



SOUTHWEST RANCH & FARM SALES PRESENTS



52.78 Acre Knutson Farm

\$445,000

Oklahoma Farm with Home

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Property Description

Acres: 52.78 ± Acres.

Price: \$445,000.

Animal Units: 10-15 cows.

Terms: No owner financing.

Location: 299006 State Highway 53, Loco, Oklahoma 73442-1507, Stephens County.

Comments: This breathtaking property offers a rare opportunity to embrace country living at its finest. This property is truly a nature lover's paradise. With a roof just one year old and access to both rural water and a water well, this home combines the best of modern comforts with the timeless appeal of rural living. Whether you are seeking a peaceful retreat, a hobby farm, or simply room to roam, this property offers endless possibilities.

Improvements:

2,189 square foot, 3 bedroom/2 bath home with attached garage.

Expansive 40x76 shop, complete with a 630 square foot man cave and bathroom. Whether you are a hobbyist, entrepreneur, or simply seeking a space to unwind, this versatile structure offers endless possibilities.

Chicken coop.

Corrals.

Water: Two ponds, perfect for fishing.

Terrain: Mature trees scattered throughout property.

Grasses: A variety of grasses including B-Dahl, Bermuda, and native varieties, creating a vibrant tapestry of color throughout the seasons.

Fences: The well-maintained pipe fencing ensures both security and privacy.

Game: Deer and turkey.

Directions: From Ratliff City, OK take State Hwy 7 W 4.9 miles. Turn left onto N 3030 Rd/N Stephens County Rd 3030 for 9.3 miles. Turn right onto OK-53 W for 4.2 miles. Turn right at N 2990 Rd/N Stephens County Rd 2990 at farm entrance.

From Comanche, OK head east on OK-53 E/W Oak Main Ave toward S 2nd St 18.7 miles. Make a left at N Stephens County Rd 2990 to the farm entrance.

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 Oklahoma Farm with Home For Sale, please contact Scott Johnston at (405) 249-8241.



TEMPERATURE

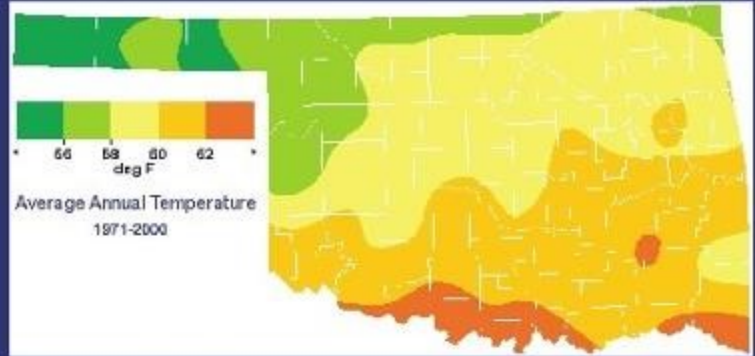
Average Annual: 63 degrees
Average Maximum: 75 degrees
Average Minimum: 50 degrees
Highest: 114 degrees
(Marlow, August 11, 1936)
Lowest: -14 degrees
(Marlow, January 4, 1947)
Days of 90 Degrees or Higher: 92
Days of 20 Degrees or Lower: 15

PRECIPITATION

Average Annual: 35.59 inches
Days With Precipitation: 68
Wettest Year: 59.69 inches in 1908
Driest Year: 16.31 inches in 1939
Greatest Daily Rainfall: 9.85 inches
(Duncan, May 19, 1955)

OTHER FACTS

Average Wind Speed: 10 mph
Sunshine: 55- 80%
Average Humidity: 67%
Thunderstorm Days: 51
Hail Events: 5 per year
Tornadoes (1950-2003): 51



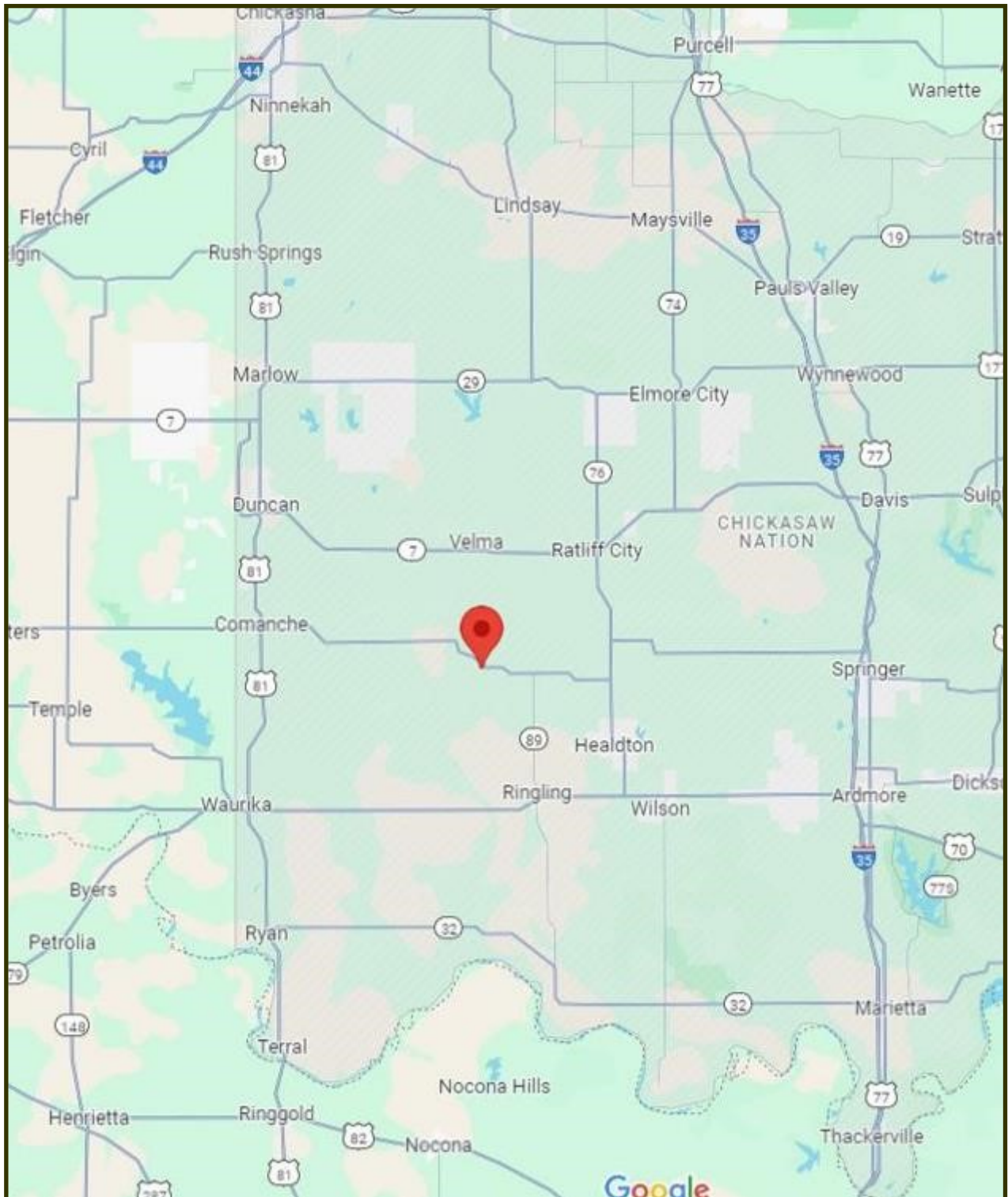
WINTER WEATHER

Average Annual Snowfall: 4.4 inches
Days with snow on ground: 3
Greatest Seasonal Snowfall: 29.1 inches (1967-1968)
Greatest Daily Snowfall: 12.0 inches
(Comanche, January 9, 1977)
Last Freeze in Spring: April 1
First Freeze in Autumn: November 4
Growing Season: 218 Days



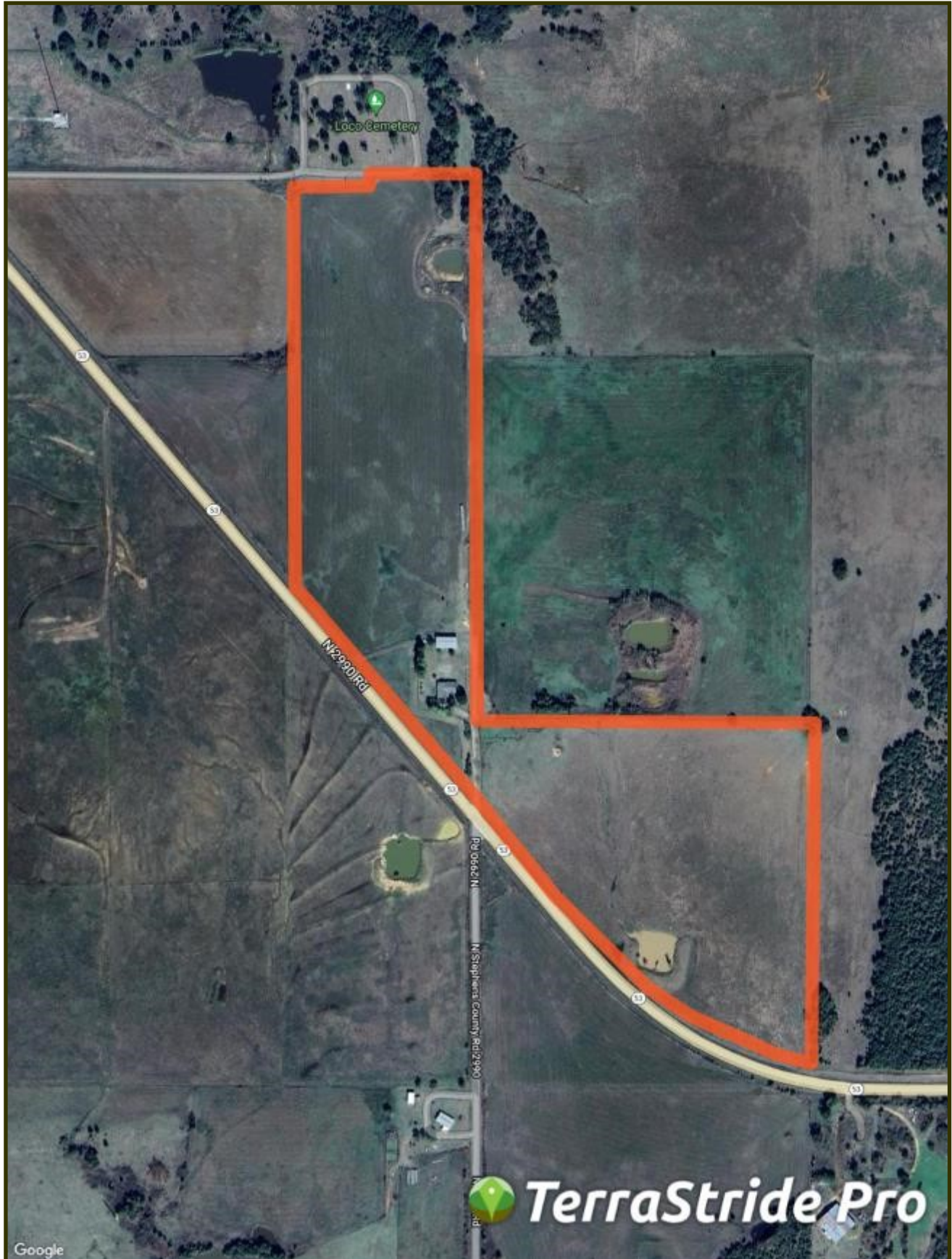
Stephens County Climate Summary

52.78 +/- Acres Knutson Farm Location Map

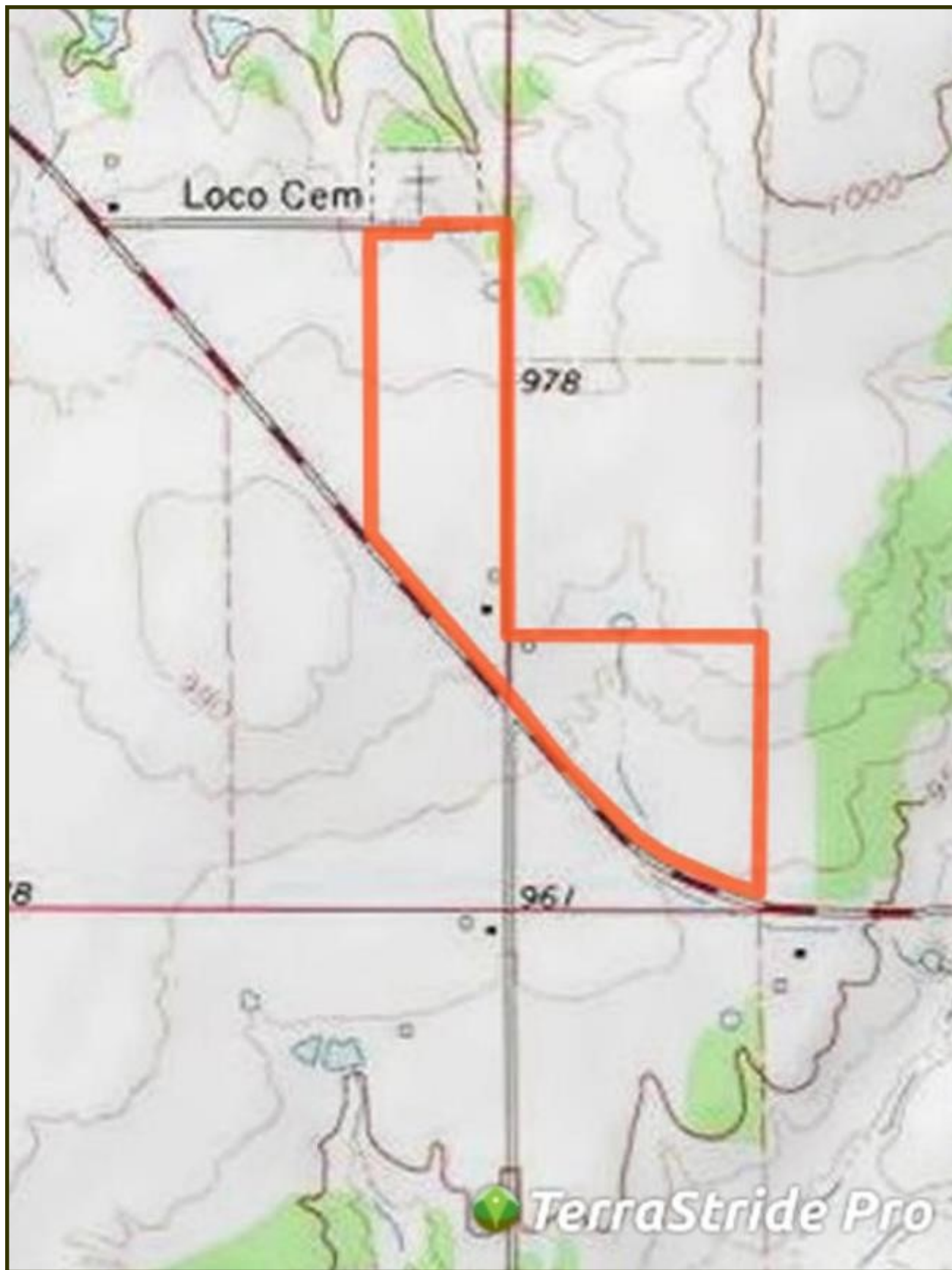


299006 State Highway 53, Loco, OK 73442-1507
Latitude: 34.3221, Longitude: -97.6673

52.78 +/- Acres Knutson Farm Aerial Map



52.78 +/- Acres Knutson Farm 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***