



# SOUTHWEST RANCH & FARM SALES PRESENTS



## WARD RANCH

546 +/- ACRES    \$2,250,000

## Oklahoma Cattle Ranch and Hay Farm

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:** 546 +/- Acres.

**Price:** \$ 2,250,000.

**Animal Units:** With the improved pastures and pivot irrigation system, the ranch will run close to 200 cow pairs without hay production.

**Terms:** No owner financing.

**Location:** Delta County Texas, 4 miles west of Cooper, TX.

**Comments:** 200 acres of woods; excellent deer habitat. Approximately 350 acres of meadows, with 100 acres under center-pivot irrigation. Excellent hay production and room for cows as well.

**Improvements:**

2,368 sq. ft. 4 bedroom/3 bathroom home built in 2003. Home is all electric.

600 sq. ft. barn.

3,375 sq. ft. shop building with attached shed.

504 sq. ft. shed.

625 sq. ft. shed.

1,500 sq. ft. shed.

8,000 sq. ft. hat barn.

Center pivot irrigation system.

**Water:** Rural water. 6 acre lake, nice ponds in every pasture and John's Creek runs through property. Center-pivot irrigation. Cooper, Texas gets 46 inches of rain, on average, per year.

**Terrain:** Improved pastures with hay production, tree lined creek, and several ponds.

**Fences:** Good barbed wire fences.

**Grasses:** Good hay production. Bermuda grass, numerous clovers, rye grass and wheat.

**Game:** Whitetail deer, some hogs and good dove hunting.

Located about 4 miles from Jim Chapman Lake (Cooper Lake) which is known as a perfect location for fishing and is stocked with multiple species of fish, including blue and channel catfish, bluegill, Florida largemouth bass, crappie and hybrid striped bass.

**Minerals:** Seller believes he has 75% of the minerals but does not guarantee. Whatever he has, if any, will convey.

*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.*

# Cooper, TX

## Weather averages

<u>Month</u>	<u>High / Low (°F)</u>	<u>Rain</u>
January	55° / 32°	5 days
February	59° / 37°	7 days
March	67° / 44°	7 days
April	75° / 52°	7 days
May	82° / 61°	8 days
June	91° / 72°	4 days
July	94° / 74°	5 days
August	94° / 73°	6 days
September	89° / 66°	5 days
October	78° / 54°	5 days
November	67° / 44°	6 days
December	56° / 36°	6 days

Source: NOAA

**Cooper, Texas gets 46 inches of rain, on average, per year.**

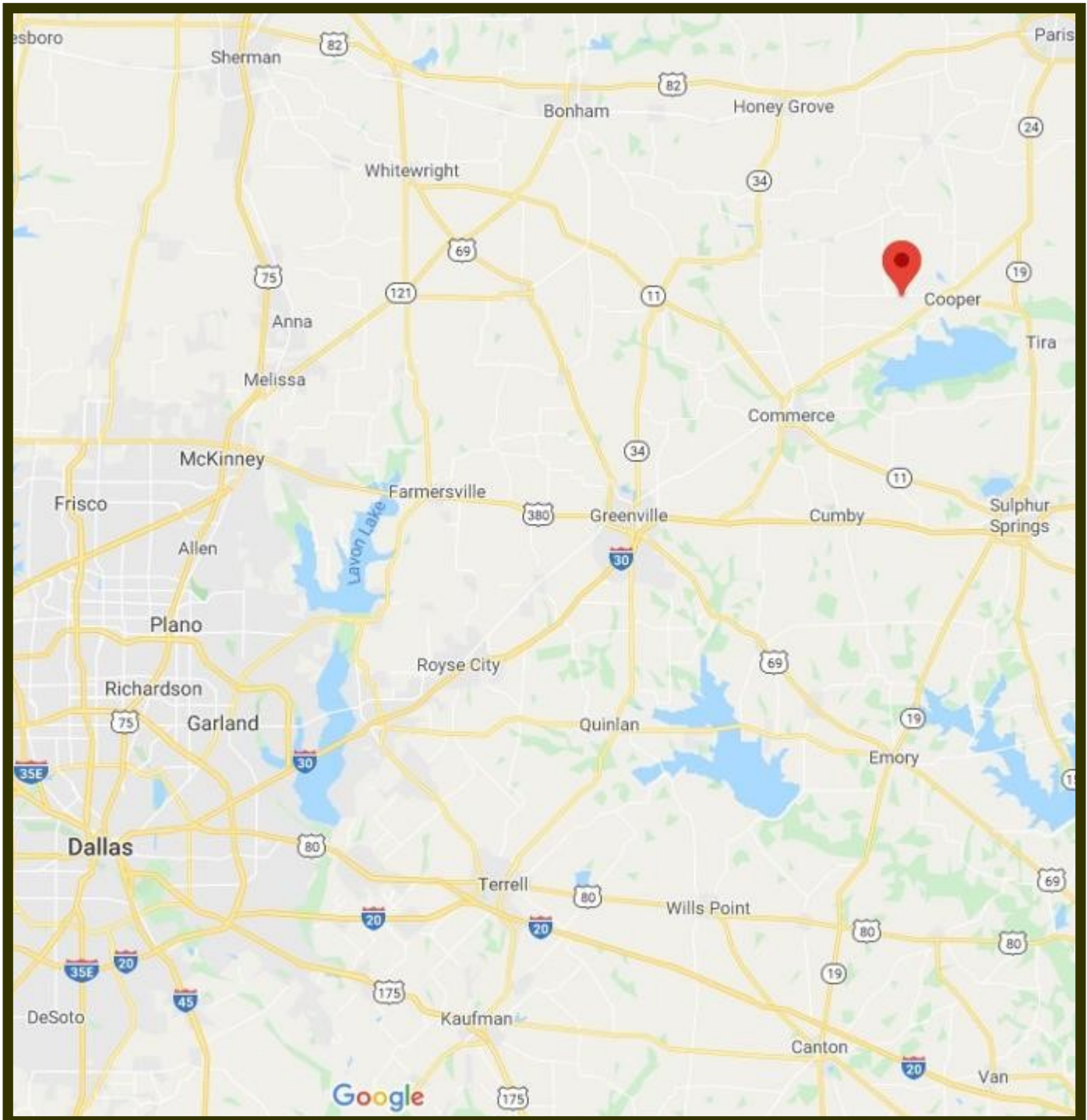
**Cooper averages 1 inches of snow per year.**

**On average, there are 232 sunny days per year in Cooper.**

Cooper gets some kind of precipitation, on average, 87 days per year. Precipitation is rain, snow, sleet, or hail that falls to the ground. In order for precipitation to be counted you have to get at least .01 inches on the ground to measure.

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

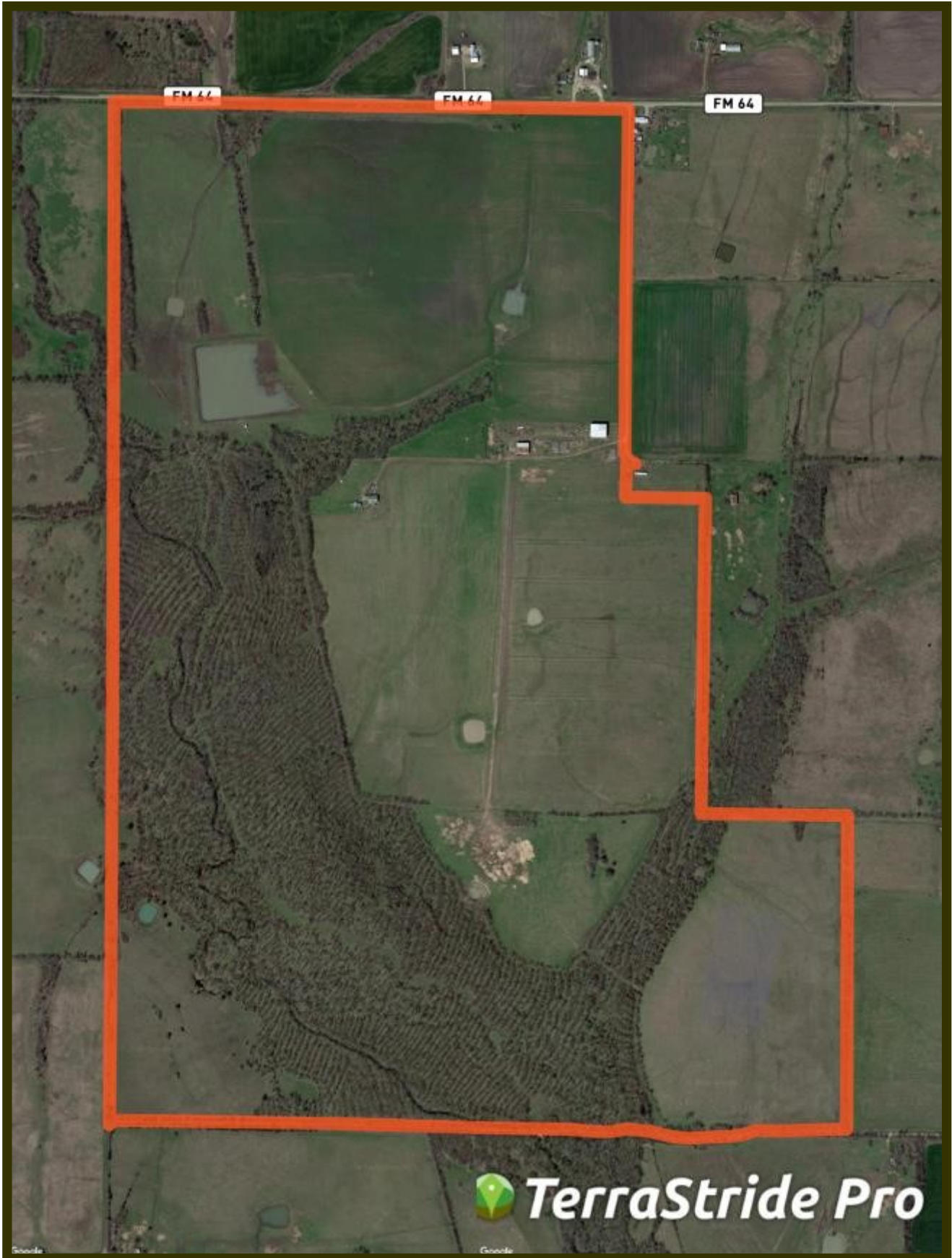
# 546 +/- Acre Ward Ranch Location



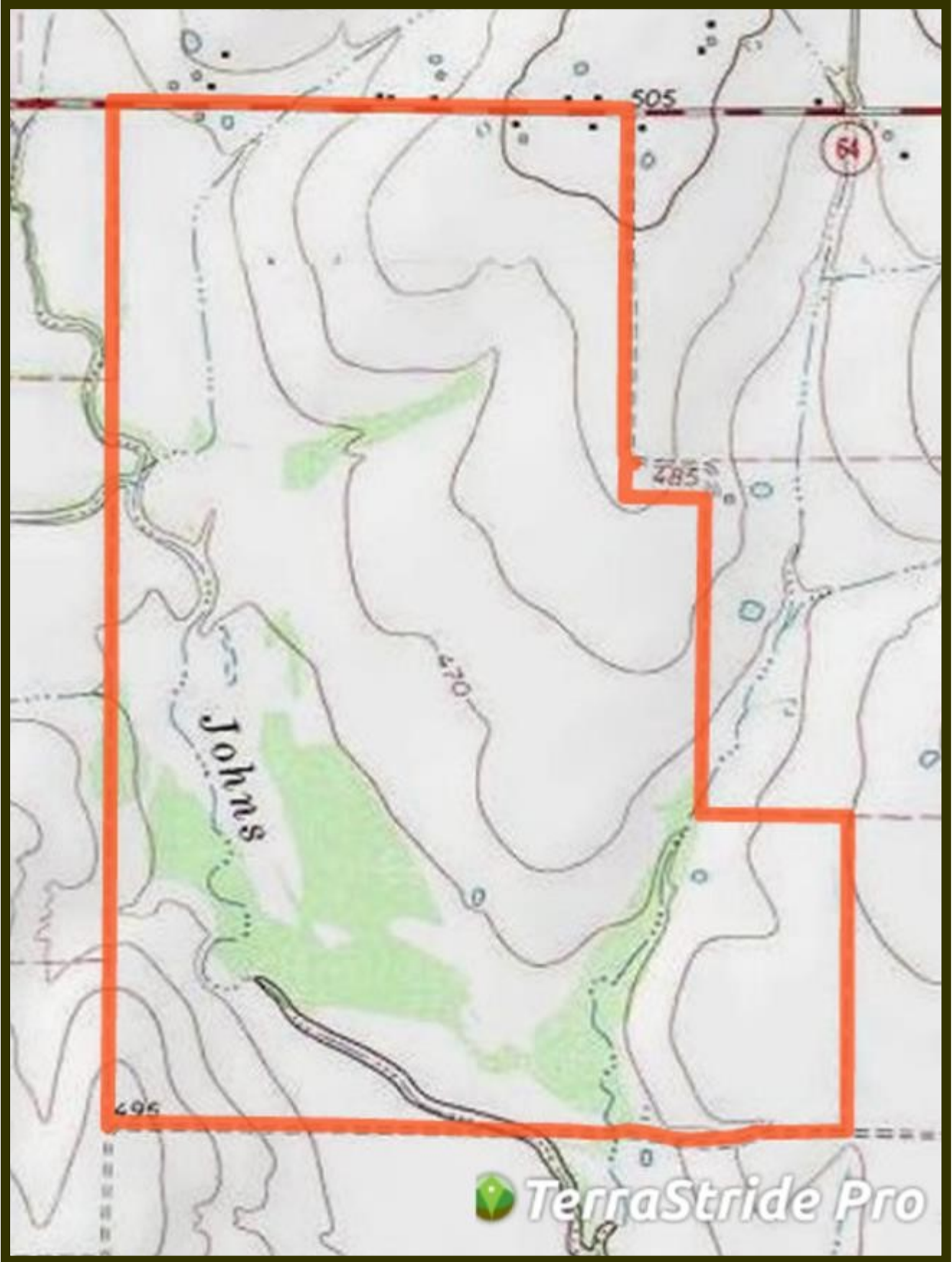
33.3720, -95.7567



# 546 +/- Acre Ward Ranch Aerial Map



# 546 +/- Acre Ward 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.***

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