WINTER WEATHER

Average Annual Snowfall: 4.9 inches
Days with snow on ground: 2
Greatest Seasonal Snowfall: 21.4 inches (1977-1978)
Greatest Daily Snowfall: 14.0 inches
(Calvin, February 19, 1921)
Last Freeze in Spring: March 31
First Freeze in Autumn: November 3
Growing Season: 215 Days



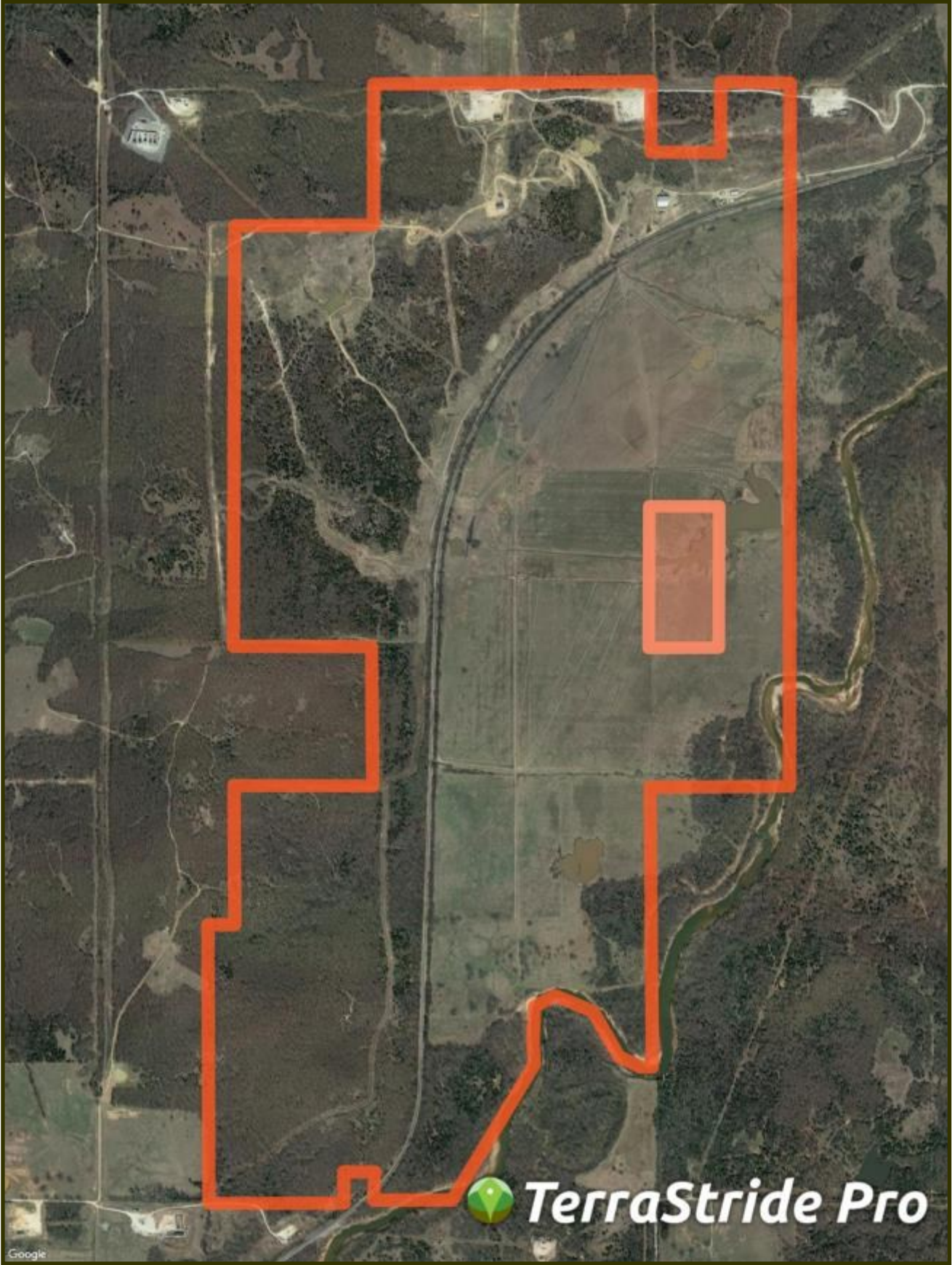
990 +/- Acres Horton Ranch Location Map



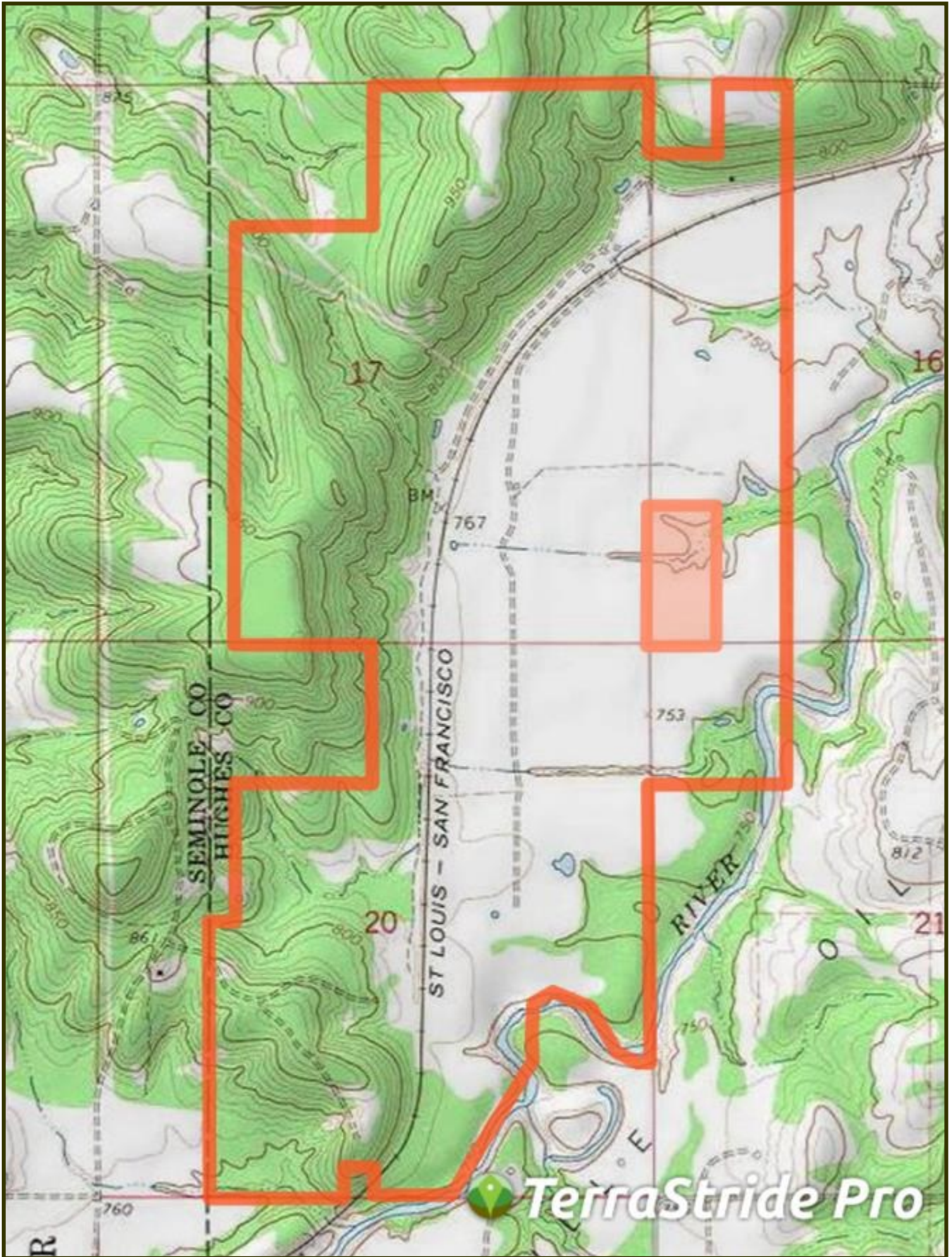
Latitude: 34.9973, Longitude: -96.4722

Directions: North out of Atwood on Hwy 48. At Lake Holdenville turn left. Turn Right on E W 138 to Spaulding. From Spaulding go left (south) on NS 369. Turn right on E W 139. Road dead ends at ranch entrance.

990 +/- Acres Horton Ranch Aerial Map



990 +/- Acres Horton 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***