



SOUTHWEST RANCH & FARM SALES PRESENTS



6x6 Ranch

622 +/- Acres \$3,695 PER ACRE

**Hunting & Recreational Ranch.
Nestled in the Ozark Mountains of Eastern Oklahoma.**

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.

6x6 Ranch Property Description

Acres: 622 +/- Acres.

Price: \$ 3,695 per acre.

Terms: No owner financing.

Location: Adair County, OK, 11 miles S.E. of Stilwell, OK, 22 miles N.E. of Sallisaw, OK and 5 miles west of Arkansas.

Comments:

This completely turnkey hunting & recreation ranch is located in the Ozark Mountains of Eastern Oklahoma, 5 miles west of Arkansas. Everything is in place, including all furniture and furnishings. Vehicles, blinds, feeders and food plots are also included. This beautiful ranch is currently a family owned property that is used by family and friends only. A special effort has been made to accommodate the needs of wounded warriors and special needs hunters. Excellent rock roads run throughout the ranch. You will need to visit this ranch to fully appreciate it. The owner has spared no expense in making this ranch a perfect mountain hideaway.

Improvements:

60'x 30' Main Lodge with full commercial kitchen, 2 full baths, den, beautiful 6'x20' bar. Lodge has an outside cooking pavilion and fire pit with a 70'x15' covered front porch and 15'x30' covered side porch. All outside cooking equipment is included.

Spacious log house (main cabin). 4 bedrooms, 2 bathrooms, large master bedroom with sitting area, large den and 12' wrap around covered porch.

40'x30' insulated metal cabin and storage area with full bathroom and kitchen. Cabin can easily be converted from vehicle storage to sleeping area if needed.

Small brown 36'x20' cabin with 2 bedrooms, 1 large bath and a covered porch.

25'x20' Warrior's cabin, 1 bedroom, full bath, designed for wounded warriors, wheelchair accessible, large shower and a 25'x15' covered porch.

Foreman's home, 3 bedroom and 1 bathroom.

Brick guest house, 3 bedroom, 1 bathroom with carport.

30'x40' shop building with 35'x15' overhanging shed.

30'x35' equipment shed.

6x6 Ranch Property Description

For your hunting needs:

Gun Range is fully covered for pistol and rifle accommodations.

Target and shooting gear house.

6 shooting blinds.

53 metal ladder stands.

1 primitive cabin.

12 corn feeders.

8 protein feeders.

20 food plots.

Game cleaning station with electric hoist.

Skeet throwing machine (trailer mounted).

Equipment:

2 tractors with all implements.

32' fifth wheel trailer (like new).

2 ground feed bins (metal).

Hydraulic log splitter.

72" riding lawn mower.

1 Kubota and 2 Polaris; negotiable.

All shop tools and equipment are part of the sale, as well as numerous supplies for cabins and hunting. And much more...

Water: Rural water with backup water pressure system. 7 ponds, waterfalls and several springs that never run dry.

Terrain: Beautiful mountain ranch covered with trees, rocks, cliffs and caves. Lots of water sources are scattered throughout the ranch. Breathtaking views and excellent rock roads.

Fences: The ranch has good, barbed wire fence marking the property boundaries.

Game: Trophy whitetail deer, wild turkey, some hogs and black bear. Ponds (some 20'-30' deep) are stocked with catfish and Florida Bass.

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.



TEMPERATURE

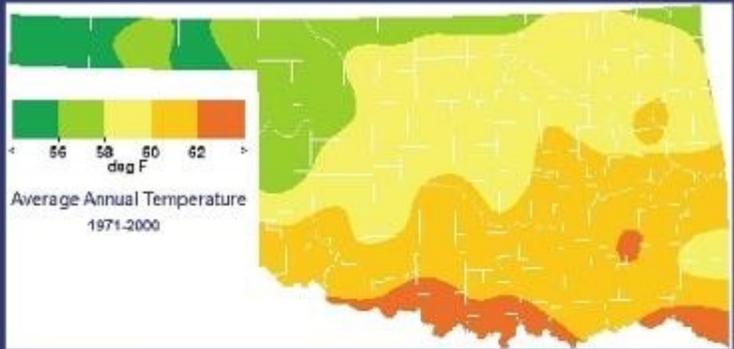
Average Annual: 60 degrees
Average Maximum: 71 degrees
Average Minimum: 49 degrees
Highest: 114 degrees
(Watts, July 18, 1936)
Lowest: -27 degrees
(Watts, January 18, 1930)
Days of 90 Degrees or Higher: 54
Days of 20 Degrees or Lower: 21

PRECIPITATION

Average Annual: 48.58 inches
Days With Precipitation: 89
Wettest Year: 80.36 inches in 1927
Driest Year: 22.33 inches in 1936
Greatest Daily Rainfall: 8.00 inches
(Lyons, April 14, 1945)

OTHER FACTS

Average Wind Speed: 7 mph
Sunshine: 50- 75%
Average Humidity: 71%
Thunderstorm Days: 50
Hail Events: 1 per year
Tomadoes (1950-2003): 13



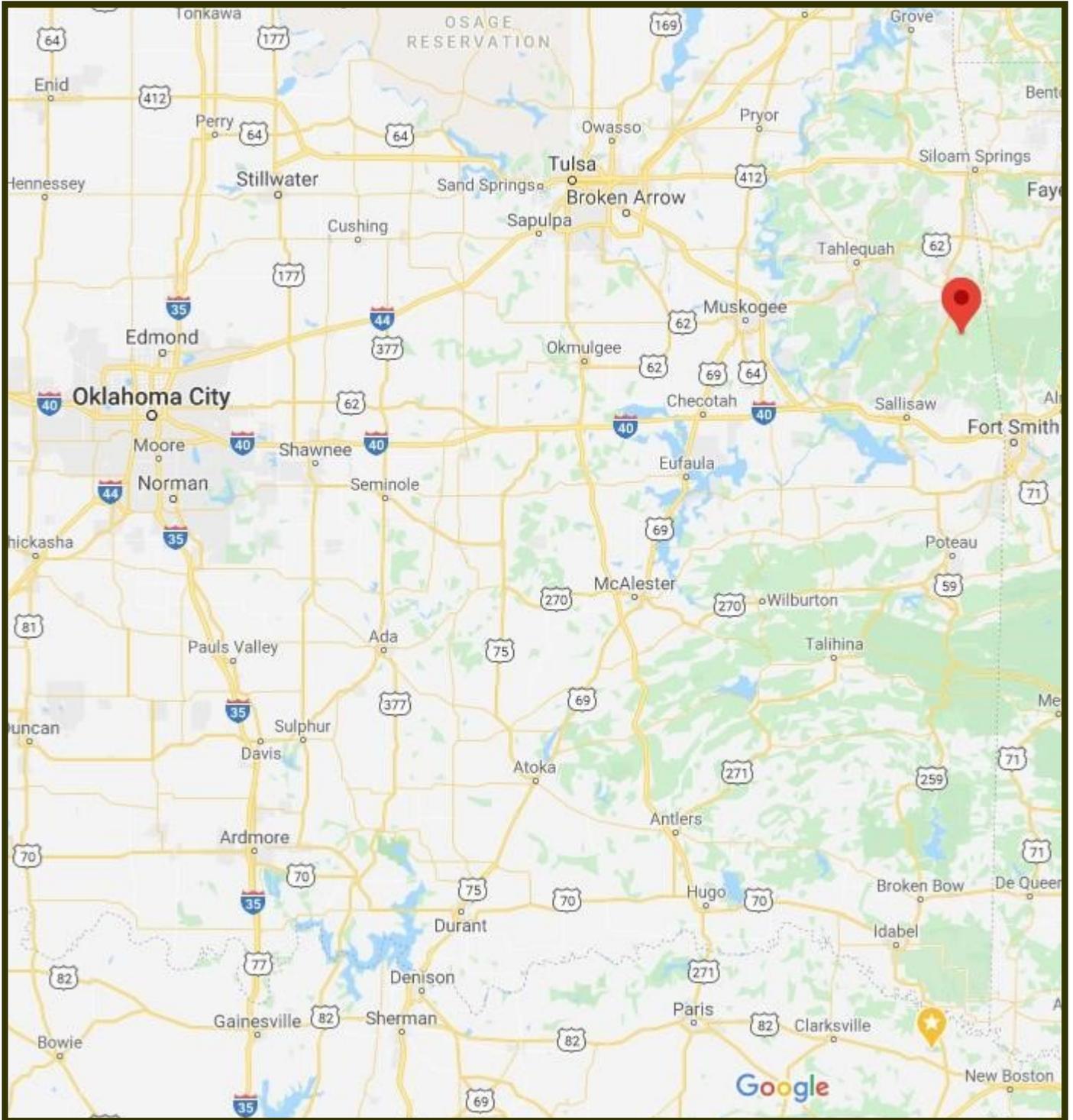
WINTER WEATHER

Average Annual Snowfall: 9.9 inches
Days with snow on ground: 9
Greatest Seasonal Snowfall: 32.5 inches (1923-1924)
Greatest Daily Snowfall: 12.1 inches
(Stilwell, March 6, 1989)
Last Freeze in Spring: April 7
First Freeze in Autumn: October 29
Growing Season: 204 Days



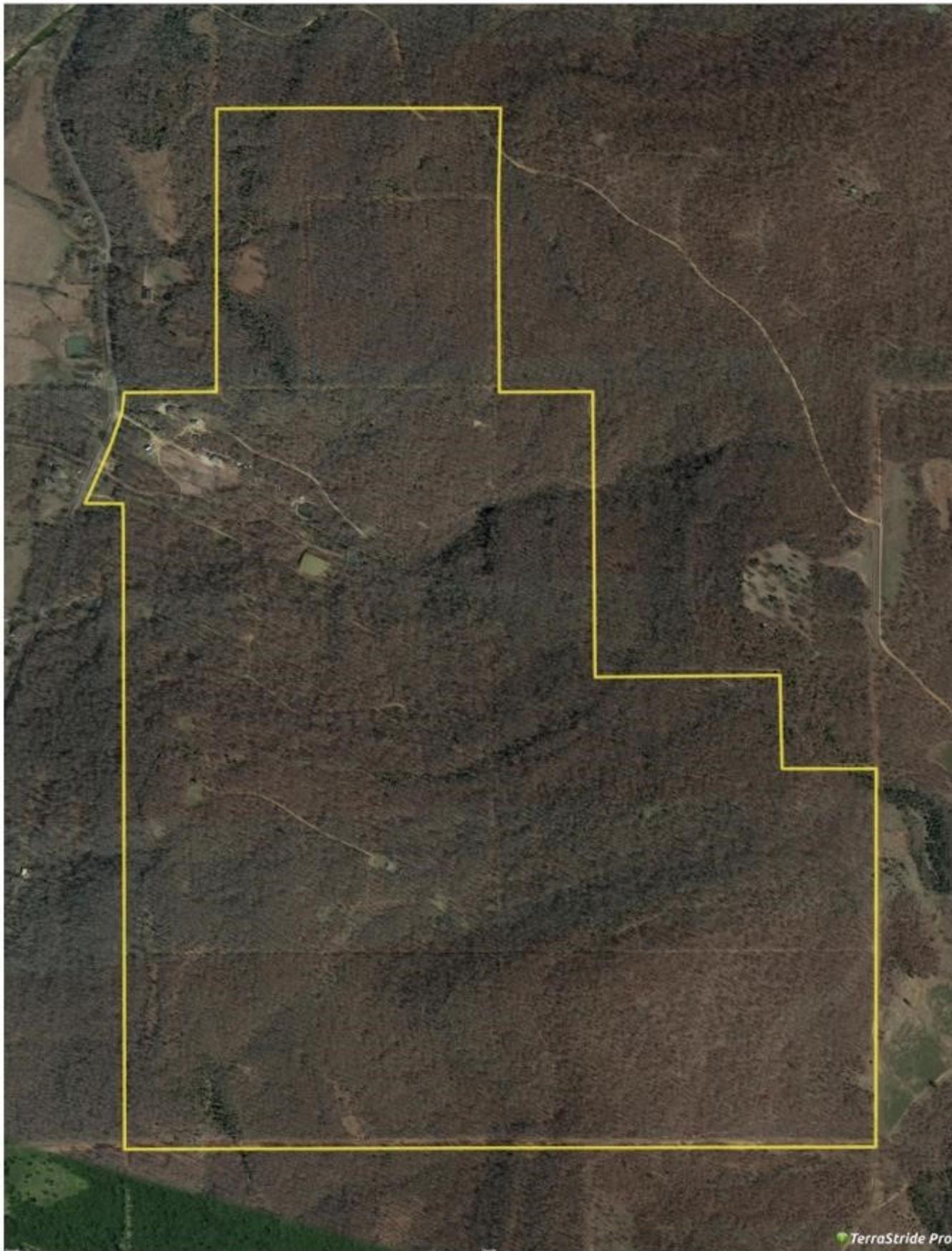
Adair County Climate Summary

622 +/- Acre 6x6 Ranch Location

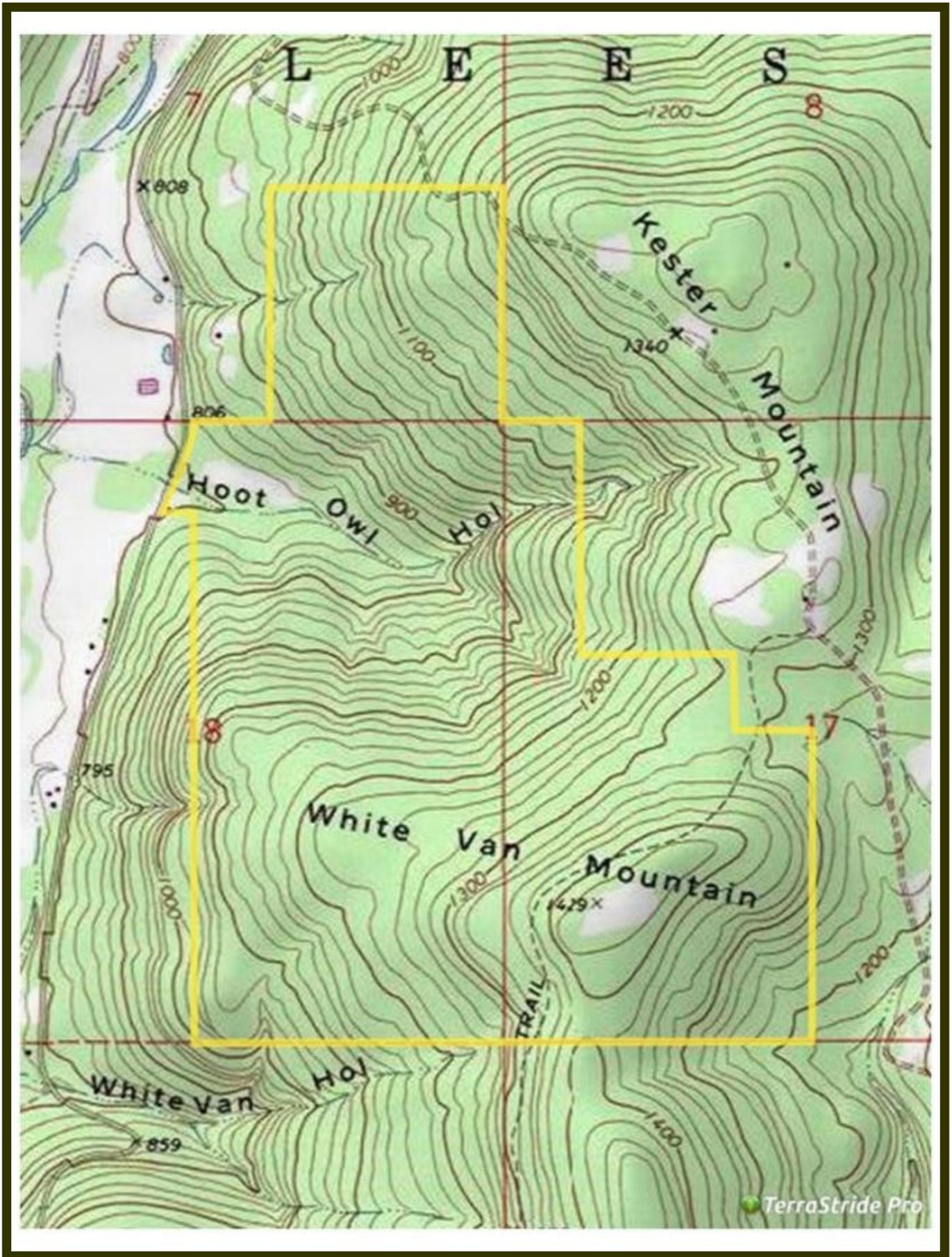


35.6959, -94.5861

622 +/- Acre 6x6 Ranch Aerial Map



622 +/- Acre 6x6 Ranch Topo Map

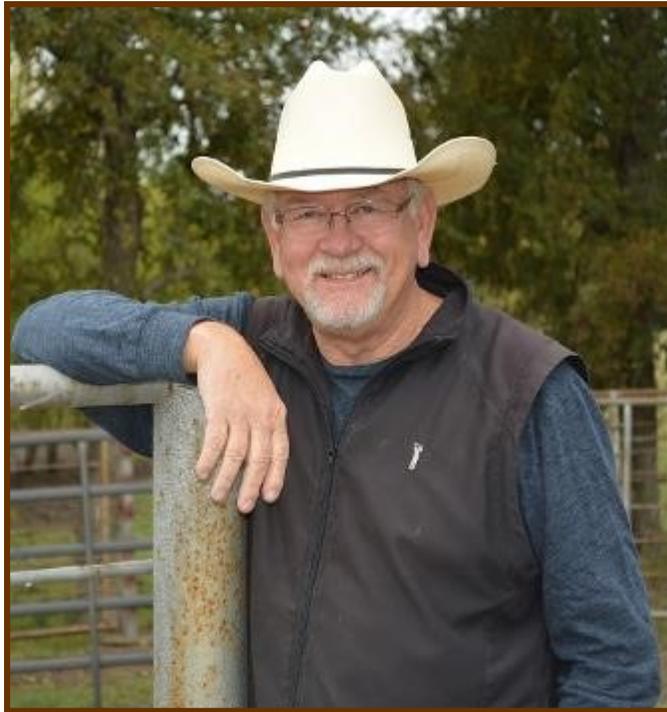






Ranch and Farm Sales with a Difference

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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or check out our website at www.swranchsales.com***