



SOUTHWEST RANCH & FARM SALES PRESENTS



6.5 +/- Acres with Home in Allen, OK
\$299,950

Oklahoma Land and Home

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: 6.5 ± Acres.

Price: \$299,950.

Terms: No owner financing.

Location: 26206 County Road 1512, Allen, OK 74825, Pontotoc, County. 7 miles southwest of Allen, OK and 11 miles east of Ada, OK.

Comments: Country living close to Ada, OK. Located off County Rd 1512. Home has recently been renovated with new flooring, paint, appliances, kitchen cabinets and more. Ready to move in!

Improvements:

Completely renovated 2,100-square-foot home. Home offers 4-bedrooms, 2- bathrooms, breakfast island, stone fireplace, central air/heat, two-car garage with car-port, and backyard porch.

Storage shed.

Barn.

Fences: Barbed wire fences with metal posts.

Directions: From Ada, OK follow OK-1 E (11.3 mi). Turn right onto County Rd 1512 (144 ft). Driveway will be on the left. 26206 County Road 1512, Allen, OK 74825. 34.8236, -96.4899.

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

TEMPERATURE

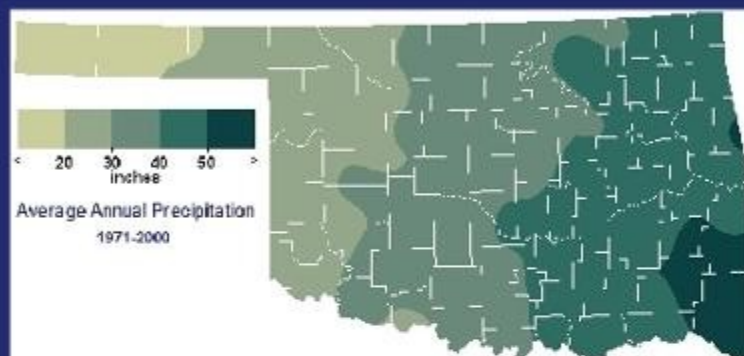
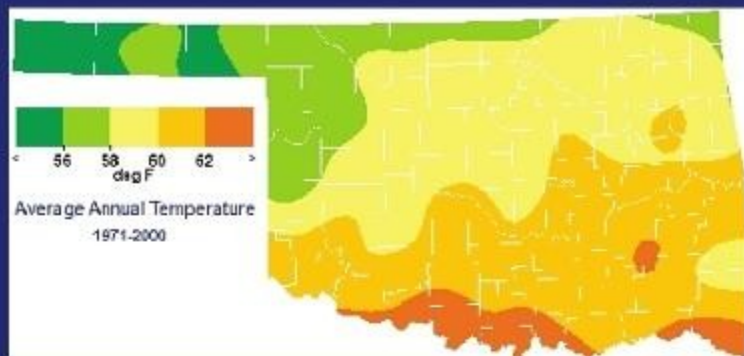
Average Annual: 62 degrees
Average Maximum: 73 degrees
Average Minimum: 50 degrees
Highest: 116 degrees
(Ada, August 11, 1936)
Lowest: -10 degrees
(Ada, January 18, 1930)
Days of 90 Degrees or Higher: 76
Days of 20 Degrees or Lower: 17

PRECIPITATION

Average Annual: 41.17 inches
Days With Precipitation: 76
Wettest Year: 63.99 inches in 1908
Driest Year: 23.44 inches in 1917
Greatest Daily Rainfall: 8.16 inches
(Ada, September 14, 1993)

OTHER FACTS

Average Wind Speed: 8 mph
Sunshine: 55- 80%
Average Humidity: 70%
Thunderstorm Days: 50
Hail Events: 4 per year
Tornadoes (1950-2003): 46



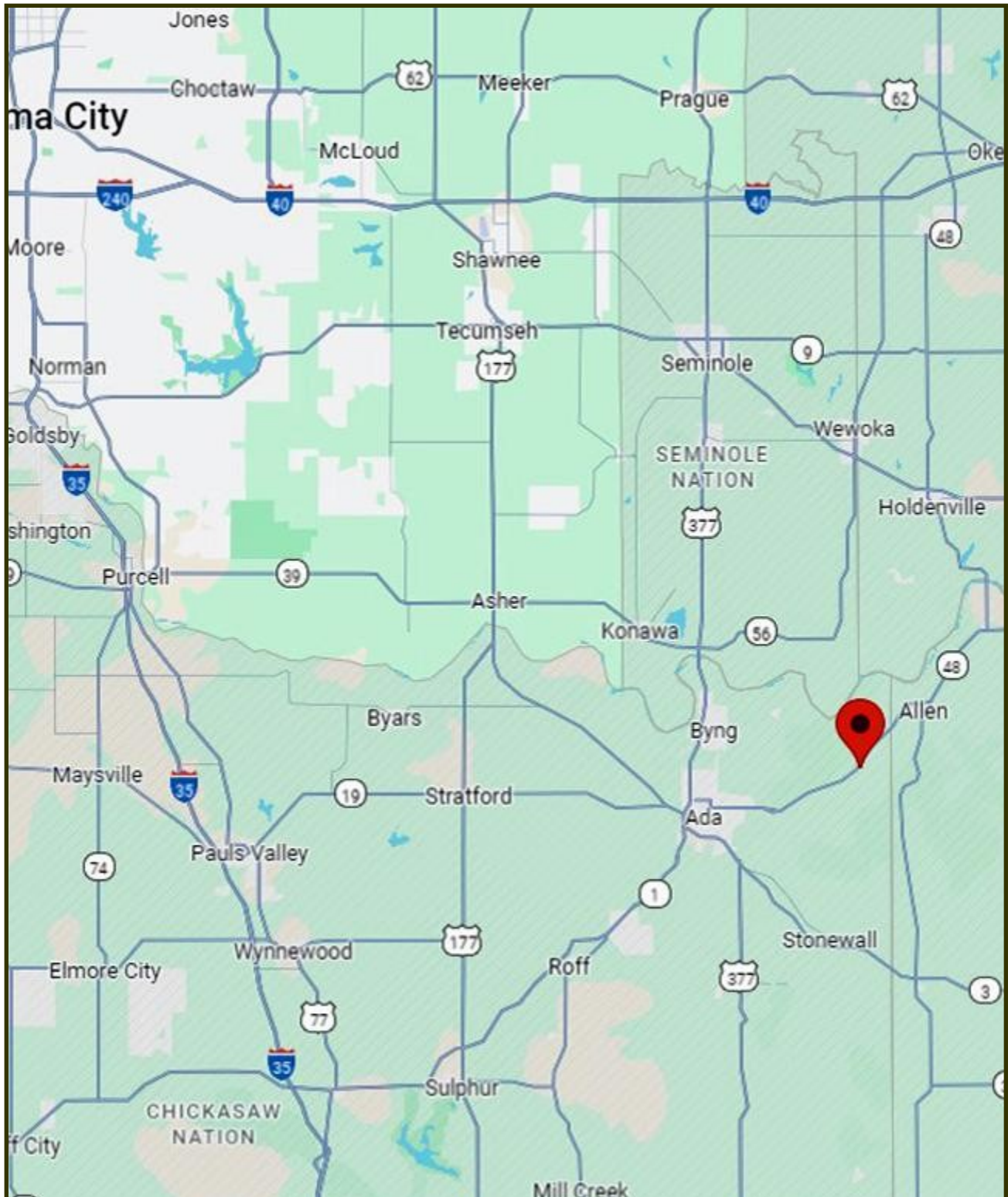
WINTER WEATHER

Average Annual Snowfall: 4.6 inches
Days with snow on ground: 1
Greatest Seasonal Snowfall: 24.3 inches (1948-1949)
Greatest Daily Snowfall: 12.0 inches
(Ada, January 8, 1944)
Last Freeze in Spring: March 31
First Freeze in Autumn: November 5
Growing Season: 218 Days



Pontotoc County Climate Summary

6.5 +/- Acres with Home in Allen, OK

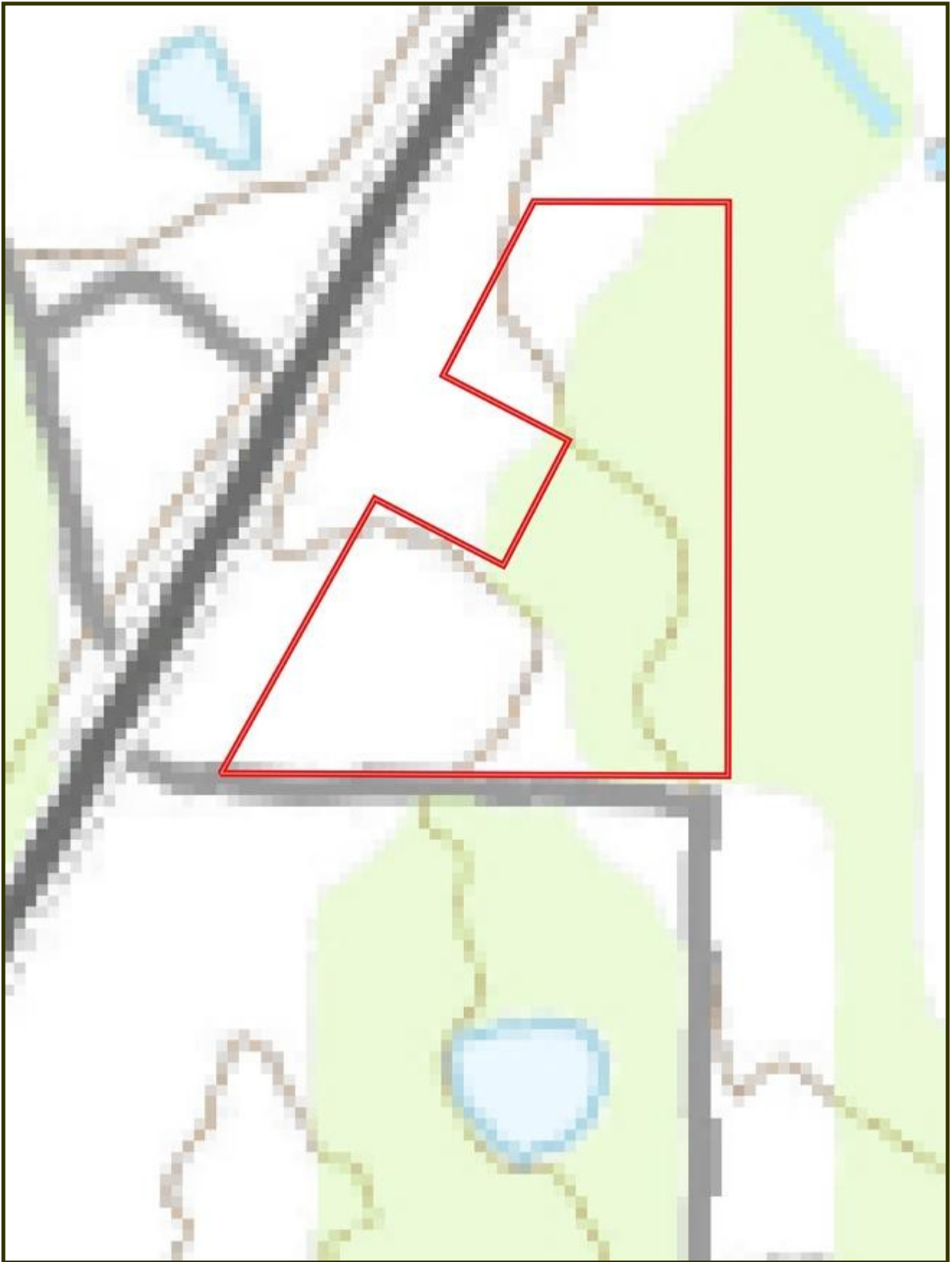


Directions: From Ada, OK follow OK-1 E (11.3 mi). Turn right onto County Rd 1512 (144 ft). Driveway will be on the left. 26206 County Road 1512, Allen, OK 74825.
34.82455, -96.48829

6.5 +/- Acres with Home in Allen, OK Aerial Map



6.5 +/- Acres with Home in Allen, OK 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***