



SOUTHWEST RANCH & FARM SALES PRESENTS



106 +/- Acre Arbuckle Lake Property

Price Reduced: \$3,350,000

**Oklahoma Recreation or Investment Land located near
Lake of the Arbuckles**

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Property Description

Arbuckle Lake Property

106 ± Acres of Oklahoma Recreation Land or Investment Property.

Price: \$3,350,000

Terms: No owner financing.

Location: 7 miles S.E. of Davis and 8 miles S.W. of Sulphur, in Murray County.

Comments: This beautiful property hugs the boundaries of the Chickasaw National Recreation Area and overlooks the 2,350 acre Lake of the Arbuckles. This property would make a great investment property.

Improvements:

40x70 shop with 24x30 carport. 16x34 apartment, and 12x24 insulated add on.

Water: 3+ acre lake, 2 creeks, and a pond.

Terrain: Gently rolling.

Game: Wild Turkey, deer, and 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 Oklahoma Recreation Land/ Investment Property please contact Scott Johnston at (405) 249-8241.

Murray County Climate Summary

Temperature

Average Annual: 62.5°F
 Average Maximum: 73.5°F
 Average Minimum: 50.5°F
 Record High: 114°F
 Record Lowest: -15°F
 Number of Days greater than 90°: 65
 Number of Days High less than 32°: 5

Precipitation

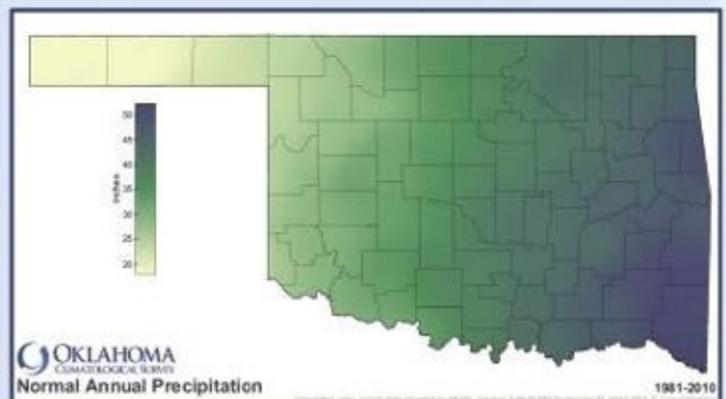
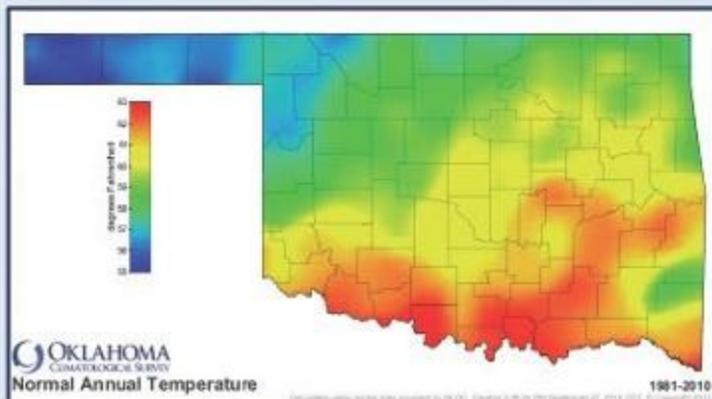
Average Annual: 38.35 in
 Number of Days with Precipitation: 73
 Wettest Year: 74.7in (2015)
 Driest Year: 19.56in (1963)
 Greatest Daily Rainfall: 11.61in
 (10/8/70)

Winter Weather

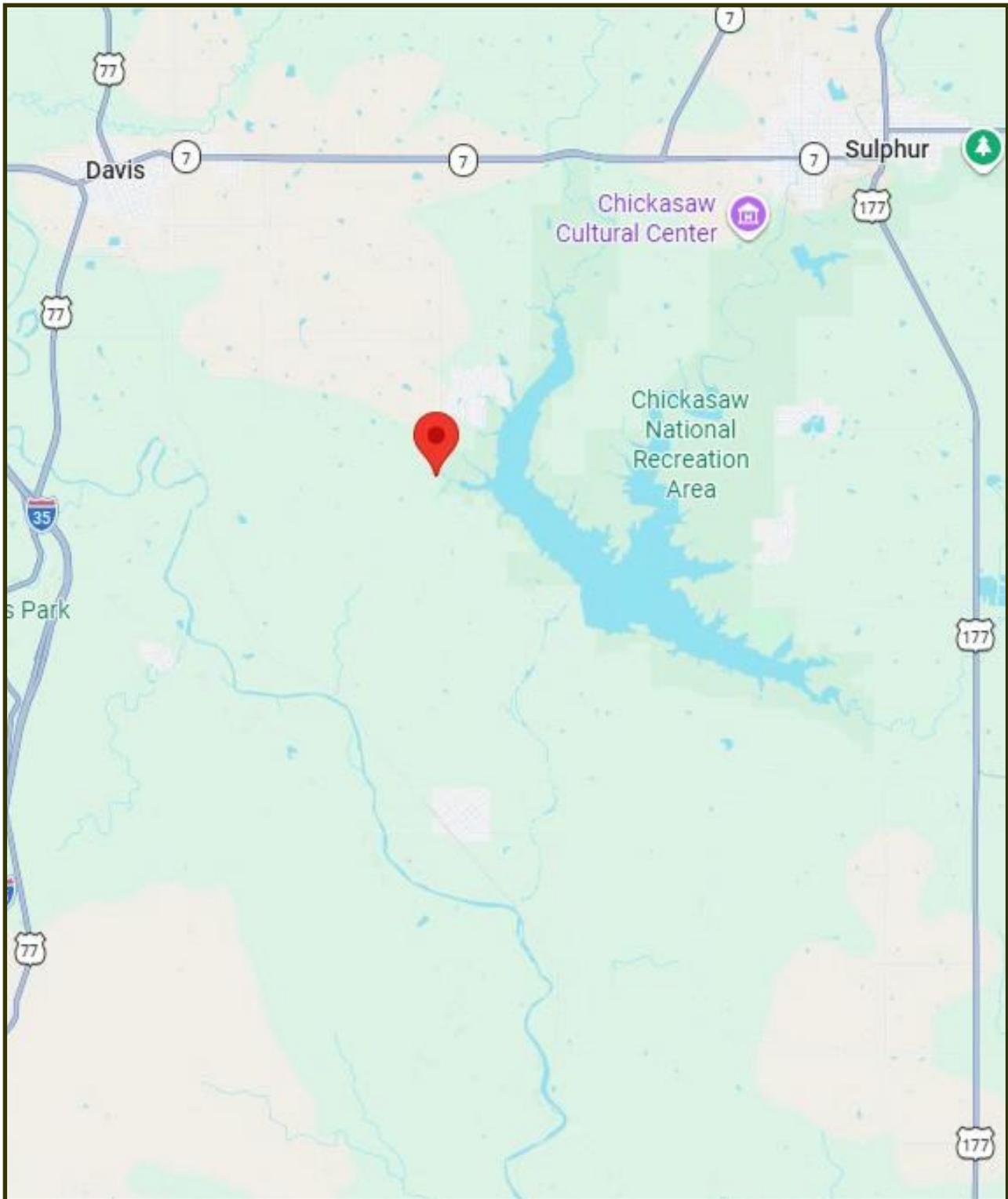
Average Annual Snowfall: 4.5in
 Days with snow on the Ground: 2
 Greatest Seasonal Snowfall: 26.3in
 (1977-1978)
 Greatest Daily Snowfall: 13.5in
 (3/1/42)
 Date of Average Last Freeze in Spring: March 31
 Date of Average First Freeze in Fall: Nov. 5
 Length of Growing Season: 221

Other Facts

Average Wind Speed: 9mph
 Sunshine: 55-75%
 Average Humidity: 70%
 Thunderstorm Days: 47
 Hail Events (1950-2016): 233
 Number of Tornadoes (1950-2016): 36



106 +/- Acre Arbuckle Lake Property Location Map



Directions: From Sulphur, Oklahoma take State Hwy 7 W (4.9 mi). Turn left onto Chickasaw Trail/N3340 Rd (3.6 mi). Turn right onto property. 34.4522, -97.0567

106 +/- Acre Arbuckle Lake Property Aerial Map



106 +/- Acre Arbuckle Lake Property 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***